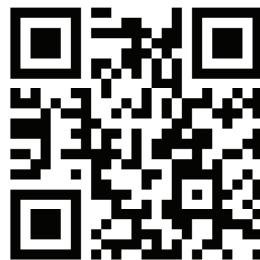


Shops of Forest Springs

Louisville, Kentucky



View Available Space



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



For more information call (502) 550-0706
or visit rjthieneman.com/commercial

RJTHIENEMAN
DEVELOPMENT • INVESTMENT • MANAGEMENT

Shops of Forest Springs

Shops of Forest Springs offers quality restaurant, office and retail space for the LaGrange Road/Pewee Valley area in Louisville, KY. The center's close proximity to 1-265 and LaGrange Road makes it the dominant grocery-anchored neighborhood retail destination in the area.

OVERVIEW

LOCATION	Corner of LaGrange Road (HWY 146) and Factory Lane	OTHER TENANTS	AT&T, Starbucks, Jimmy John's, Brix Wine Bar, Bubbakoo's Burritos, Liquor World, Highland Cleaners, Harvey Eye, Forest Springs Family Dental, The UPS Store, Spa Nails, Great Clips, Ciao Bella Salon, Double Dragon II, Baskin Robbins, Allstate, Boot Depot, See Spot Grooming, About Time Bar & Grill, Louisville Realty Group, Huntington Learning Center, RJ Thieneman, M&W Management, Forest Springs Nutrition, New Dawn Myotherapy Center, Fit Body Boot Camp, Oshii Ramen, Beauty Bar and Wellness, Core Health Center, AAA
AVAILABLE	5,600 Sq. Ft.		
ANCHOR TENANTS Kroger & Feeders Supply			
OUTLOTS	Taco Bell, Arby's, KFC, McDonald's, Thorntons, Park Community Credit Union, 24/7 Car Wash, Valvoline & Kroger Fuel		



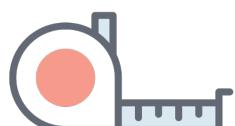
LOCATION

Corner of LaGrange Road (HWY 146) and Factory Lane
Louisville, KY 40245



TRAFFIC COUNTS

Spring Station Road : 16,393
Old LaGrange Road : 50,252



TOTAL SQ. FOOTAGE

143,984 Sq. Ft.



ACCESS

9 Entrance Points



PARKING

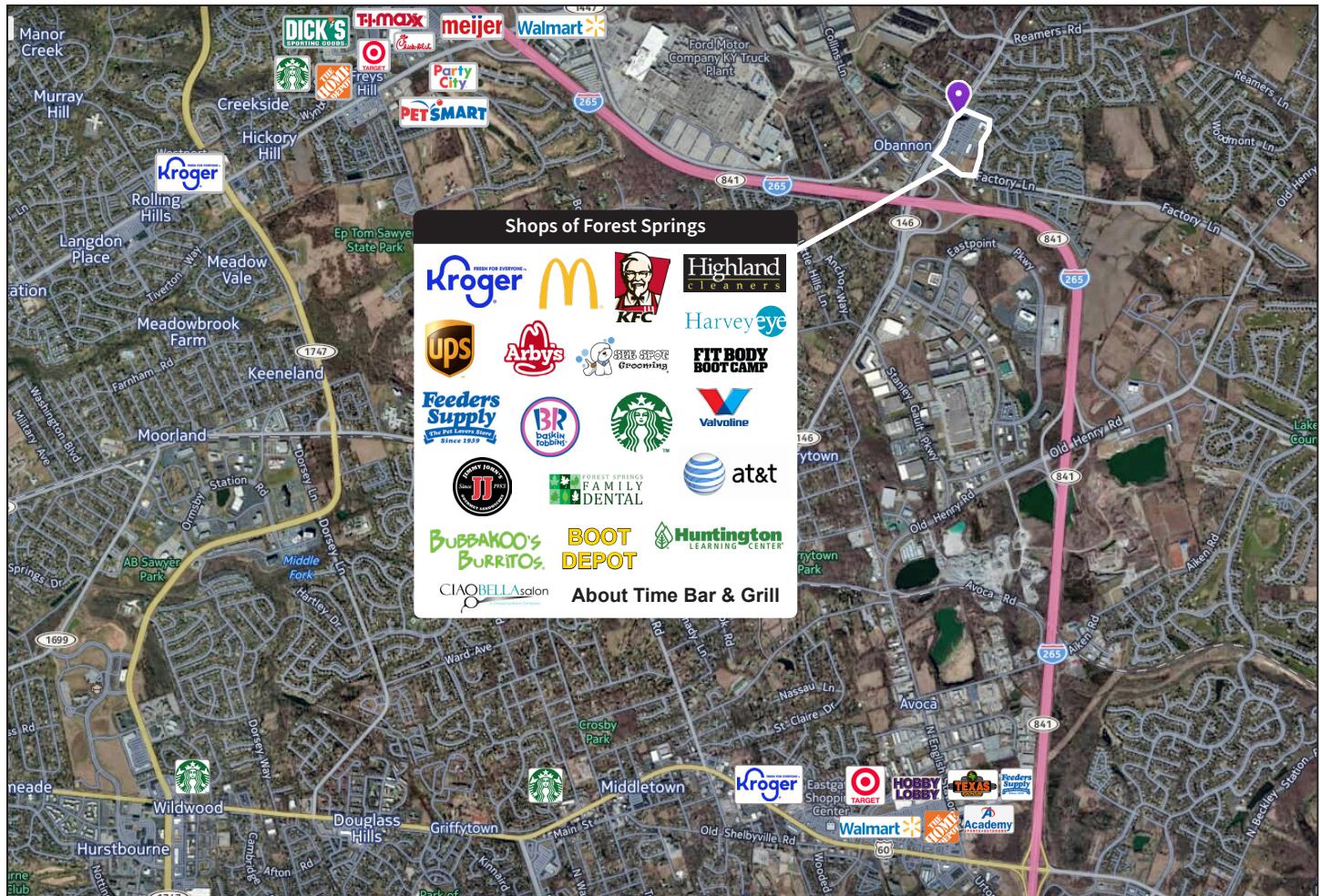
1,020 Spaces



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NEARBY COMPETITORS



TRAFFIC

AVG Daily Volume

AVG Daily Volume

LAGRANGE RD AT
SPRINGS STATION RD

16,393

I-265 AT
OLD LAGRANGE RD

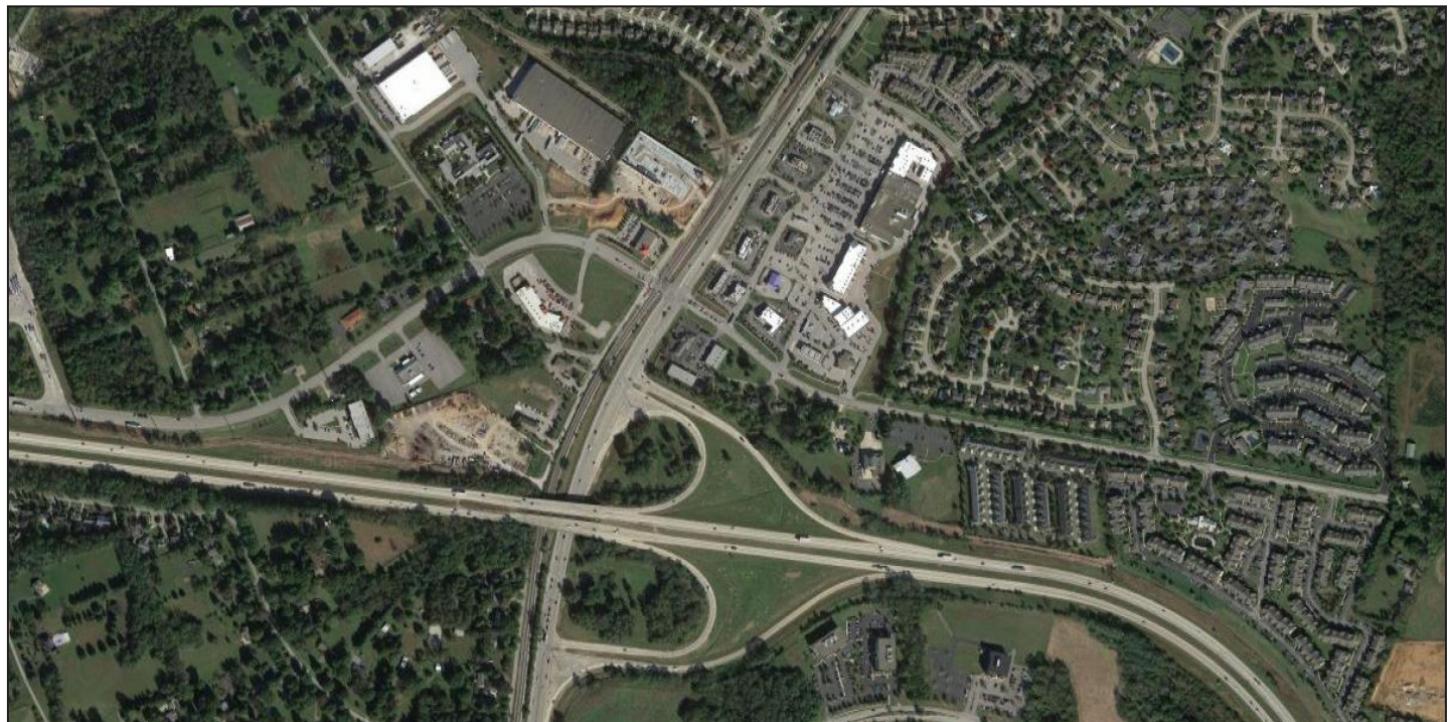
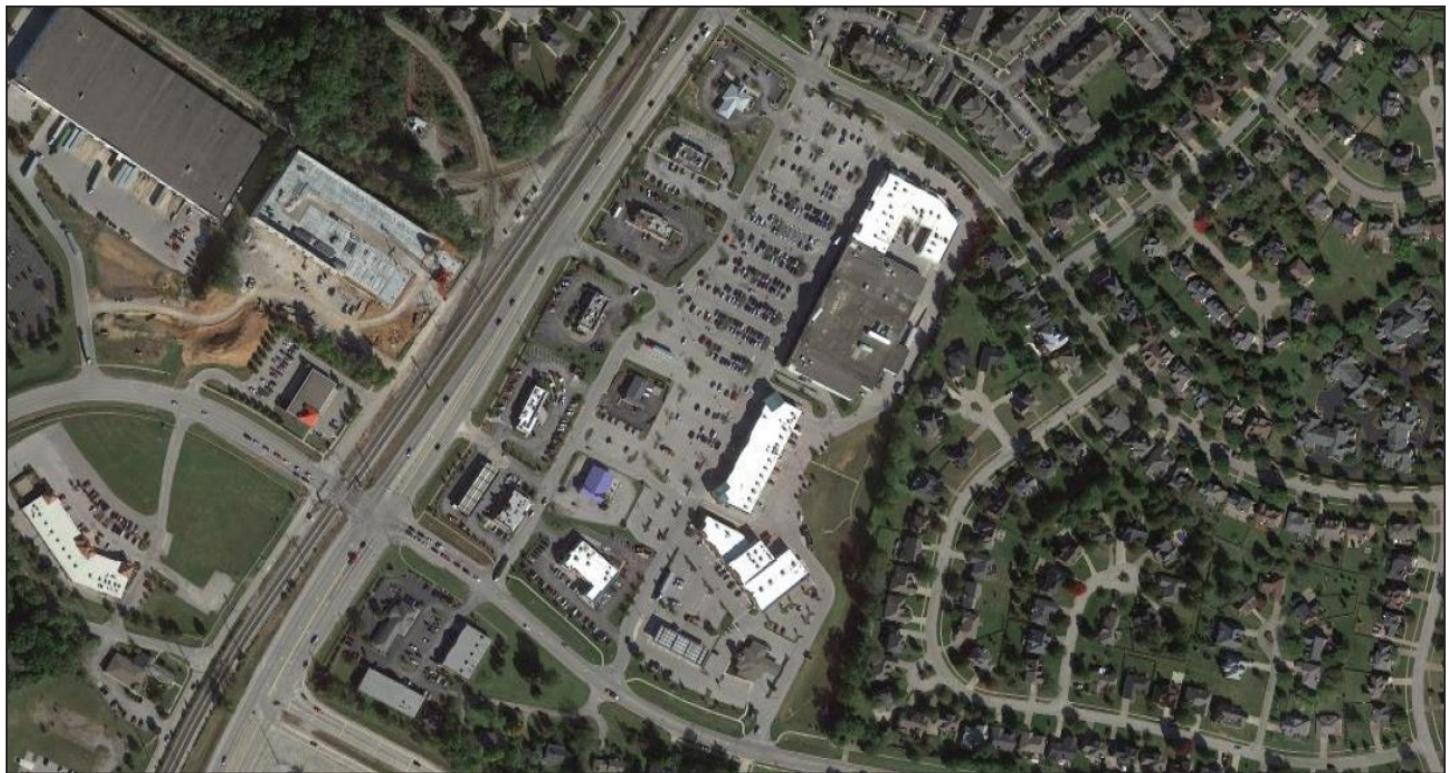
50,252



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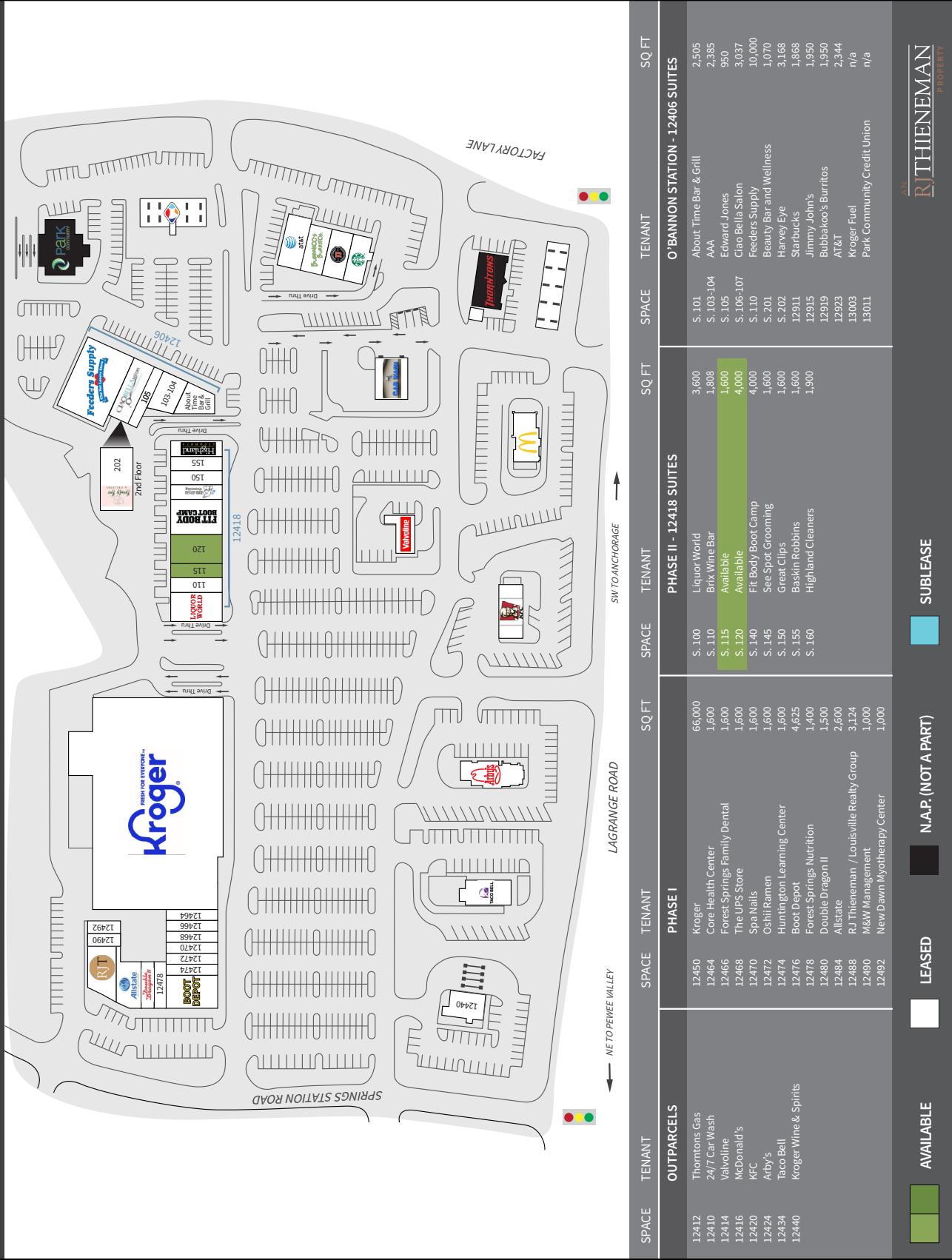
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AERIAL VIEWS



SHOPS OF FOREST SPRINGS

12450 LaGrange Road
Louisville, KY 40245



(502) 550-0706

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POPULATION

	2 mile	5 miles	10 miles
2020 POPULATION	20,221	123,771	348,149
2024 POPULATION	20,752	124,302	343,111
2029 PROJECTION	20,821	124,730	343,279
GROWTH 2020-2024	0.7%	0.1%	-0.4%
GROWTH 2024-2029	0.1%	0.1%	0%
MEDIAN AGE	39.6	41.7	41.9
BACHELOR'S DEGREE OR HIGHER	51%	53%	49%
U.S. ARMED FORCES	0	86	361

POPULATION BY RACE

	2 mile	5 miles	10 miles
WHITE	14,909	97,653	271,787
BLACK	2,852	10,466	29,764
AMERICAN INDIAN & ALASKAN	9	64	201
ASIAN	996	5,860	12,914
HAWAIIAN OR PACIFIC ISLANDER	5	31	90
TWO OR MORE RACES	1,983	10,228	28,356
HISPANIC ORIGIN	1,040	5,414	15,923

HOUSING

	2 mile	5 miles	10 miles
MEDIAN HOME VALUE	\$341,195	\$331,156	\$310,026
MEDIAN YEAR BUILT	1998	1993	1983



HOUSEHOLDS

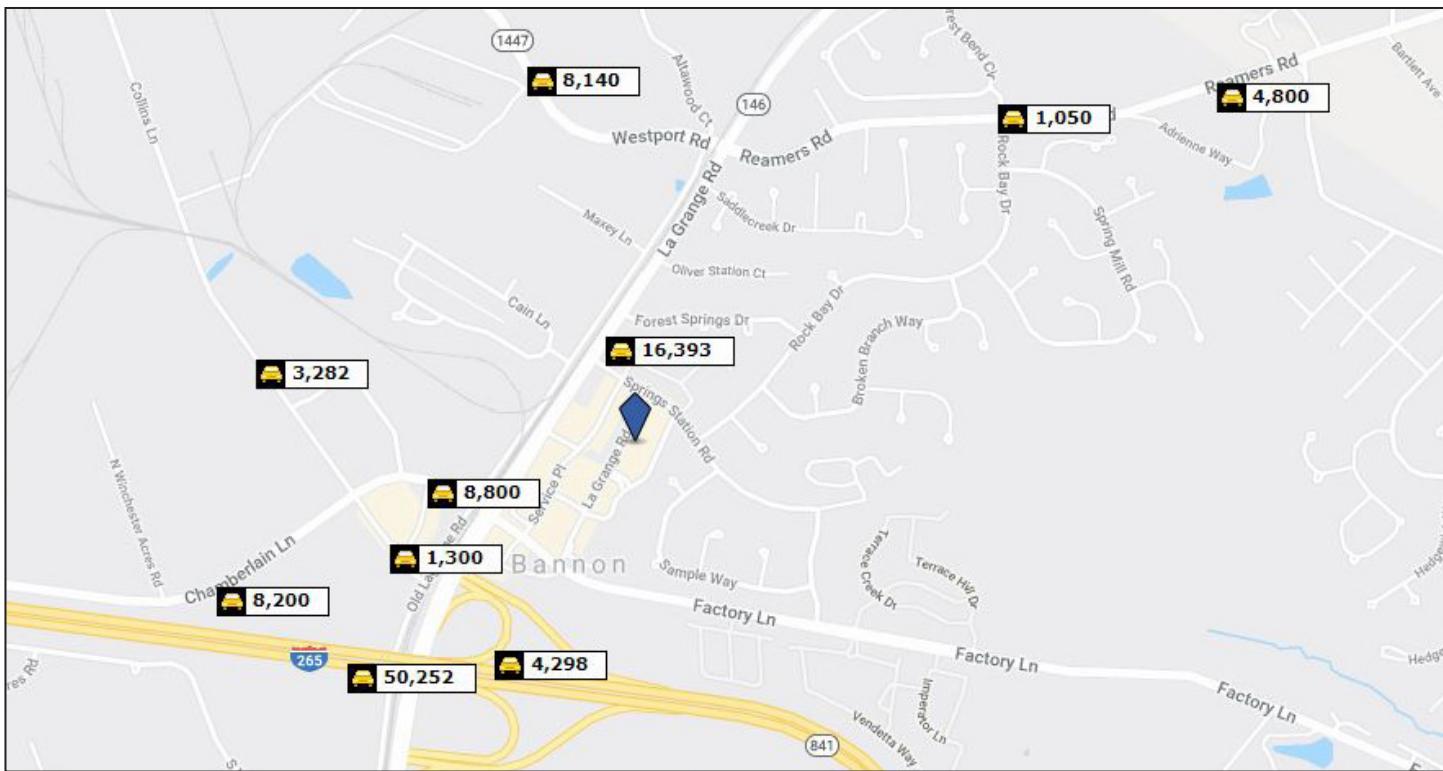
	2 mile	5 miles	10 miles
2020 HOUSEHOLDS	7,833	50,077	141,556
2024 HOUSEHOLDS	8,071	50,224	139,275
2029 HOUSEHOLD PROJECTION	8,097	50,283	139,019
GROWTH 2020-2024	1.4%	0.8%	0.3%
GROWTH 2024-2029	0.1%	0%	0%
OWNER OCCUPIED	5,447	36,460	100,612
RENTER OCCUPIED	2,650	13,793	38,406
AVG HOUSEHOLD SIZE	2.5	2.4	2.4
AVG HOUSEHOLD VEHICLES	2	2	2
TOTAL CONSUMER SPENDING	\$305.6M	\$1.9B	\$5.1B

INCOME

	2 mile	5 miles	10 miles
AVG HOUSEHOLD INCOME	\$129,101	\$128,075	\$120,309
MED HOUSEHOLD INCOME	\$96,086	\$98,079	\$91,031
<\$25,000	809	4,134	11,974
\$25,000 - \$50,000	1,087	7,435	23,837
\$50,000 - \$75,000	1,155	7,672	22,084
\$75,000 - \$100,000	1,166	6,361	18,311
\$100,000 - \$125,000	795	5,318	14,811
\$125,000 - \$150,000	531	4,296	11,120
\$150,000 - \$200,000	957	5,809	14,846
\$200,000+	1,569	9,202	22,291



AVERAGE DAILY TRAFFIC VOLUME



Street	Cross Street	Cross Street Dist	Count Year	AVG Daily Volume	Volume Type	Miles from Subject Prop
LAGRANGE	SPRINGS STATION RD	.04 SW	2018	16,393	MPSI	.16
1 BAY DR	REAMERS RD	.02 S	2018	1,050	MPSI	.70
2 CHAMBERLAIN LN	CHAMBERLAIN CROSSING DR	.03 W	2012	8,800	AADT	.31
3 I-265	LAGRANGE RD	.11 W	2012	4,298	AADT	.36
4 COLLINS LN	FACTORY LN	.02 SE	2012	1,300	AADT	.38
5 I-265	OLD LAGRANGE RD	.06 E	2018	50,252	MPSI	.52
6 COLLINS LN	CHAMBERLAIN CROSSING	.08 SE	2018	3,282	MPSI	.56
7 WESTPORT RD	ROLLINGTON RD	.11 NW	2018	8,140	MPSI	.56

8





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.

