



SIZE

152,463 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
10,892	109,283	257,093
Households		
4,440	46,882	110,132
Median HH Income (\$)		
35,029	41,037	44,834

MAJOR TENANT(S)

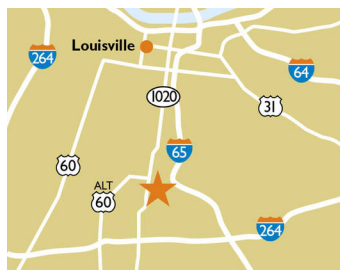
Kroger
Planet Fitness
Starbucks
GameStop

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

3165 S. 2nd Street | Louisville, KY 40208

PROPERTY HIGHLIGHTS

- Anchored by Kroger, the number one grocer in the Louisville area
- Additional national tenants include Starbucks, The UPS Store, Little Caesars, GameStop, Cricket Wireless, European Wax Center and FedEx
- Located in Louisville, Kentucky, with a population exceeding 109,200 in a three-mile radius
- The center is located three miles south of downtown Louisville and sits directly across from the new state-of-the-art baseball stadium on the University of Louisville campus



CENTRAL STATION

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SPACE	TENANT	SQ. FT.		
OUT	Kroger Fuel		3129	Benchmark Physical Therapy 1,400 SF
3101	Beef O' Brady's	4,193 SF	3131	The UPS Store 1,436 SF
3103	Starbucks	1,900 SF	3135	Double Dragon 1,930 SF
3107	FedEx Office	1,837 SF	3135B	Derby Smoke 1,120 SF
3111	GameStop	1,751 SF	3135C	Bento Cafe 1,534 SF
3113	Edward Jones	1,390 SF	3137	State Farm Insurance 1,400 SF
3115	European Wax Center	1,918 SF	3151	CenterWell 7,300 SF
3117	Cricket	1,248 SF	3165	Kroger 92,690 SF
3119	Pretty Nails	1,610 SF	3181	Planet Fitness 14,000 SF
3120	Thoroughbred Vapors	1,574 SF	31052	Masa Japanese 4,051 SF
3121	Little Caesars	1,330 SF	31053	T-Mobile 2,200 SF
3122	Sam's Gyros	1,575 SF	TOTAL SQ. FT. 152,463	
3125	Advantage Staffing	1,676 SF		
3127	502 Salon Cuts & Braids	1,400 SF		

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

1990 - 2000 Census, 2021 Estimates & 2026 Projections

Calculated using TAS Retrieval Retrieval

May 11, 2022



Latitude: 38.203946

Longitude: -85.762416

Central Station Louisville, KY		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2021 Estimated Population	10,963	110,004	259,344
	2026 Projected Population	10,838	109,578	258,740
	2010 Census Population	11,559	113,324	263,020
	2000 Census Population	12,471	119,681	270,243
	1990 Census Population	13,251	123,350	281,723
	Historical Annual Growth 1990 to 2000	-0.60%	-0.30%	-0.42%
	Historical Annual Growth 2000 to 2010	-0.76%	-0.54%	-0.27%
	Estimated Annual Growth 2010 to 2021	-0.45%	-0.25%	-0.12%
	Projected Annual Growth 2021 to 2026	-0.23%	-0.08%	-0.05%
	Median Age	36.7	37.4	38.1
Households	Q4 2021 Estimated Households	4,474	47,286	111,246
	2026 Projected Households	4,421	47,124	111,113
	2010 Census Households	4,717	48,631	112,499
	2000 Census Households	5,267	52,032	116,134
	1990 Census Households	5,519	52,491	116,864
	Historical Annual Growth 1990 to 2000	-0.47%	-0.09%	-0.06%
	Historical Annual Growth 2000 to 2010	-1.10%	-0.67%	-0.32%
	Estimated Annual Growth 2010 to 2021	-0.45%	-0.24%	-0.10%
	Projected Annual Growth 2021 to 2026	-0.24%	-0.07%	-0.02%
	Population per Household	2.37	2.23	2.24
Population by Race	White	62.3%	54.6%	54.5%
	Black or African American	25.3%	34.1%	35.7%
	Asian & Pacific Islander	1.3%	2.8%	2.0%
	Other Races	4.5%	3.5%	3.0%
	Hispanic Population	6.6%	5.0%	4.8%
Income	Average Household Income	\$43,516	\$52,846	\$59,896
	Median Household Income	\$34,193	\$38,032	\$41,330
	Per Capita Income	\$18,046	\$23,284	\$26,515
Education (Age 25+)	Elementary	10.1%	5.5%	4.3%
	Some High School	12.2%	10.3%	9.8%
	High School Graduate	34.9%	31.4%	30.7%
	Some College	24.8%	25.3%	24.0%
	Associates Degree Only	6.7%	6.9%	7.1%
	Bachelors Degree Only	7.6%	12.5%	14.0%
	Graduate Degree	3.7%	8.0%	10.1%
Business	Number of Businesses	305	2,858	8,519
	Total Number of Employees	9,432	76,284	214,831
	Employees per Business	30.96	26.69	25.22
	Residential Population per Business	35.98	38.49	30.44

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.