

# Kroger Plaza

Winchester, Kentucky



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# Kroger Plaza

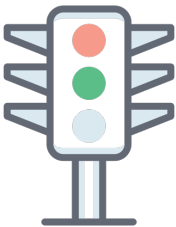
Kroger Plaza is a neighborhood retail center in Winchester, KY. Located on the west side of Bypass Road at Highway 1958 within the primary retail corridor and shadow-anchored by Kroger. Other prominent anchor tenants include Beall’s, Cato and Sun Tan City.

## OVERVIEW

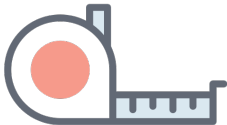
LOCATION	1518-1623 Bypass Road	<b>OTHER TENANTS</b>  Papa John’s, Kort Physical Therapy, Sally Beauty Supply, U.S. Marines, The UPS Store, Nails Pro, Great Clips, H&R Block, Jade Garden, Cato, Sun Tan City, T-Mobile, One Main Financial, Bluegrass Chiro
AVAILABLE	5,000 Sq. Ft.	
ANCHOR TENANTS	Kroger & Beall’s	
OUTLOTS	Goodwill, Golden Corral, Sonic and Speedway Super America	



**LOCATION**  
1518-1623 Bypass Road  
Winchester, KY 40391



**TRAFFIC COUNTS**  
Redwing Drive : 21,182  
Frontier Way : 23,015



**TOTAL SQ. FOOTAGE**  
53,989 Sq. Ft.



**ACCESS**  
4 Entrance Points



**PARKING**  
216 Spaces



NEARBY COMPETITORS



TRAFFIC

	AVG Daily Volume		AVG Daily Volume
BYPASS RD/ REDWING DR	21,182	BYPASS RD/ FRONTIER WAY	23,015





## AERIAL VIEWS





POPULATION

	2 mile	5 miles	10 miles
2020 POPULATION	17,801	30,307	43,754
2024 POPULATION	17,439	30,195	43,820
2029 PROJECTION	17,541	30,195	43,820
GROWTH 2020-2024	-0.5%	-1.0%	0%
GROWTH 2024-2029	0.1%	0.2%	0.2%
MEDIAN AGE	40.9	41	41.7
BACHELOR’S DEGREE OR HIGHER	22%	19%	25%
U.S. ARMED FORCES	0	0	0

POPULATION BY RACE

	2 mile	5 miles	10 miles
WHITE	14,902	26,134	37,891
BLACK	1,116	1,629	2,110
AMERICAN INDIAN & ALASKAN	52	82	109
ASIAN	140	192	621
HAWAIIAN OR PACIFIC ISLANDER	10	17	17
TWO OR MORE RACES	1,220	2,141	3,071
HISPANIC ORIGIN	839	1,348	1,840

HOUSING

	2 mile	5 miles	10 miles
MEDIAN HOME VALUE	\$177,396	\$172,318	\$215,873
MEDIAN YEAR BUILT	1980	1980	1986





## HOUSEHOLDS

	2 mile	5 miles	10 miles
2020 HOUSEHOLDS	7,445	12,353	17,454
2024 HOUSEHOLDS	7,305	12,316	17,480
2029 HOUSEHOLD PROJECTION	7,348	12,429	17,648
GROWTH 2020-2024	0.2%	0.4%	0.6%
GROWTH 2024-2029	0.1%	0.2%	0.2%
OWNER OCCUPIED	4,507	7,557	11,772
RENTER OCCUPIED	2,842	4,872	5,876
AVG HOUSEHOLD SIZE	2.3	2.4	2.5
AVG HOUSEHOLD VEHICLES	2	2	2
TOTAL CONSUMER SPENDING	\$208.6M	\$349.4M	\$550.9M

## INCOME

	2 mile	5 miles	10 miles
AVG HOUSEHOLD INCOME	\$76,054	\$74,561	\$87,112
MED HOUSEHOLD INCOME	\$59,121	\$57,653	\$66,051
<\$25,000	1,636	2,798	3,233
\$25,000 - \$50,000	1,486	2,540	3,167
\$50,000 - \$75,000	1,312	2,326	3,316
\$75,000 - \$100,000	1,043	1,746	2,388
\$100,000 - \$125,000	749	1,160	1,816
\$125,000 - \$150,000	378	627	1,154
\$150,000 - \$200,000	361	566	1,210
\$200,000+	339	554	1,196



## AVERAGE DAILY TRAFFIC VOLUME



	Street	Cross Street	Cross Street Dist	Count Year	AVG Daily Volume	Volume Type	Miles from Subject Prop
1	BYPASS RD	REDWING DR	.10 NW	2018	21,182	MPSI	.23
2	BYPASS RD	FRONTIER WAY	.02 N	2018	23,015	MPSI	.29
3	BYPASS RD	KEFFER RD	.08 N	2018	18,112	MPSI	.58
4	REDWING DR	CANARY LN	.07 W	2018	4,137	MPSI	.28
5	COLBY RD	MCCLURE RD	.04 W	2018	8,525	MPSI	.80





## *connecting* PEOPLE AND PLACES

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