

# Breckenridge Plaza

Louisville, Kentucky



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

**RJTHIENEMAN**  
DEVELOPMENT • INVESTMENT • MANAGEMENT



# Breckenridge Plaza

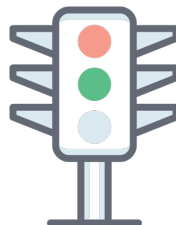
Breckenridge Plaza is located at the intersection of Breckenridge Lane and Six Mile Lane. The convenience of significant traffic controls, its proximity to nearby Hurstbourne Lane and a dense residential population make Breckenridge Plaza a successful choice.

## OVERVIEW

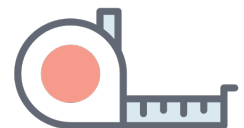
<b>LOCATION</b>	3417 Breckenridge Lane	<b>OTHER TENANTS</b> Bingo City of Breckenridge, Jock's Sports Bar & Grill, Lanceta Trading Company, Liquor Palace 4, Red Sun Chinese Restaurant, Flava Now Barber Shop, Active Day, Token III Club, Hyp3 Fitness, Cleopatra Salon & Beauty Supplies, Yafa Bakery & Market
<b>AVAILABLE</b>	21,221 Sq. Ft. and 2 outlots (1 acre/each)	
<b>ANCHOR TENANTS</b>	Dollar Tree	
<b>OUTLOTS</b>	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



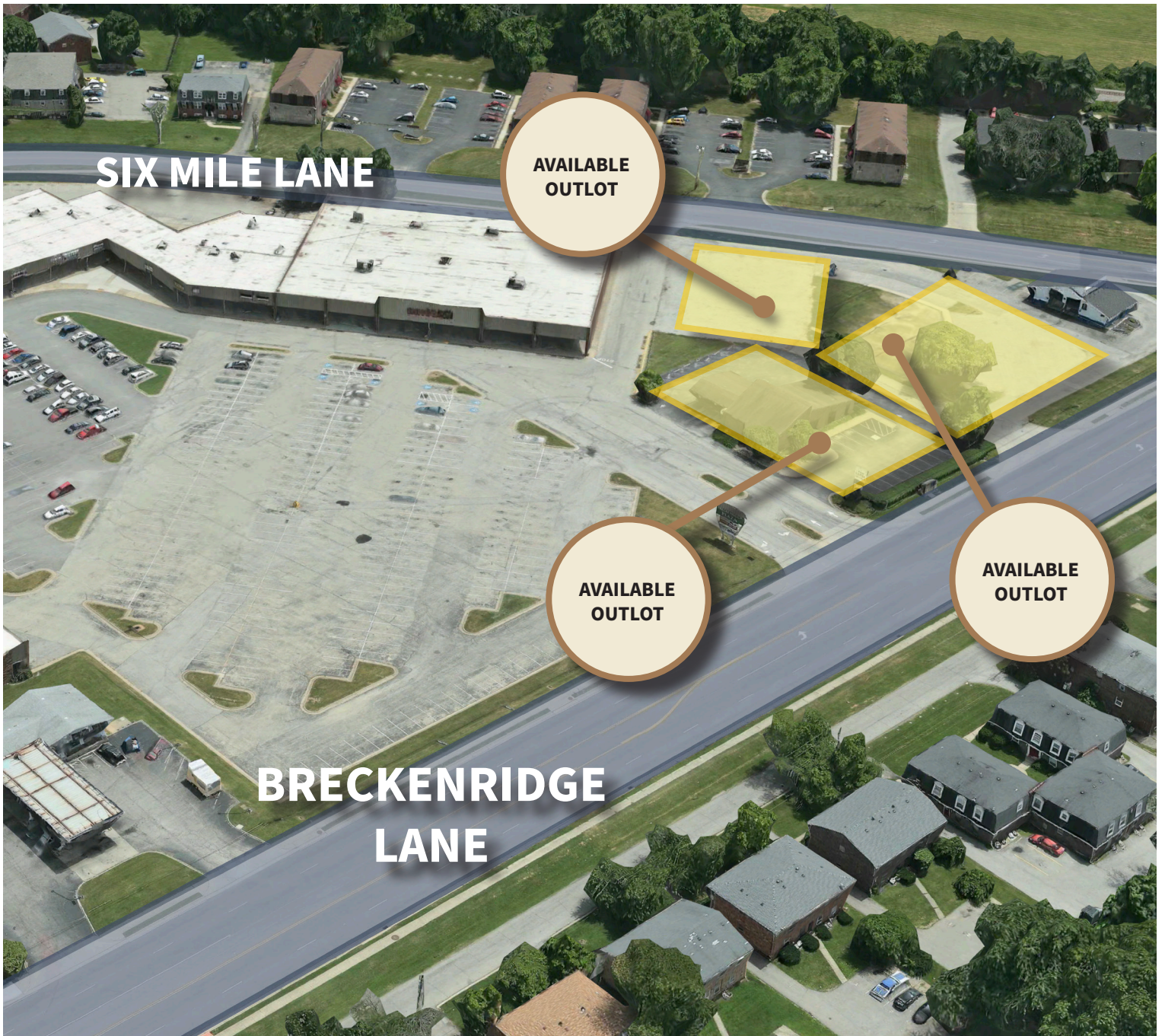
## TRAFFIC

	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

**NORTH**

**AN**  
**RJTHIENEMAN**  
PROPERTY

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	Available	1,040	3425	Hyp3 Fitness	2,600	3441	Bingo City of Breckenridge	30,000
3411	Flava Now Barber Shop	800	3429	Cleopatra Salon & Beauty Supplies	3,000	3447	Available	outlet
3415	Liquor Palace	4,179	3435	Lanceta Trading Company	1,680	3449	Available	outlet
3416	Yafa Bakery & Market	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

LEASED

N.A.P. (NOT A PART)

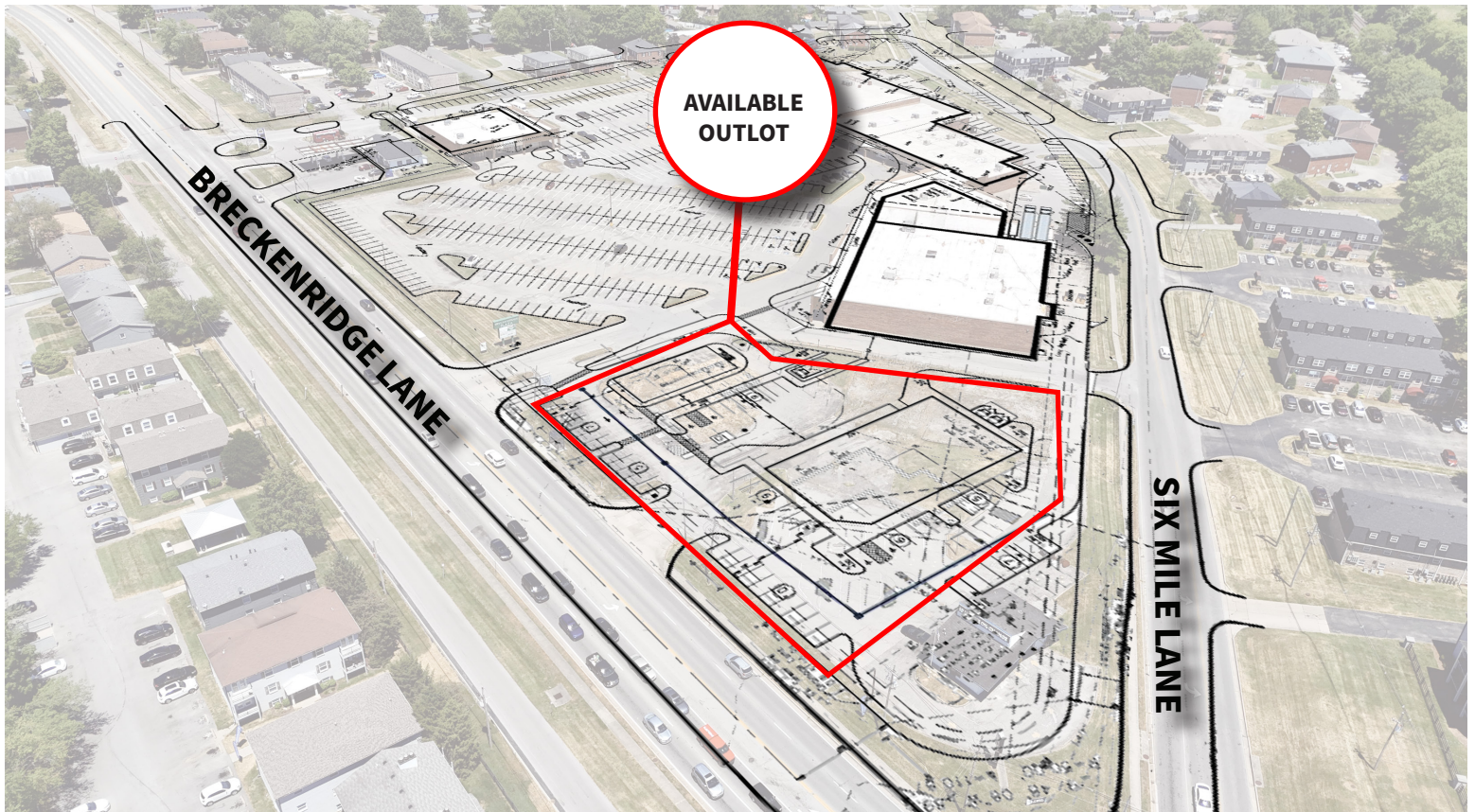
SUBLEASE AVAILABLE



(502) 550-0706  
rjthieneman.com/commercial



## PROPOSED OUTLOT PROTOTYPES





## POPULATION

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

## 2020 POPULATION BY RACE

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

## POPULATION BY HISPANIC ORIGIN

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





## HOUSEHOLDS

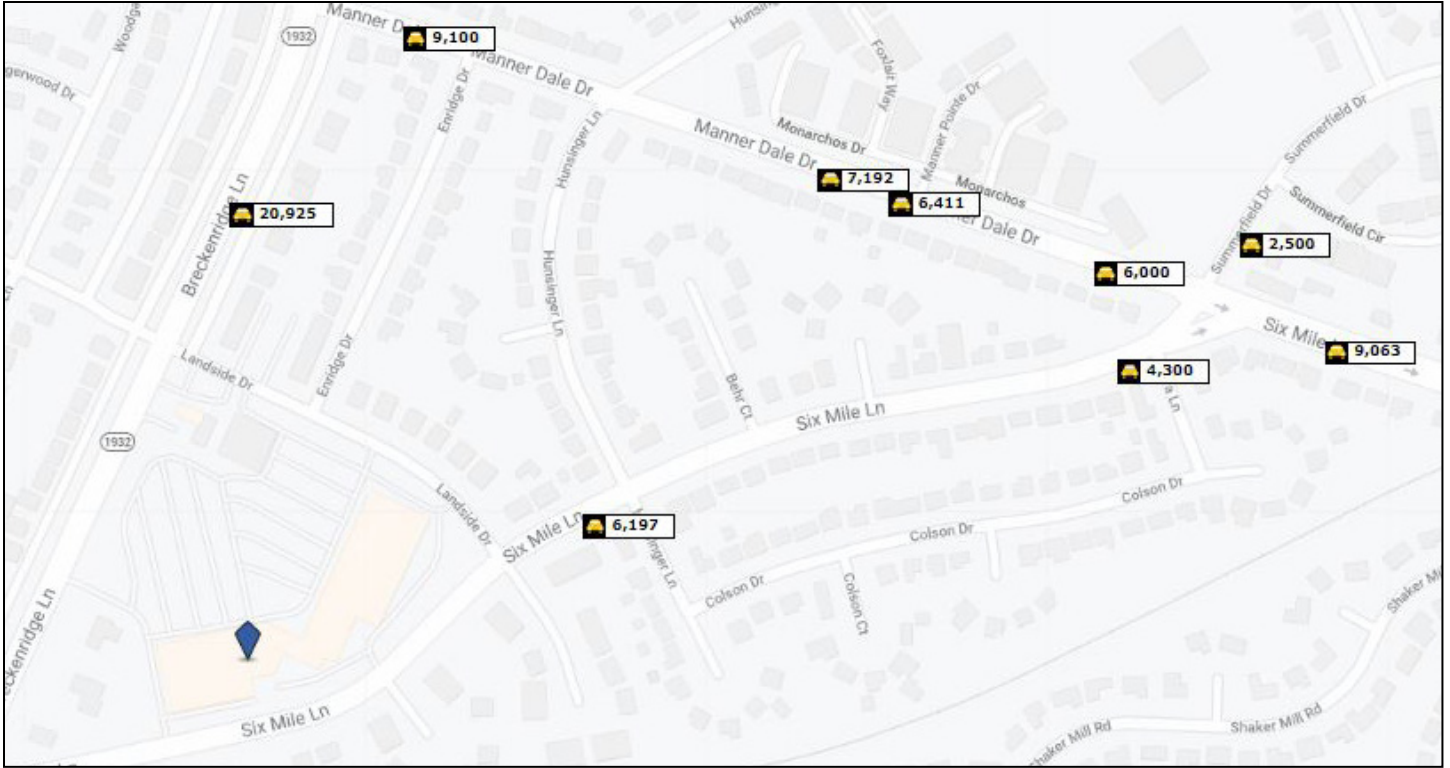
	1 mile	3 miles	5 miles
<b>2025 PROJECTION</b>	5,343	40,352	105,711
<b>2020 ESTIMATE</b>	5,428	40,258	104,417
<b>2010 CENSUS</b>	6,123	41,529	102,095
<b>GROWTH 2020-2025</b>	-1.57%	0.23%	1.24%
<b>GROWTH 2010-2020</b>	-11.35%	-3.06%	2.27%

## 2020 HOUSEHOLDS BY HH INCOME

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

