

Breckenridge Plaza

Louisville, Kentucky



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

RJTHIENEMAN
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.

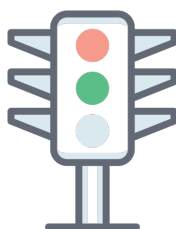
OVERVIEW

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, Yafa Bakery & Market, Zeedan Jewelry
AVAILABLE	16,174 Sq Ft = 2 Outlots (+/- 1.63 total acres)		
ANCHOR TENANTS	Dollar Tree		
OUTLOTS	Strickland Brothers 10 Minute Oil Change		



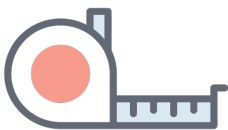
LOCATION

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



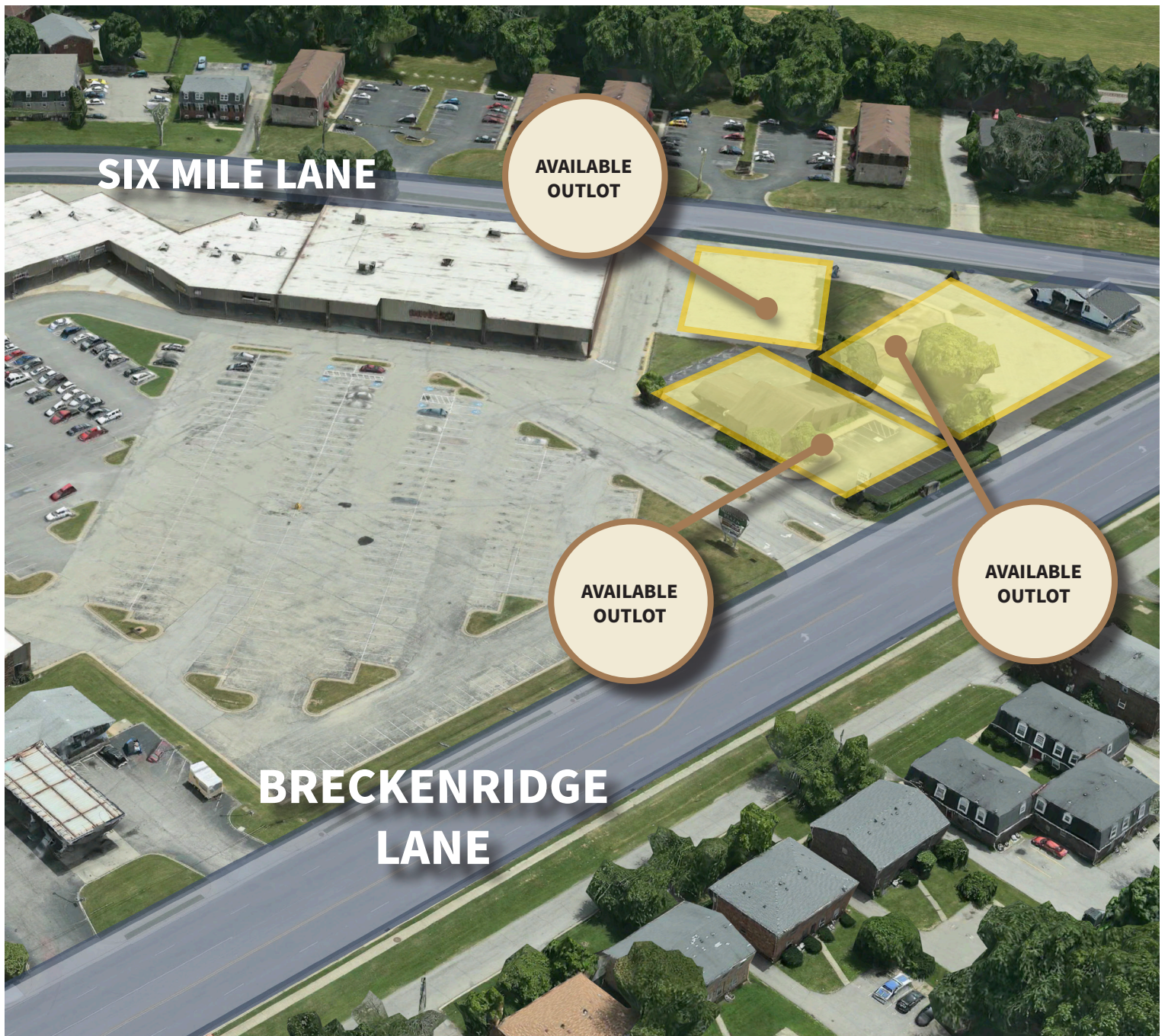
NEARBY COMPETITORS



TRAFFIC

	AVG Daily Volume		AVG Daily Volume
BRECKENRIDGE LN/ SIX MILE LANE	18,091	BRECKENRIDGE LN/ LANDSIDE DR	20,925

AERIAL VIEW



BRECKENRIDGE PLAZA

3417 Breckenridge Lane
Louisville, KY 40220

 AVAILABLE

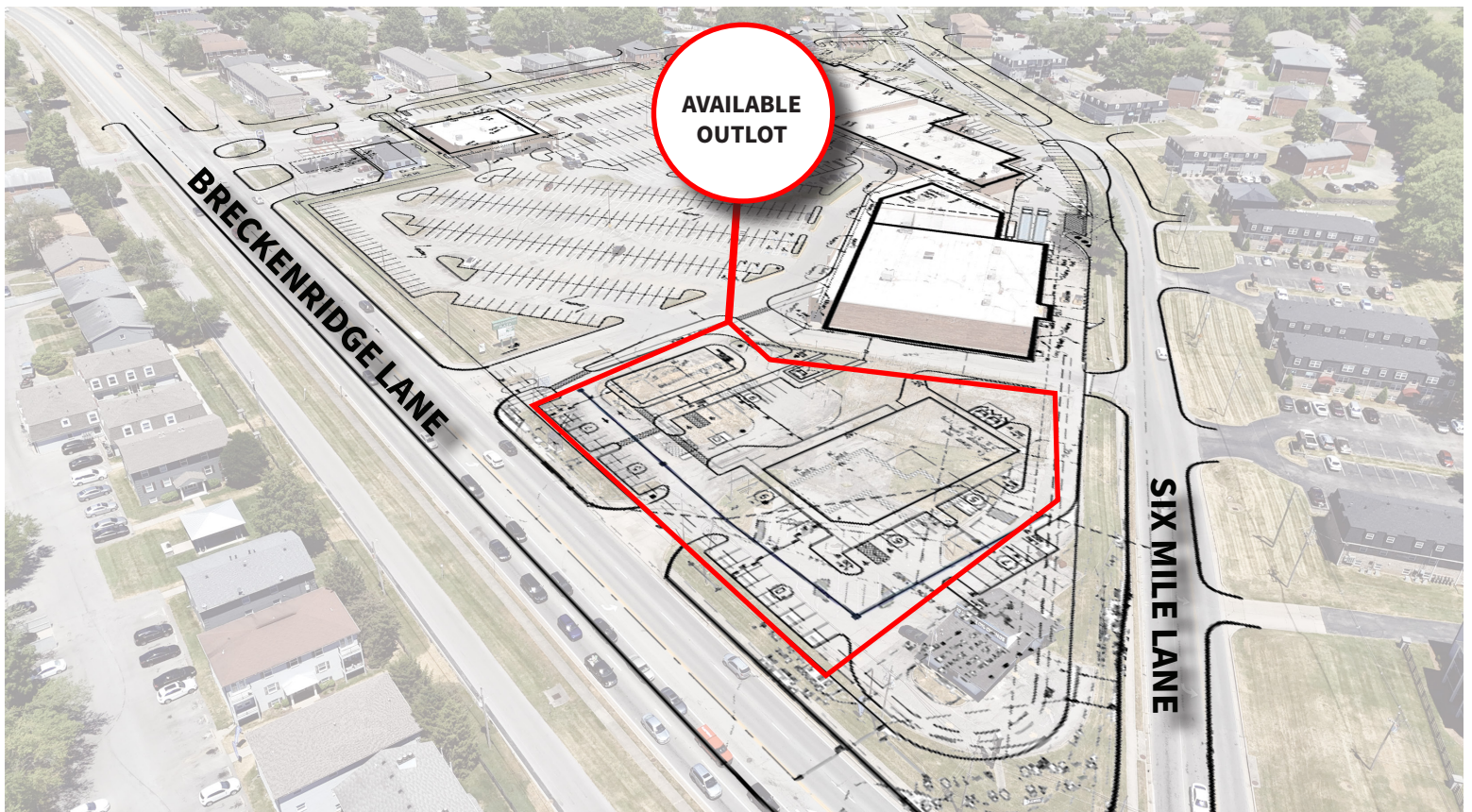
LEASED

N.A.P. (NOT A PART)

SUBLEASE AVAILABLE

AN
RJT HIENEMAN
PROPERTY

PROPOSED OUTLOT PROTOTYPES



POPULATION

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

POPULATION BY RACE

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

HOUSING

	2 mile	5 miles	10 miles
MEDIAN HOME VALUE	\$217,065	\$242,600	\$239,295
MEDIAN YEAR BUILT	1973	1972	1972



HOUSEHOLDS

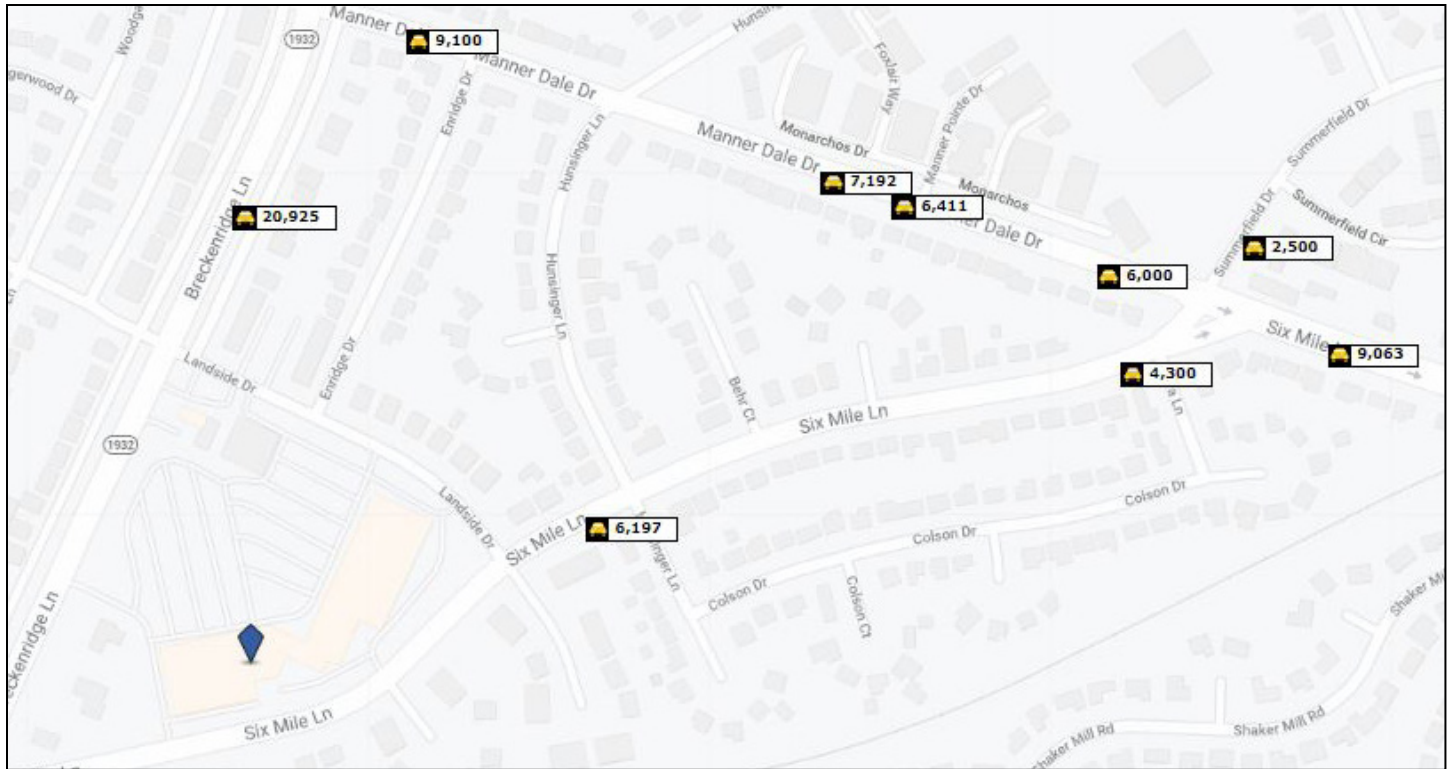
	2 mile	5 miles	10 miles
2020 HOUSEHOLDS	22,570	106,610	283,743
2024 HOUSEHOLDS	21,078	102,546	280,844
2029 HOUSEHOLD PROJECTION	20,637	101,025	279,689
GROWTH 2020-2024	-0.7%	-0.2%	0.3%
GROWTH 2024-2029	-0.4%	-0.3%	-0.1%
OWNER OCCUPIED	12,879	62,516	165,348
RENTER OCCUPIED	7,757	38,510	114,341
AVG HOUSEHOLD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

INCOME

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