

# FOR LEASE

## Publix Anchored Triple Crown Retail Storefront



450 Richwood Road, Richwood (Walton), KY 41094

### PROPERTY HIGHLIGHTS

-  1,600 SF (22'-10" x 70') In-line Space at Newly Constructed Publix Anchored Center
-  National Co-Tenancy: Chipotle, Great Clips, Dental Care at Triple Crown, Chase Bank
-  Last Available Space
-  Surrounded by New Residential Development
-  Traffic Counts - 13,444 ADT Richwood Rd

### DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	5,765	32,373	72,478
Median Income	\$114,022	\$117,959	\$105,157
Average HH Income	\$152,213	\$146,468	\$126,494
Daytime Population	916	6,532	27,191



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**450 RICHWOOD ROAD**  
Walton, KY 41094

**OnSite**  
Retail Group



DREES HOMES AT TRIPLE CROWN JUSTIFY

DREES HOMES AT TRIPLE CROWN AFFIRMED

THE VILLAS AT CROWN RIDGE

SITE

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# Additional Photos of Triple Crown Project



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## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9125/-84.638

<b>450 Richwood Rd Walton, KY 41094</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2025 Estimated Population	5,765	32,373	72,478
2030 Projected Population	6,169	34,200	76,142
2020 Census Population	4,911	29,797	68,883
2010 Census Population	3,912	24,495	56,545
Projected Annual Growth 2025 to 2030	1.4%	1.1%	1.0%
Historical Annual Growth 2010 to 2025	3.2%	2.1%	1.9%
2025 Median Age	40.9	37.2	36.9
<b>Households</b>			
2025 Estimated Households	2,152	10,842	26,262
2030 Projected Households	2,355	11,694	28,143
2020 Census Households	1,753	9,977	24,459
2010 Census Households	1,395	8,378	20,156
Projected Annual Growth 2025 to 2030	1.9%	1.6%	1.4%
Historical Annual Growth 2010 to 2025	3.6%	2.0%	2.0%
<b>Race and Ethnicity</b>			
2025 Estimated White	89.3%	86.0%	86.3%
2025 Estimated Black or African American	3.1%	4.3%	4.5%
2025 Estimated Asian or Pacific Islander	3.3%	3.1%	3.1%
2025 Estimated American Indian or Native Alaskan	-	0.2%	0.2%
2025 Estimated Other Races	4.1%	6.4%	5.9%
2025 Estimated Hispanic	3.6%	6.3%	5.6%
<b>Income</b>			
2025 Estimated Average Household Income	\$152,213	\$146,468	\$126,494
2025 Estimated Median Household Income	\$114,022	\$117,959	\$105,157
2025 Estimated Per Capita Income	\$56,820	\$49,131	\$45,882
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.5%	2.6%
2025 Estimated Some High School (Grade Level 9 to 11)	4.9%	4.2%	3.3%
2025 Estimated High School Graduate	25.1%	23.6%	25.8%
2025 Estimated Some College	17.7%	17.0%	19.5%
2025 Estimated Associates Degree Only	6.4%	7.7%	9.3%
2025 Estimated Bachelors Degree Only	24.4%	27.7%	24.7%
2025 Estimated Graduate Degree	20.1%	17.3%	14.7%
<b>Business</b>			
2025 Estimated Total Businesses	161	715	2,049
2025 Estimated Total Employees	916	6,532	27,191
2025 Estimated Employee Population per Business	5.7	9.1	13.3
2025 Estimated Residential Population per Business	35.7	45.3	35.4

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