

# Breckenridge Plaza

## Louisville, Kentucky



### View Available Space

Use your phone's camera to scan the QR code. Or download a QR code scanner app.



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**RJ THIENEMAN**  
DEVELOPMENT • INVESTMENT • MANAGEMENT

# Breckenridge Plaza

Breckenridge Plaza is located at the intersection of Breckenridge Lane and Six Mile Lane. The convenience of significant traffic controls, its proximity to nearby Hurstbourne Lane and a dense residential population make Breckenridge Plaza a successful choice.

## OVERVIEW

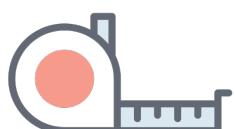
|                       |   |                      |
|-----------------------|---|----------------------|
| <b>LOCATION</b>       | 3417 Breckenridge Lane                          | <b>OTHER TENANTS</b> |
| <b>AVAILABLE</b>      | 19,574 Sq Ft + 2 Outlots (+/- 1.63 total acres) |                      |
| <b>ANCHOR TENANTS</b> | Dollar Tree                                     |                      |
| <b>OUTLOTS</b>        | Strickland Brothers<br>10 Minute Oil Change     |                      |



**LOCATION**  
3417 Breckenridge Lane  
Louisville, KY 40220



**TRAFFIC COUNTS**  
Six Mile Lane : 18,091  
Landside Drive : 20,925



**TOTAL SQ. FOOTAGE**  
116,640 Sq. Ft.



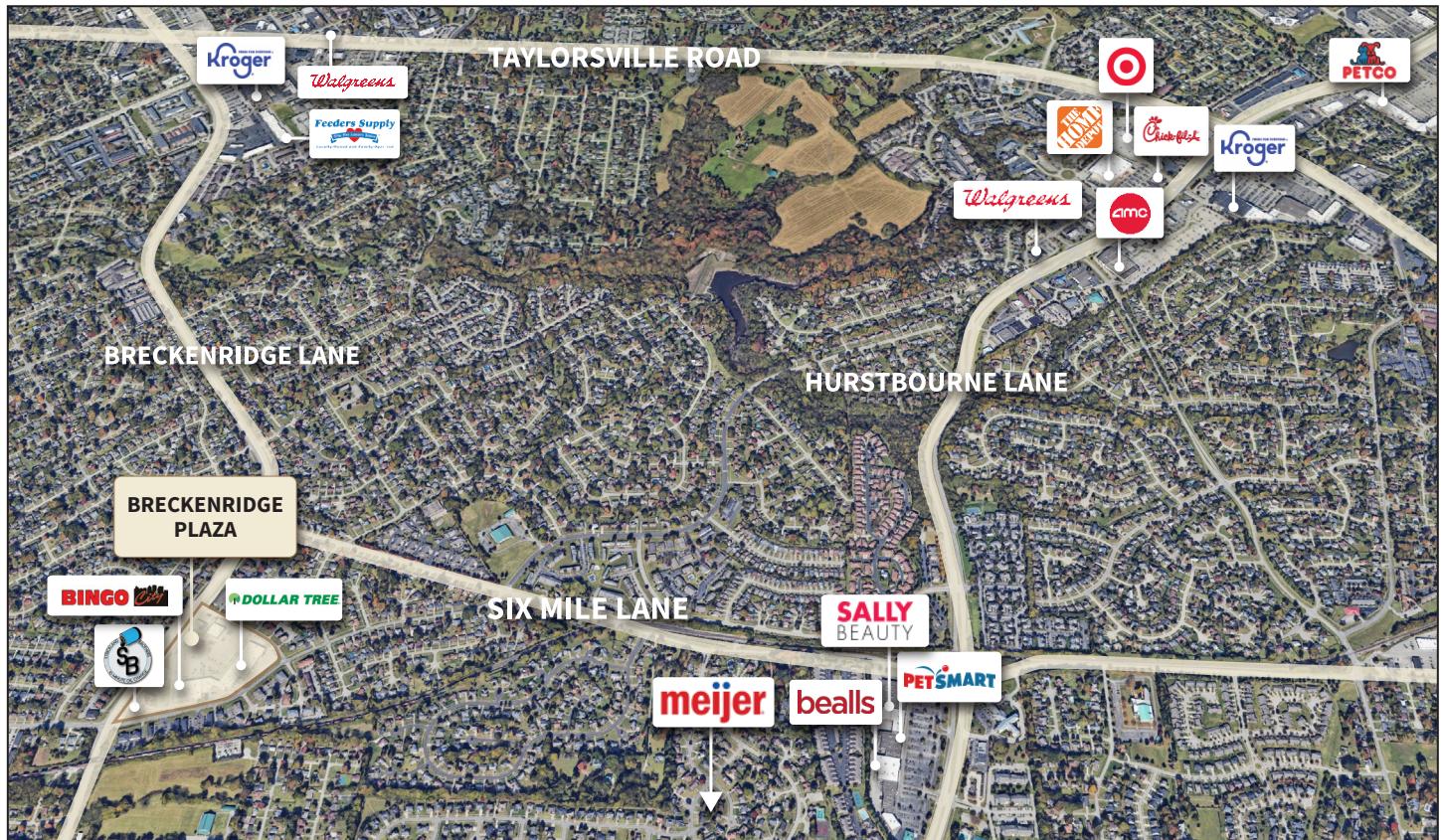
**ACCESS**  
7 Entrance Points



**PARKING**  
773 Spaces



## NEARBY COMPETITORS



## TRAFFIC

AVG Daily Volume

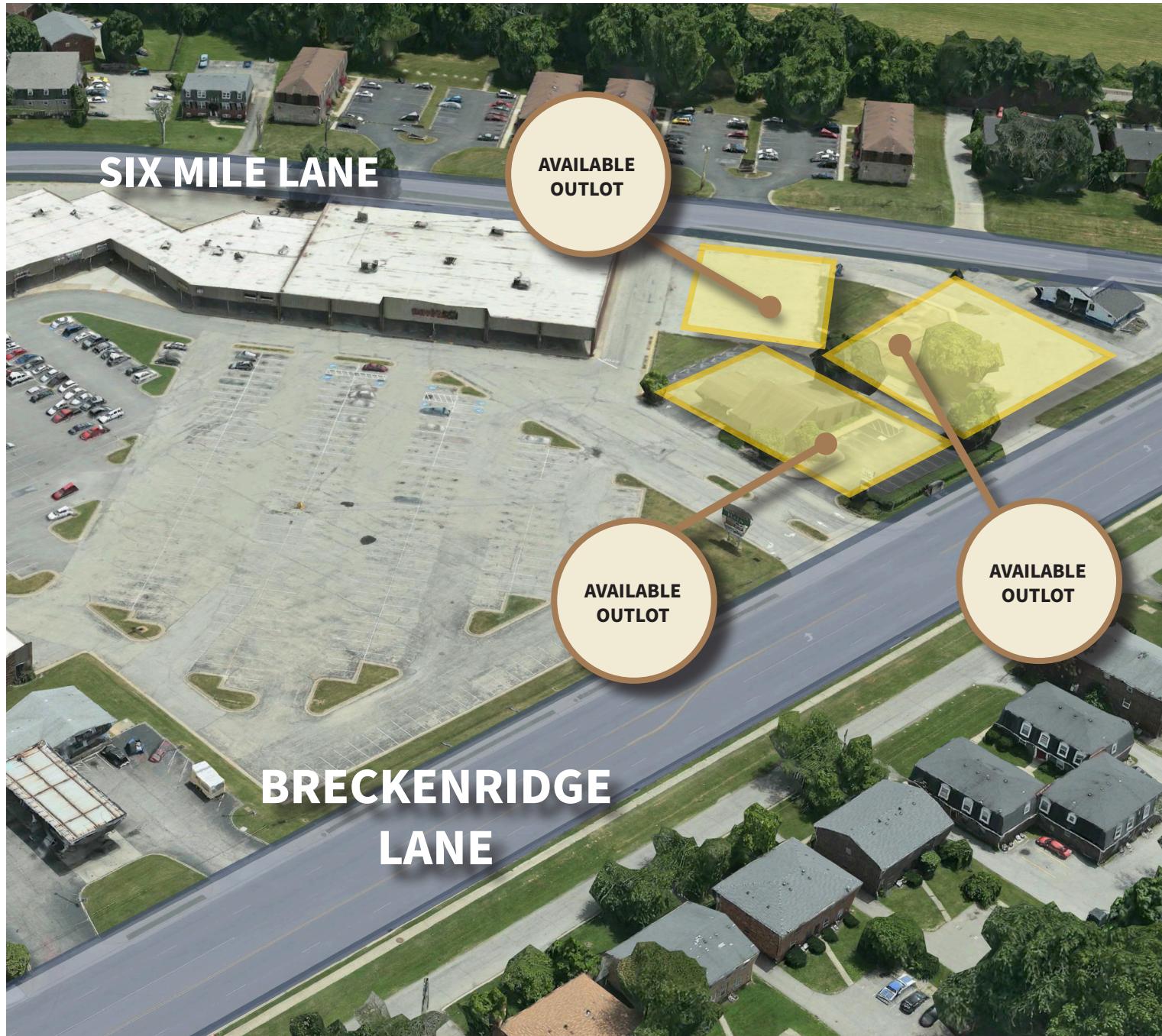
AVG Daily Volume

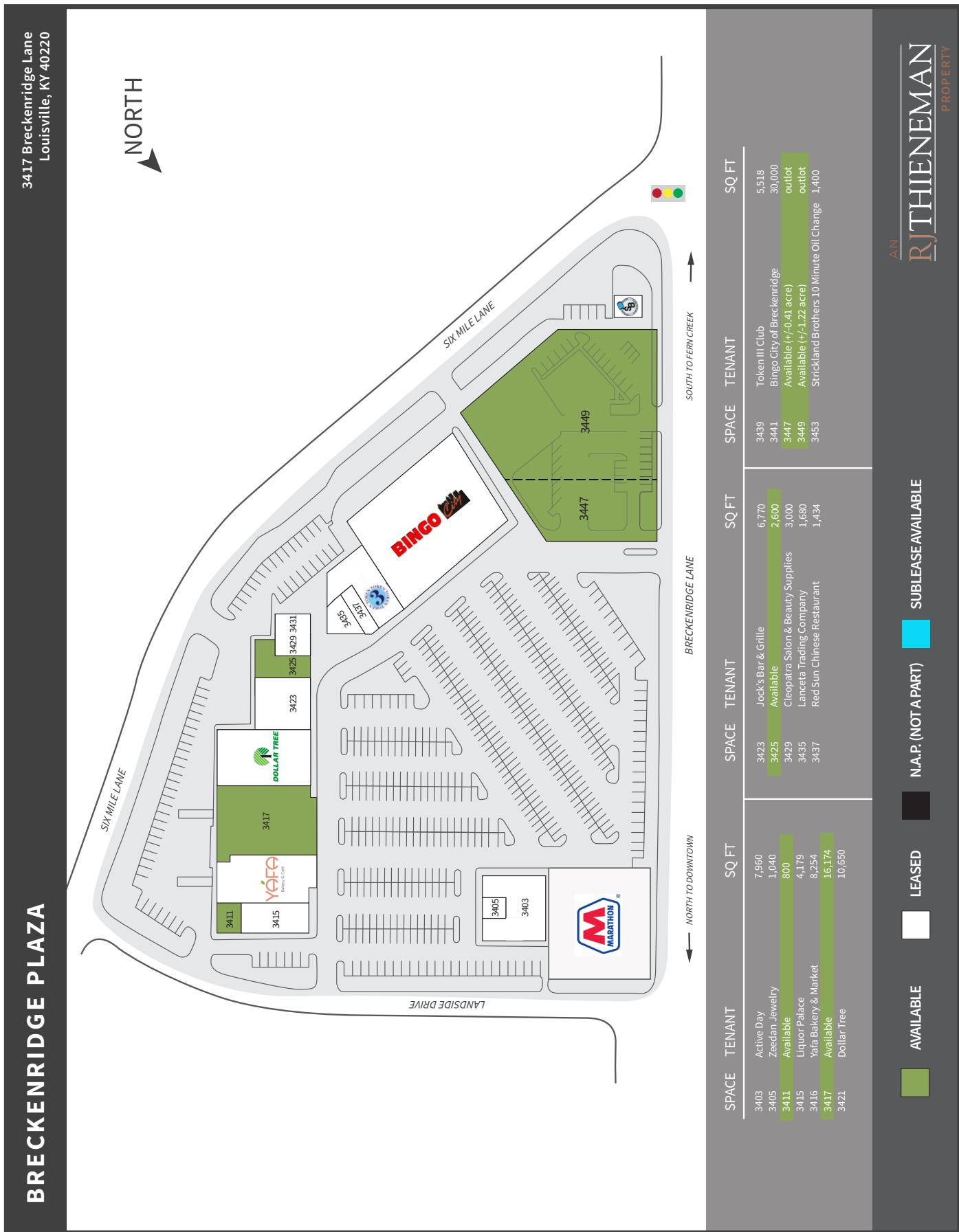
|                                   |        |                                 |        |
|-----------------------------------|--------|---------------------------------|--------|
| BRECKENRIDGE LN/<br>SIX MILE LANE | 18,091 | BRECKENRIDGE LN/<br>LANDSIDE DR | 20,925 |
|-----------------------------------|--------|---------------------------------|--------|



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## AERIAL VIEW

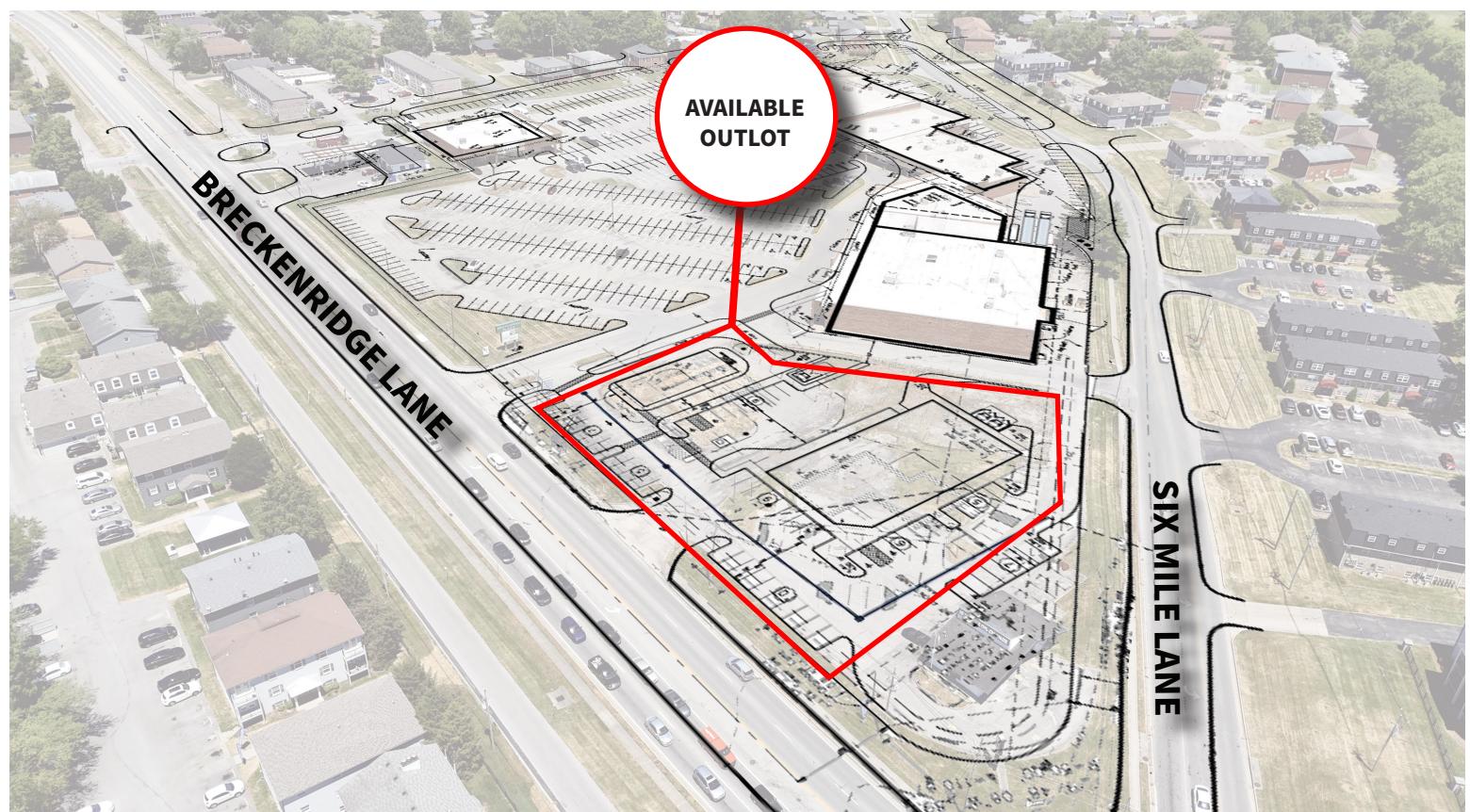




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## PROPOSED OUTLOT PROTOTYPES



## POPULATION

|                                    | 2 mile | 5 miles | 10 miles |
|------------------------------------|--------|---------|----------|
| <b>2020 POPULATION</b>             | 52,828 | 248,420 | 669,383  |
| <b>2024 POPULATION</b>             | 49,257 | 238,296 | 660,790  |
| <b>2029 PROJECTION</b>             | 48,246 | 234,795 | 658,206  |
| <b>GROWTH 2020-2024</b>            | -1.7%  | -1.0%   | 0.3%     |
| <b>GROWTH 2024-2029</b>            | -0.4%  | -0.3%   | -0.1%    |
| <b>MEDIAN AGE</b>                  | 39.8   | 39.7    | 39.3     |
| <b>BACHELOR'S DEGREE OR HIGHER</b> | 35%    | 38%     | 35%      |
| <b>U.S. ARMED FORCES</b>           | 21     | 286     | 630      |

## POPULATION BY RACE

|                                      | 2 mile | 5 miles | 10 miles |
|--------------------------------------|--------|---------|----------|
| <b>WHITE</b>                         | 31,514 | 161,217 | 447,725  |
| <b>BLACK</b>                         | 9,718  | 39,389  | 118,374  |
| <b>AMERICAN INDIAN &amp; ALASKAN</b> | 31     | 188     | 949      |
| <b>ASIAN</b>                         | 2,742  | 8,748   | 20,728   |
| <b>HAWAIIAN OR PACIFIC ISLANDER</b>  | 16     | 80      | 237      |
| <b>TWO OR MORE RACES</b>             | 5,236  | 28,675  | 72,777   |
| <b>HISPANIC ORIGIN</b>               | 3,380  | 20,095  | 48,142   |

## HOUSING

|                          | 2 mile    | 5 miles   | 10 miles  |
|--------------------------|-----------|-----------|-----------|
| <b>MEDIAN HOME VALUE</b> | \$217,065 | \$242,600 | \$239,295 |
| <b>MEDIAN YEAR BUILT</b> | 1973      | 1972      | 1972      |



## HOUSEHOLDS

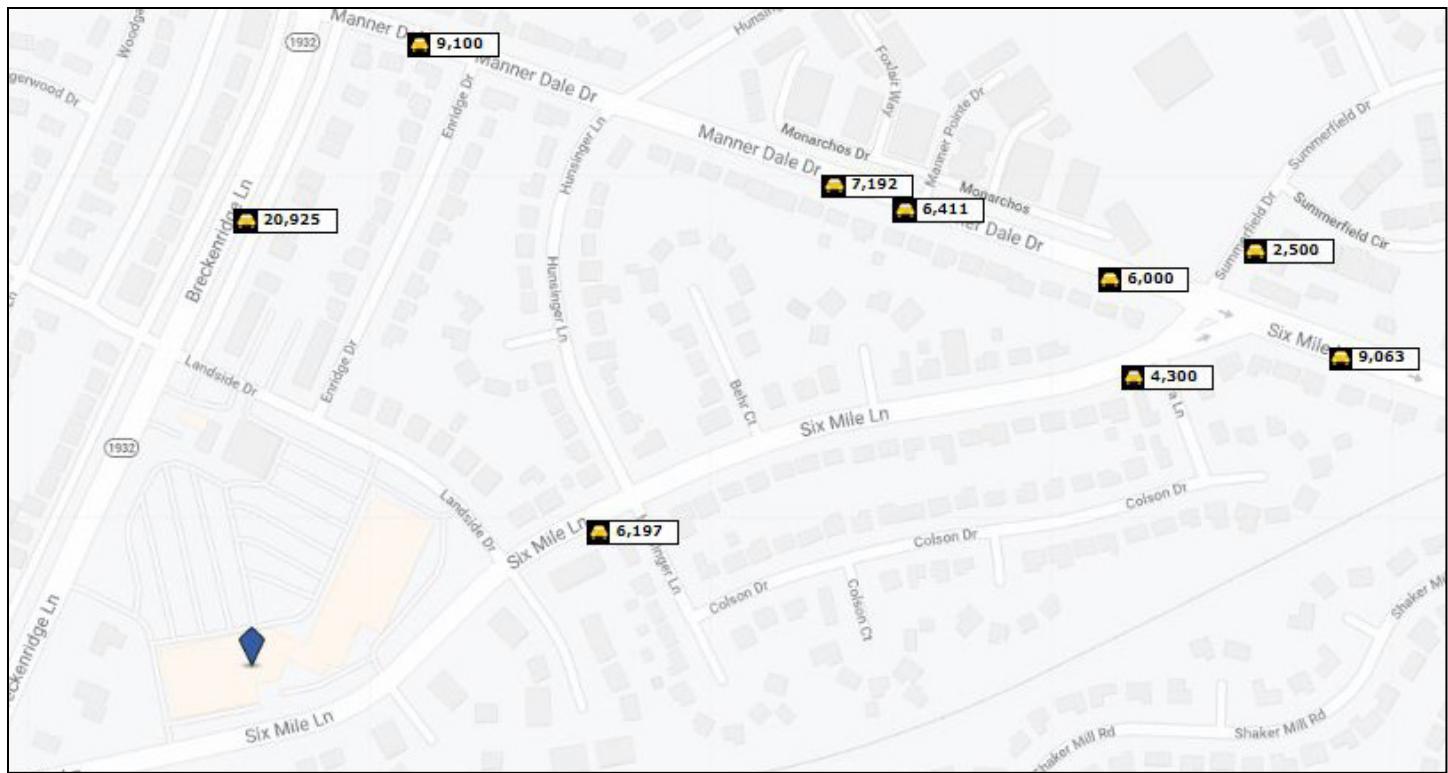
|                                  | 2 mile   | 5 miles | 10 miles |
|----------------------------------|----------|---------|----------|
| <b>2020 HOUSEHOLDS</b>           | 22,570   | 106,610 | 283,743  |
| <b>2024 HOUSEHOLDS</b>           | 21,078   | 102,546 | 280,844  |
| <b>2029 HOUSEHOLD PROJECTION</b> | 20,637   | 101,025 | 279,689  |
| <b>GROWTH 2020-2024</b>          | -0.7%    | -0.2%   | 0.3%     |
| <b>GROWTH 2024-2029</b>          | -0.4%    | -0.3%   | -0.1%    |
| <b>OWNER OCCUPIED</b>            | 12,879   | 62,516  | 165,348  |
| <b>RENTER OCCUPIED</b>           | 7,757    | 38,510  | 114,341  |
| <b>AVG HOUSEHOLD SIZE</b>        | 2.2      | 2.3     | 2.3      |
| <b>AVG HOUSEHOLD VEHICLES</b>    | 2        | 2       | 2        |
| <b>TOTAL CONSUMER SPENDING</b>   | \$602.4M | \$3.1B  | \$8.3B   |

## INCOME

|                              | 2 mile   | 5 miles  | 10 miles |
|------------------------------|----------|----------|----------|
| <b>AVG HOUSEHOLD INCOME</b>  | \$81,533 | \$91,256 | \$88,385 |
| <b>MED HOUSEHOLD INCOME</b>  | \$63,716 | \$69,399 | \$64,222 |
| <b>&lt;\$25,000</b>          | 2,799    | 12,493   | 47,143   |
| <b>\$25,000 - \$50,000</b>   | 5,526    | 24,157   | 64,344   |
| <b>\$50,000 - \$75,000</b>   | 3,823    | 18,844   | 48,888   |
| <b>\$75,000 - \$100,000</b>  | 3,132    | 14,721   | 36,451   |
| <b>\$100,000 - \$125,000</b> | 2,172    | 10,560   | 26,371   |
| <b>\$125,000 - \$150,000</b> | 1,300    | 6,603    | 16,007   |
| <b>\$150,000 - \$200,000</b> | 1,323    | 7,350    | 18,509   |
| <b>\$200,000+</b>            | 1,003    | 7,820    | 23,131   |



## AVERAGE DAILY TRAFFIC VOLUME



| Street                   | Cross Street     | Cross Street Dist | Count Year | AVG Daily Volume | Volume Type | Miles from Subject Prop |
|--------------------------|------------------|-------------------|------------|------------------|-------------|-------------------------|
| 1 <b>BRECKENRIDGE LN</b> | SIX MILE LANE    | .06 N             | 2018       | 18,091           | MPSI        | .16                     |
| 2 <b>BRECKENRIDGE LN</b> | LANDSIDE DR      | .07 SW            | 2018       | 20,925           | MPSI        | .20                     |
| 3 <b>SIX MILE LN</b>     | HUNSINGER LN     | .02 NE            | 2018       | 6,197            | MPSI        | .16                     |
| 4 <b>MANNER DALE DR</b>  | ENRIDGE DR       | .03 E             | 2012       | 9,100            | AADT        | .29                     |
| 5 <b>BRECKENRIDGE LN</b> | GREENWICH RD     | .01 N             | 2014       | 16,189           | AADT        | .38                     |
| 6 <b>MANNER DALE DR</b>  | MANNER POINTE DR | .01 E             | 2018       | 6,411            | MPSI        | .35                     |
| 7 <b>SIX MILE LN</b>     | NORA LN          | .02 NE            | 2012       | 4,300            | AADT        | .40                     |



# *connecting* **PEOPLE AND PLACES**

By designing carefully-planned neighborhoods that are located near schools, shopping centers, dining and other amenities, RJ Thieneman's efforts result in stronger communities. Since 1958, RJ Thieneman has managed and developed more than 20 of these communities in the Louisville area. We also specialize in commercial real estate and currently manage over 800,000 sq. ft. of retail and office space in Louisville and throughout the region. Through our successful residential and commercial projects, we are connecting people and places.