LOUISVILLE, KY



SIZE

234,291 square feet

DEMOGRAPHICS

l mile	3 mile	5 mile				
Population		212,045				
Househo 4,991	olds 38,487	93,423				
Median HH Income (\$) 72,060 78,443 77,351						

MAJOR TENANT(S)

Staples Michaels

LEASING CONTACT

Andy Schneider Mobile (513) 417-4369 aschneider@phillipsedison.com







LOCATION

1915-1987 S. Hurstbourne Parkway | Louisville, KY 40220

PROPERTY HIGHLIGHTS

- Anchored by Michaels, Staples and Petco
- Other national tenants include GameStop and Sally Beauty
- Located off of S. Hurstbourne Parkway (68,200 AADT)
- Population exceeds 87,700 within a three-mile radius

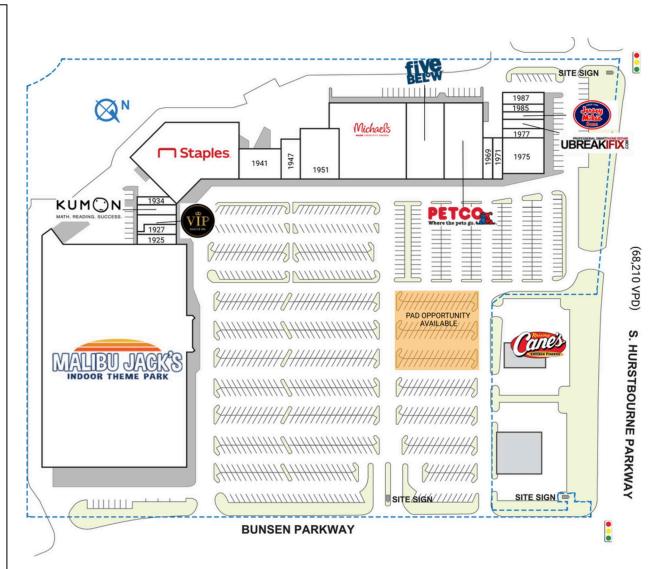


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1915-1987 S. Hurstbourne	Parkway	Louisville, k	KY 40220
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1015				
1915	Malibu Jack's	128,020 SF		
1925	Town Fair Liquor	1,600 SF		
1927	ASL Salon	1,750 SF		
1931	VIP Nails and Spa	I,400 SF		
1933	Kumon Learning Center	1,651 SF		
1934	Cell Phone Wholesalers	750 SF		
1935	Staples	23,578 SF		
1941	Horizon International Grocery	6,152 SF		
1947	Eggholic	2,200 SF		
1951	KPOT - Korean BBQ and Hot Pot	8,500 SF		
1955	Michaels	19,500 SF		
1959	Five Below	11,250 SF		
1963	Petco	12,000 SF		
1969	Popular Smoke	1,540 SF		
1971	Brow Artistry	1,600 SF		
1975	Pier 17	5,000 SF		
1977	Gigi's Cupcakes	1,400 SF		
1979	uBreakiFix	1,600 SF		
1983	Jersey Mike's Subs	1,400 SF		
1985	Jeff's Donuts	1,400 SF		
1987	Shreeji Fast Food	2,000 SF		
TOTAL SQ. FT.		234,291		
SITE LEGEND				





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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval

Apr 17, 2024

Taun Fala A



Latitude: 38.215995

Longitude: -85.583171

Town Fair Center		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Louis	ville, KY			
	Q4 2023 Estimated Population	11,042	87,750	215,586
	2028 Projected Population	11,363	91,251	223,139
	2010 Census Population	10,271	83,108	198,509
Population	2000 Census Population	9,771	78,441	182,448
	1990 Census Population	9,245	69,315	165,528
	Historical Annual Growth 1990 to 2000	0.55%	1.24%	0.98%
	Historical Annual Growth 2000 to 2010	0.50%	0.58%	0.85%
	Estimated Annual Growth 2010 to2023	0.53%	0.40%	0.60%
	Projected Annual Growth 2023 to 2028	0.57%	0.79%	0.69%
	Median Age	39.0	41.3	40.1
	04 2022 Estimated Hauseholds	4.004	20 407	02.422
	Q4 2023 Estimated Households	4,991	38,487	93,423
	2028 Projected Households 2010 Census Households	5,129	40,004	96,576 86.052
	2010 Census Households 2000 Census Households	4,572 4,233	36,355 33,269	86,052 77,872
ds	2000 Census Households 1990 Census Households	4,233 3,728	33,269 27,900	68,210
Households				
Sn	Historical Annual Growth 1990 to 2000	1.28%	1.78%	1.33%
Но	Historical Annual Growth 2000 to 2010	0.77%	0.89%	1.00%
	Estimated Annual Growth 2010 to 2023	0.64%	0.42%	0.60%
	Projected Annual Growth 2023 to 2028	0.55%	0.78%	0.67%
	Population per Household	2.19	2.26	2.28
_	White	65.3%	73.7%	72.7%
2 8	Black or African American	13.5%	11.7%	13.2%
by Race	Asian & Pacific Islander	9.1%	5.4%	4.4%
do a	Other Races	5.4%	4.2%	4.2%
	Hispanic Population	6.6%	5.1%	5.5%
		¢00.000	¢00.407	¢00.044
me	Average Household Income	\$88,669 \$72,060	\$98,187	\$99,910 \$77.25
Incol	Median Household Income Per Capita Income	\$72,060 \$40,319	\$78,443 \$43,374	\$77,351 \$43,634
		· •	· •	. ,
	Elementary	1.6%	1.4%	1.6%
	Some High School	3.0%	2.7%	3.0%
2+	High School Graduate	22.0%	20.0%	20.2%
(Age 25+)	Some College	18.8%	21.6%	21.2%
¶§	Associates Degree Only	9.5%	9.1%	8.5%
	Bachelors Degree Only	28.7%	26.7%	27.0%
	Graduate Degree	16.3%	18.5%	18.4%
Business	Number of Businesses	588	4,177	9,419
	Total Number of Employees	6,322	48,313	9,419 105,293
	Employees per Business	10.75	40,313	105,293
	Employees per Business Residential Population per Business			
		18.78	21.01	22.89