

Breckenridge Plaza

Louisville, Kentucky



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Breckenridge Plaza

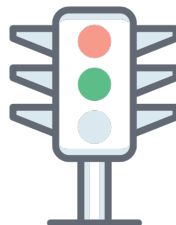
Breckenridge Plaza is located at the intersection of Breckenridge Lane and Six Mile Lane. The convenience of significant traffic controls, its proximity to nearby Hurstbourne Lane and a dense residential population make Breckenridge Plaza a successful choice.

OVERVIEW

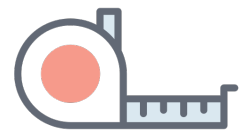
LOCATION	3417 Breckenridge Lane	OTHER TENANTS Bingo City of Breckenridge, Jock's Sports Bar & Grill, Lanceta Trading Company, Liquor Palace 4, Red Sun Chinese Restaurant, Flava Now Barber Shop, Active Day, Token III Club, Hyp3 Fitness, Cleopatra Salon & Beauty Supplies
AVAILABLE	29,475 Sq. Ft. and 2 outlots (1 acre/each)	
ANCHOR TENANTS	Dollar Tree	
OUTLOTS	Strickland Brothers 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/ SIX MILE LANE	18,091	BRECKENRIDGE LN/ LANDSIDE DR	20,925

AERIAL VIEWS



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Louisville, KY 40220

BRECKENRIDGE PLAZA



SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.
3403	Active Day	7,960	3423	Jock's Bar & Grille	6,770	3439	Token III Club	5,518
3405	Sublease Available (until 8/31/24)	1,040	3425	Hyp3 Fitness	2,600	3441	Bingo City of Breckenridge	30,000
3411	Flava Now Barber Shop	800	3429	Cleopatra	3,000	3447	Available	outlot
3415	Liquor Palace	4,179	3435	Lanceta Trading Company	1,680	3449	Available	outlot
3416	Available	8,254	3437	Red Sun Chinese Restaurant	1,434	3451	Available	4,007
3417	Available	16,174				3453	Strickland Brothers 10 Minute Oil Change	1,400
3421	Dollar Tree	10,650						



AVAILABLE (Green square) | LEASED (White square) | N.A.P. (NOT A PART) (Black square) | SUBLEASE AVAILABLE (Blue square)



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POPULATION

	1 mile	3 miles	5 miles
2025 PROJECTION	15,266	96,940	242,382
2020 ESTIMATE	15,382	96,561	241,611
2010 CENSUS	15,981	94,270	236,865
GROWTH 2020-2025	-0.75%	0.39%	0.32%
GROWTH 2010-2020	-3.75%	2.43%	2.00%

2020 POPULATION BY RACE

	1 mile	3 miles	5 miles
WHITE	11,068	70,645	186,436
BLACK	3,448	19,901	40,940
AM. INDIAN & ALASKAN	14	159	417
ASIAN	450	3,098	7,556
HAWAIIAN & PACIFIC ISLAND	10	55	128
OTHER	393	2,703	6,134

POPULATION BY HISPANIC ORIGIN

	1 mile	3 miles	5 miles
NON-HISPANIC	14,529	88,854	223,561
HISPANIC	853	7,707	18,050



HOUSEHOLDS

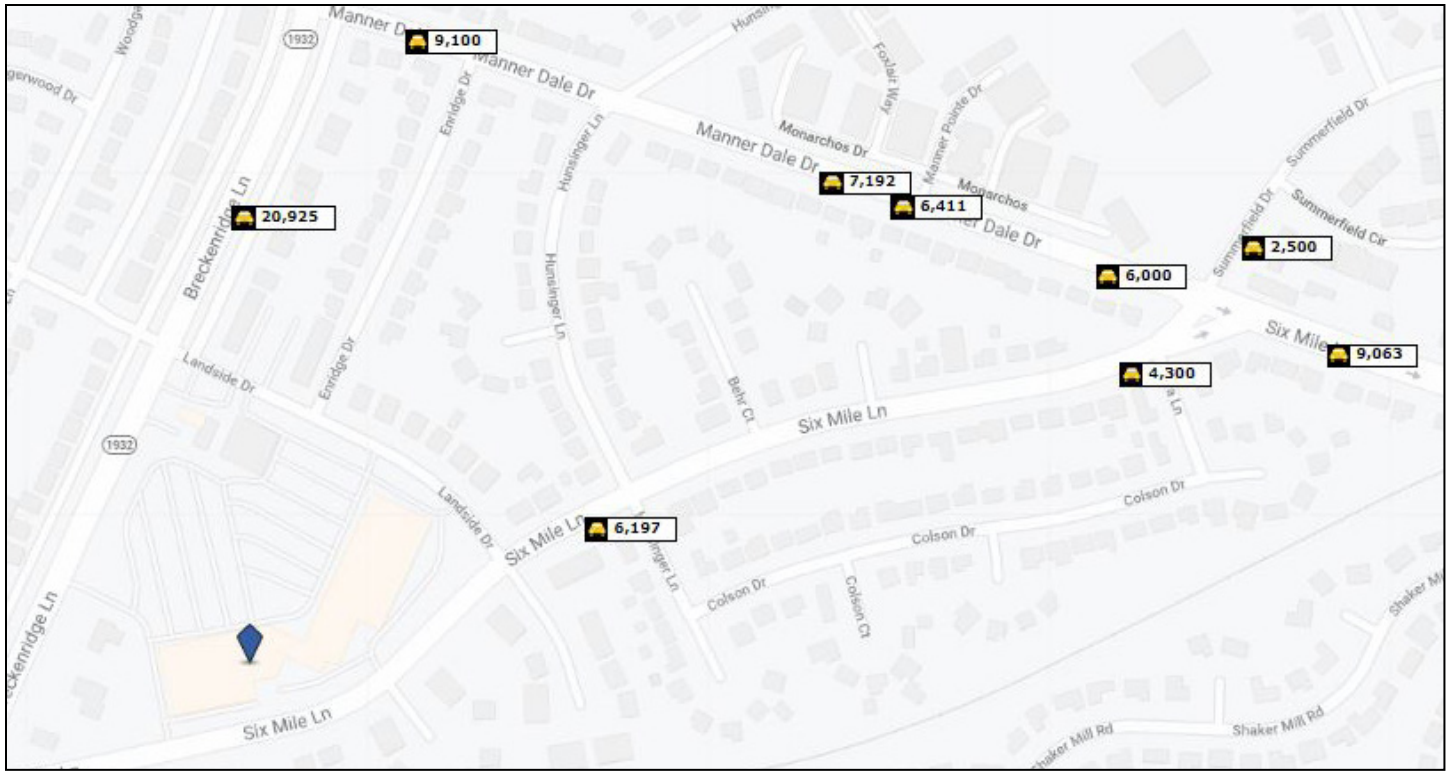
	1 mile	3 miles	5 miles
2025 PROJECTION	5,343	40,352	105,711
2020 ESTIMATE	5,428	40,258	104,417
2010 CENSUS	6,123	41,529	102,095
GROWTH 2020-2025	-1.57%	0.23%	1.24%
GROWTH 2010-2020	-11.35%	-3.06%	2.27%

2020 HOUSEHOLDS BY HH INCOME

	1 mile	3 miles	5 miles
<\$25,000	820	7,190	16,911
\$25,000 - \$50,000	1,536	10,114	22,901
\$50,000 - \$75,000	1,524	8,551	20,296
\$75,000 - \$100,000	752	5,751	14,239
\$100,000 - \$125,000	575	3,941	10,333
\$125,000 - \$150,000	590	2,504	6,400
\$150,000 - \$200,000	482	2,172	6,570
\$200,000+	206	1,474	6,343
2020 AVG HOUSEHOLD INCOME	\$81,269	\$75,533	\$84,424
2020 MED HOUSEHOLD INCOME	\$65,272	\$59,654	\$64,127



AVERAGE DAILY TRAFFIC VOLUME



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



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