



## SIZE

234,291 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
11,209	87,165	212,045
<b>Households</b>		
4,971	38,063	91,425
<b>Median HH Income (\$)</b>		
70,177	75,461	73,193

## MAJOR TENANT(S)

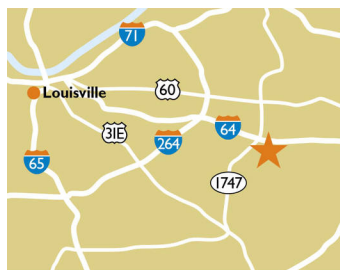
Staples  
Michaels

## LEASING CONTACT

Andy Schneider  
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aschneider@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://www.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 87,100 within a three-mile radius



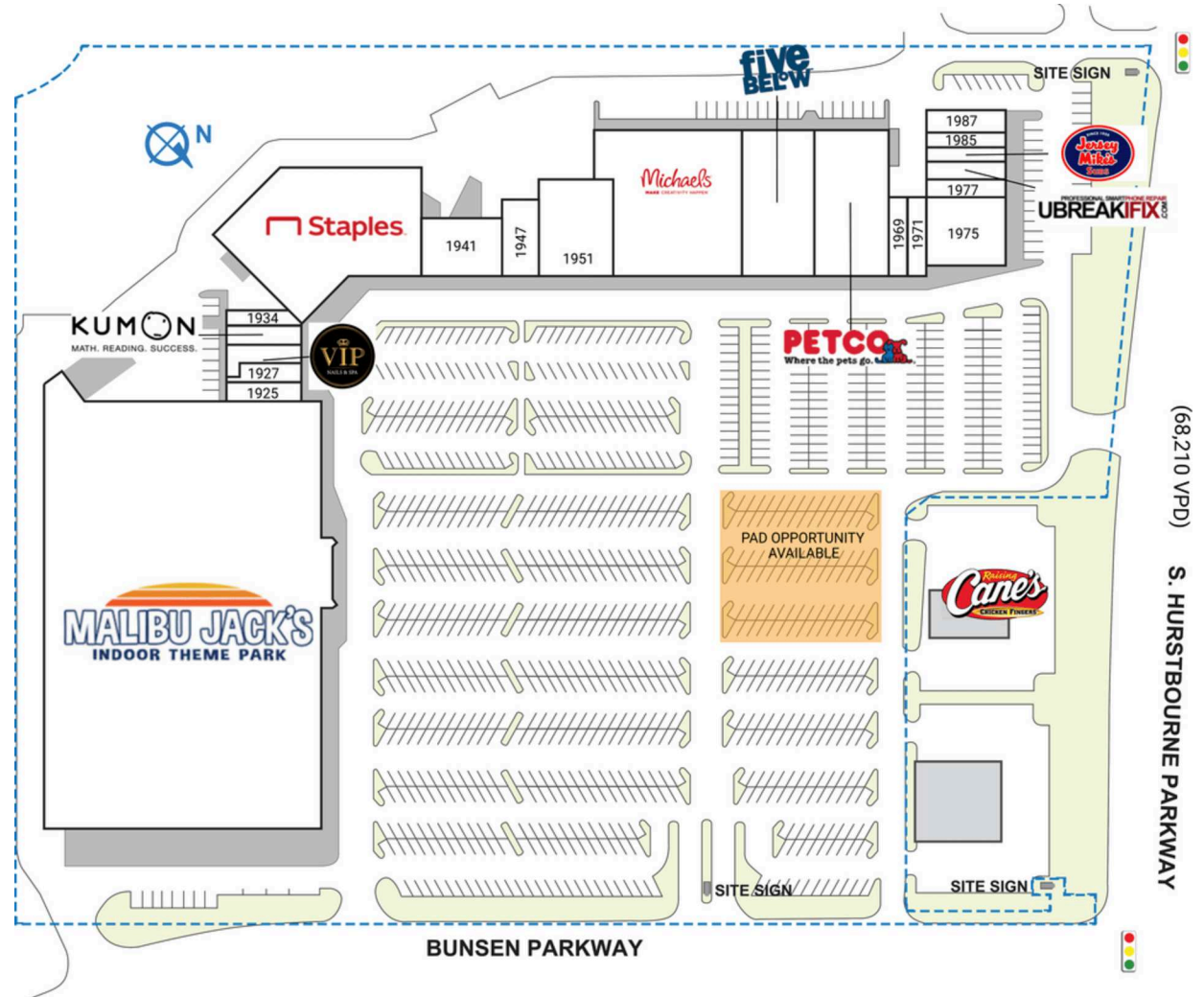
# TOWN FAIR CENTER

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

SPACE	TENANT	SQ. FT.
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	1,400 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
<b>TOTAL SQ. FT.</b>		<b>234,291</b>

SITE LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available	<span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span> Occupied
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Leased (not occupied)	<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Owned by Others
<span style="display:inline-block; width:15px; height:15px; border:2px dashed blue;"></span> 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.

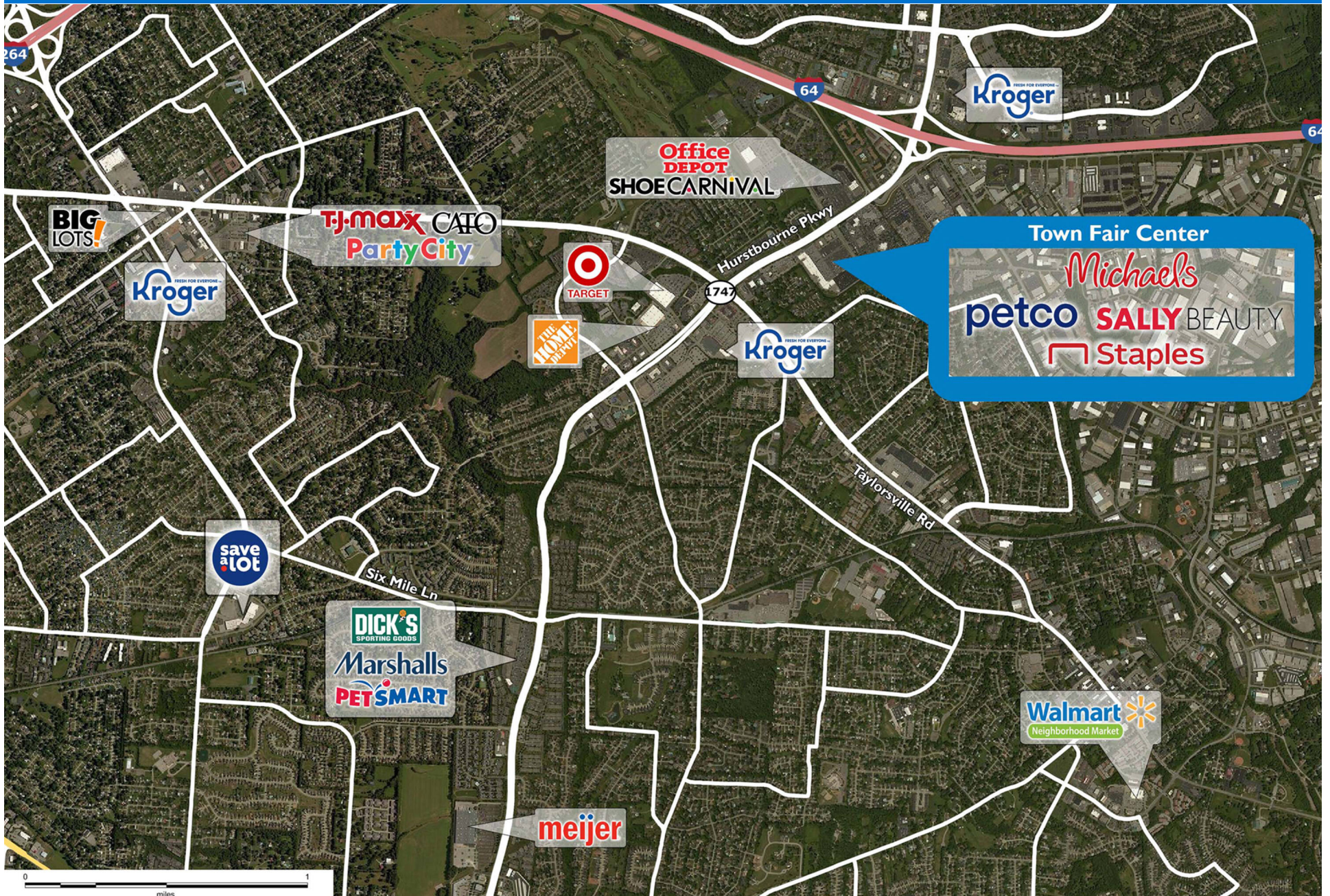
# TOWN FAIR CENTER

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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Town Fair Center Louisville, KY		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	11,209	87,165	212,045
	2027 Projected Population	11,506	89,780	217,873
	2010 Census Population	10,341	81,625	199,022
	2000 Census Population	10,295	76,828	183,122
	1990 Census Population	8,846	67,076	166,439
	Historical Annual Growth 1990 to 2000	1.53%	1.37%	0.96%
	Historical Annual Growth 2000 to 2010	0.04%	0.61%	0.84%
	Estimated Annual Growth 2010 to 2022	0.63%	0.52%	0.50%
	Projected Annual Growth 2022 to 2027	0.53%	0.59%	0.54%
	Median Age	40.3	41.9	41.2
Households	Q2 2022 Estimated Households	4,971	38,063	91,425
	2027 Projected Households	5,100	39,202	93,775
	2010 Census Households	4,587	35,617	86,130
	2000 Census Households	4,444	32,570	78,183
	1990 Census Households	3,421	26,840	68,352
	Historical Annual Growth 1990 to 2000	2.65%	1.95%	1.35%
	Historical Annual Growth 2000 to 2010	0.32%	0.90%	0.97%
	Estimated Annual Growth 2010 to 2022	0.63%	0.52%	0.47%
	Projected Annual Growth 2022 to 2027	0.51%	0.59%	0.51%
	Population per Household	2.22	2.27	2.29
Population by Race	White	71.8%	77.6%	77.3%
	Black or African American	12.9%	11.3%	12.3%
	Asian & Pacific Islander	6.6%	4.0%	3.2%
	Other Races	3.4%	2.7%	2.7%
	Hispanic Population	5.3%	4.4%	4.6%
Income	Average Household Income	\$85,376	\$93,149	\$93,635
	Median Household Income	\$70,177	\$75,461	\$73,193
	Per Capita Income	\$38,282	\$41,006	\$40,799
Education (Age 25+)	Elementary	1.8%	1.4%	1.7%
	Some High School	2.3%	2.7%	3.2%
	High School Graduate	22.9%	20.6%	20.4%
	Some College	22.9%	22.3%	21.9%
	Associates Degree Only	8.5%	8.2%	8.2%
	Bachelors Degree Only	26.8%	26.2%	26.6%
	Graduate Degree	14.7%	18.5%	18.1%
Business	Number of Businesses	614	3,624	7,962
	Total Number of Employees	10,178	60,294	124,440
	Employees per Business	16.57	16.64	15.63
	Residential Population per Business	18.25	24.05	26.63

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