

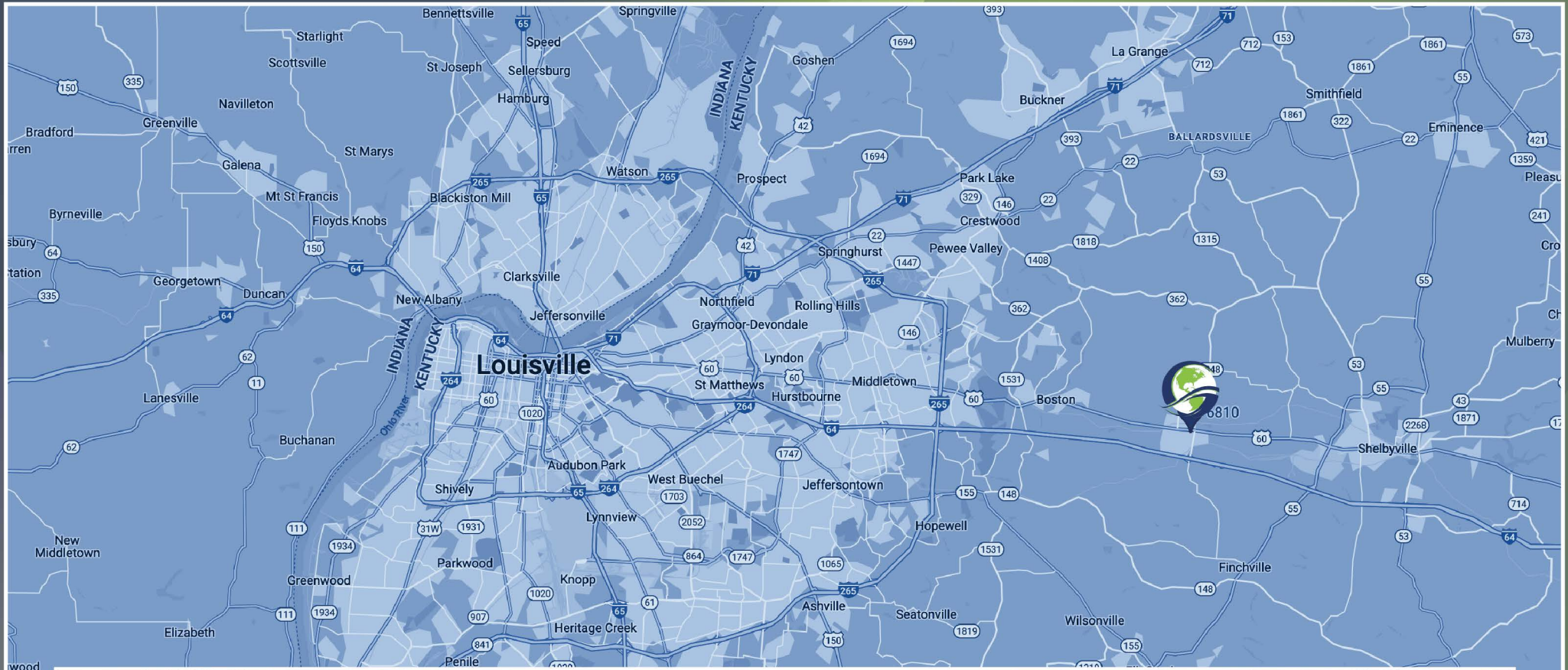
Old Stone Junction

SIMPSONVILLE, KY

Prime 6.68-acre C-4 zoned corner lot in rapidly expanding Shelby County, offering high visibility and diverse development opportunities with excellent accessibility to major roads and upcoming commercial hubs.

- Corner of Shelbyville Rd & Buck Creek Rd, Shelby County, near Middletown
- Size: 6.68 acres, C-4 zoning
- Features: High visibility, additional frontage on Meadow Ridge Dr
- Proximity: ~1 mile from I-64, near Outlet Shoppes of the Bluegrass (3M annual visitors)
- 3.4MM SF Simpsonville 64 Logistics Park under construction (140 acres)
- Speedway anchored development with spaces filling quickly
- Advantages: Prime accessibility, visibility on major local artery (Shelbyville Rd)
- Potential: Diverse development opportunities in rapidly expanding area





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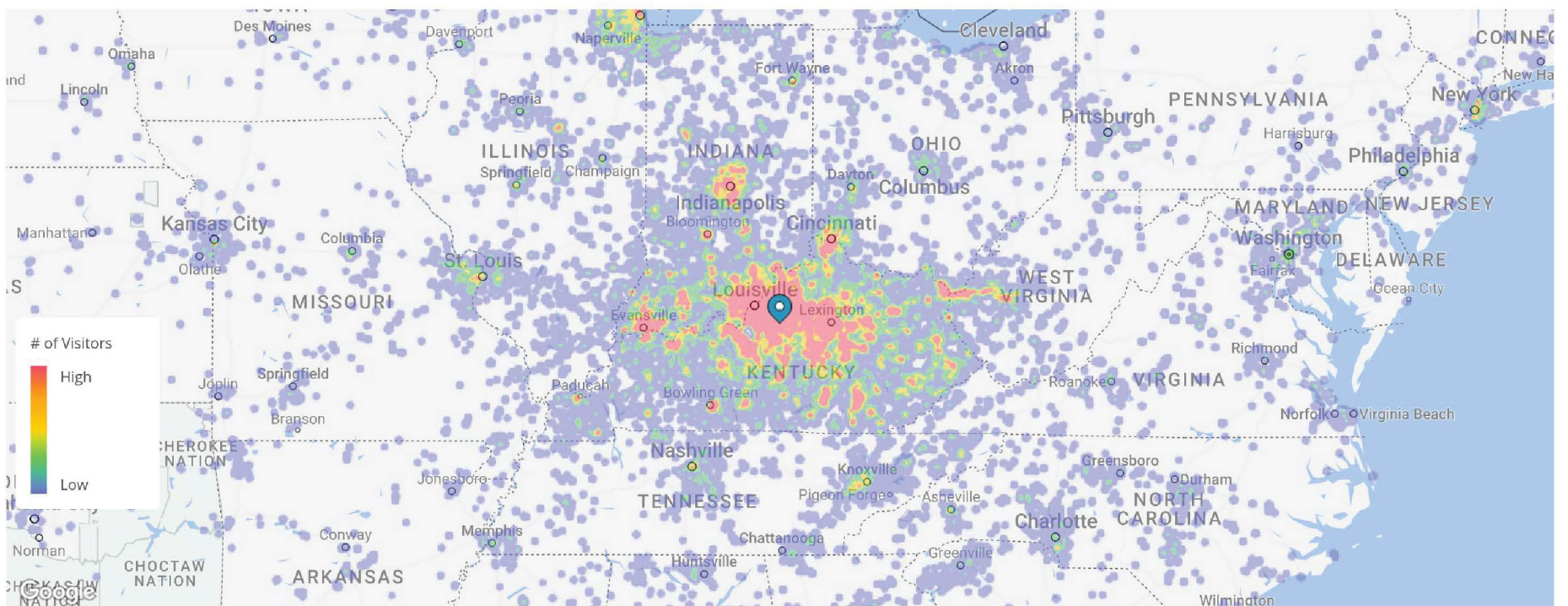
Trade Area

May 1, 2023 - Apr 30, 2024



Trade Area

The Outlet Shoppes of the Bluegrass
1155 Buck Creek Rd, Simpsonville, KY 40067



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

May 1st, 2023 - Apr 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Metrics

May 1, 2023 - Apr 30, 2024



Metrics

The Outlet Shoppes of the Bluegr... 1155 Buck Creek Rd, Simpsonville, KY 40067

Visits	2.9M	Visits YoY	+0.9%
Visitors	1.2M	Visits Yo2Y	-4.6%
Visit Frequency	2.43	Visits Yo3Y	+1.7%
Avg. Dwell Time	69 min		

May 1st, 2023 - Apr 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



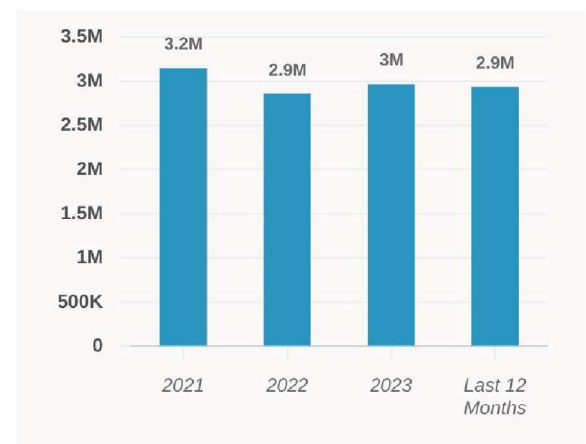
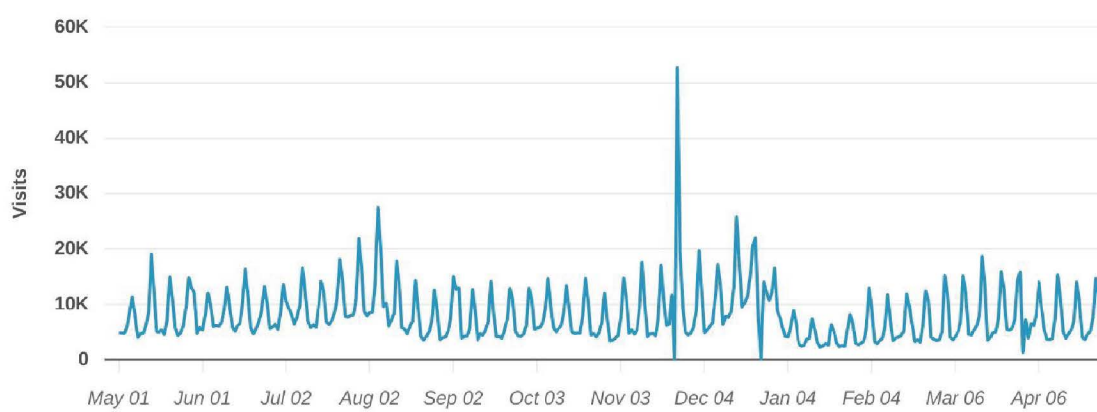
Visits Trend

May 1, 2023 - Apr 30, 2024



Visits Trend

The Outlet Shoppes of the Bluegr... Buck Creek Rd, Simpsonville, KY



Daily | Visits | May 1st, 2023 - Apr 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



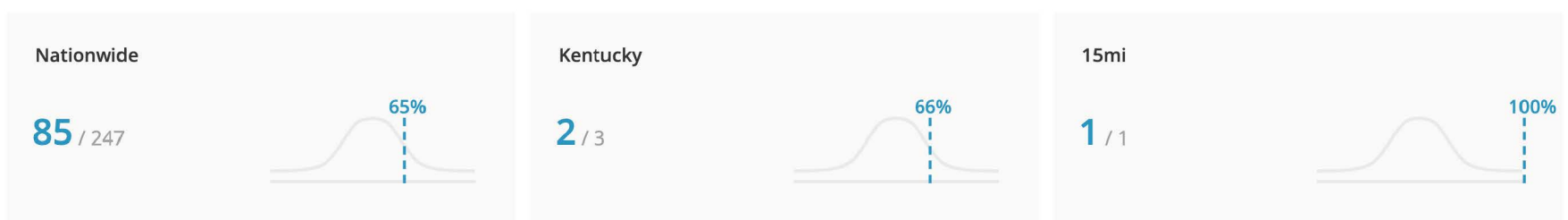
Ranking Overview

May 1, 2023 - Apr 30, 2024



Ranking Overview

The Outlet Shoppes of the Bluegr... 1155 Buck Creek Rd, Simpsonville, KY 40067



Category: Factory Outlets | Visits | May 1st, 2023 - Apr 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



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and Investment Partners from the ground up.**