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From the Louisville Business First:

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## Louisville company to breathe new life into vacant Bardstown Road space

Feb 14, 2017, 9:46am EST

A Louisville company plans to restore a vacant Louisville property that could bring a new retail use in the near future.

Louisville-based JPAT Investments filed an application with Louisville Metro Planning & Design Services Monday to rezone a vacant half-acre parcel at 4213 Bardstown Road, near Fegenbush Lane. The site previously was home to a gas station and service center.

The application seeks to change the zoning to a higher density commercial zone, C-2.

Jay Patel, a partner with JPAT Investments, told me Monday afternoon that his firm plans to spruce up the site by cleaning up its 2,500-square-foot building, which would undergo minor renovations. Patel said he also plans to repave the parking lot if the zoning request is approved. He did not disclose projected costs for the renovation.

JPAT has the property under contract with Wisconsin-based Convenience Stores Leasing & Management, Patel said. The site is valued at \$233,430 by the Jefferson County Property Valuation Administrator's Office.

Patel said he does not yet have a tenant lined up, but he hopes to attract a small retailer or restaurant. If those ideas don't pan out, he said, he would be open to other uses, such as a daycare, pawn shop or consignment shop.

He did say there are no plans to add or expand the existing facility unless someone makes an offer on the site to take it in a different direction. But it won't be used in the future as a gas station, he said, because the fuel tanks have been removed.

### Marty Finley

Reporter

Louisville Business First



JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR  
A Louisville developer wants to remodel this building on Bardstown Road and possibly attract a retailer for the space.