

For Lease

CBRE

# Retail Space Available

Inline Space

Tradewinds West  
4443 Cane Run Road  
Louisville, KY

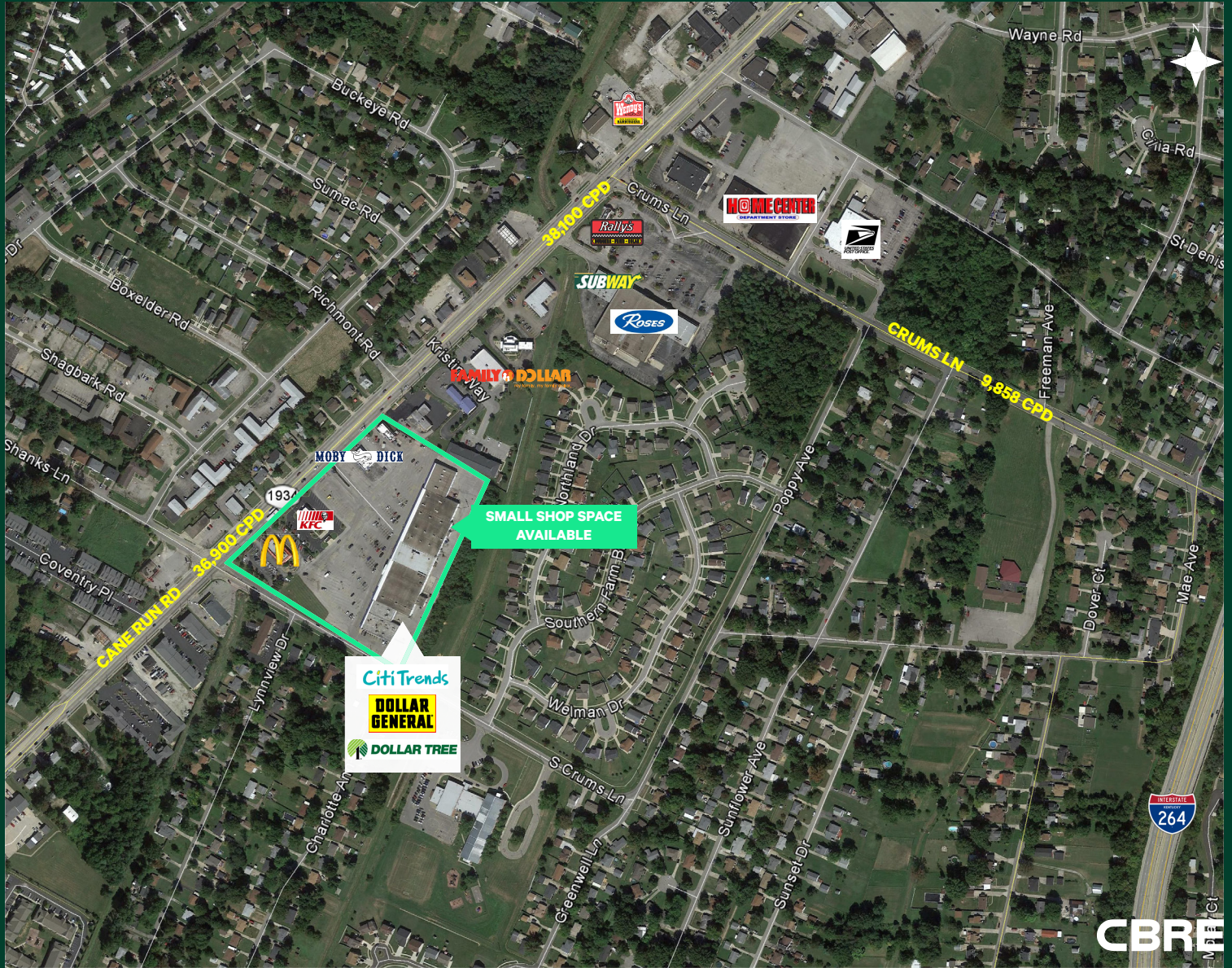


## Property Features

- + 1,200± to 4,386± square feet available
- + High traffic area near the signalized intersection of Cane Run Road and S. Crums Lane
- + Dollar Tree, Dollar General and Citi Trends anchor this busy center
- + Cane Run Road traffic count: 36,900 CPD

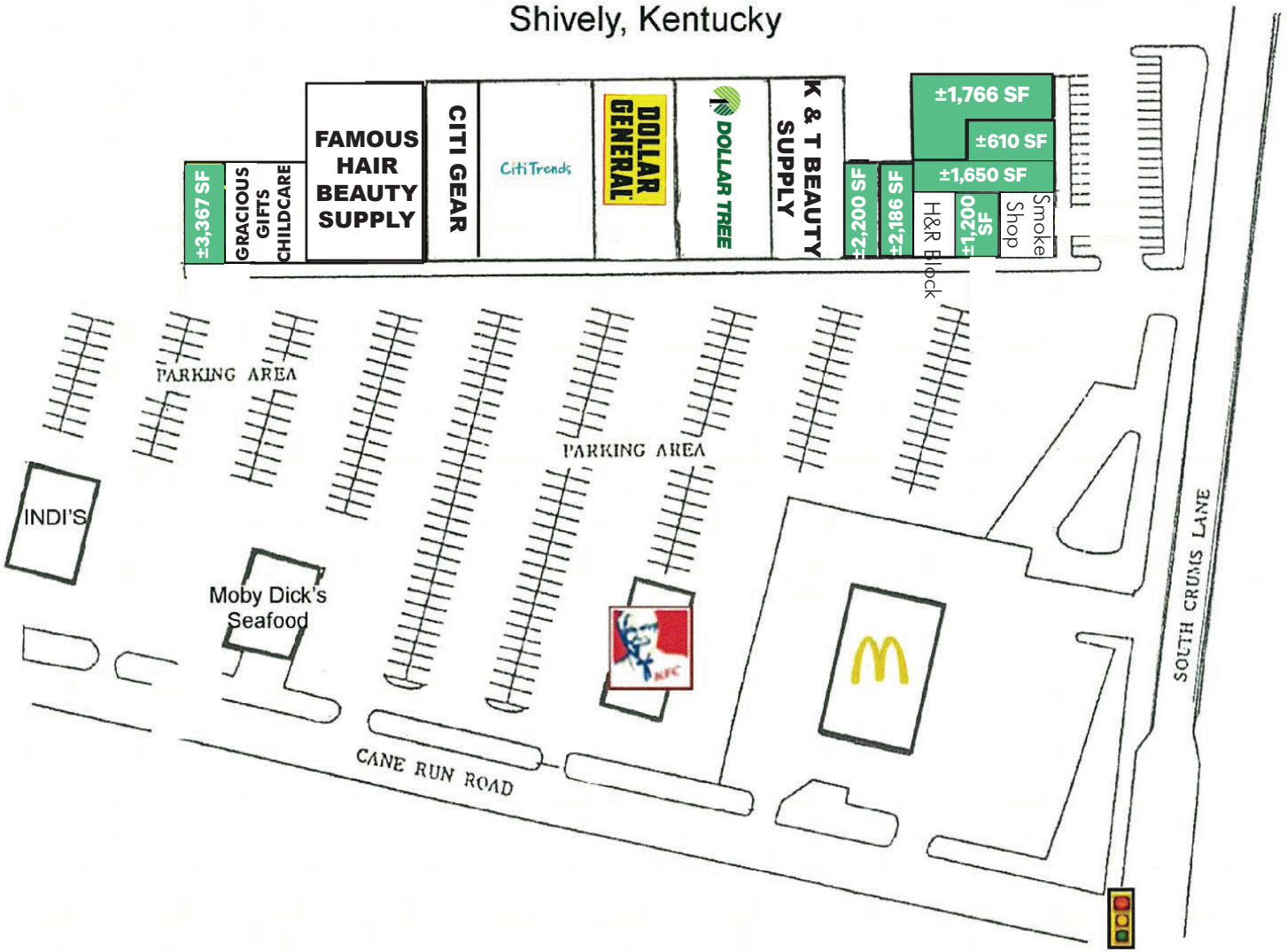
# Retail Space

Tradewinds West | 4443 Cane Run Road | Louisville, KY



# TRADEWINDS WEST

Shively, Kentucky



2025 Estimated Demographics

4443 CANE RUN RD		1 MILE		3 MILES		5 MILES	
<b>DAYTIME POPULATION</b>							
<b>2025 Daytime Population</b>		<b>7,102</b>		<b>56,681</b>		<b>159,801</b>	
Daytime Workers		1,632 23.0%		21,573 38.1%		60,764 38.0%	
Daytime Residents		5,470 77.0%		35,108 61.9%		99,037 62.0%	
<b>HOUSEHOLDS</b>							
2025 Households - Current Year Estimate		4,196		25,593		73,377	
2030 Households - Five Year Projection		4,144		25,420		73,094	
2020 Households - Census		4,324		26,076		74,480	
2010 Households - Census		3,730		25,567		73,192	
<b>POPULATION</b>							
2025 Population - Current Year Estimate		10,235		62,824		181,471	
2030 Population - Five Year Projection		10,126		62,583		181,278	
2020 Population - Census		10,564		64,096		184,595	
2010 Population - Census		9,382		63,271		180,965	
2020-2025 Annual Population Growth Rate		-0.60%		-0.38%		-0.32%	
2025-2030 Annual Population Growth Rate		-0.21%		-0.08%		-0.02%	
<b>HOUSEHOLD INCOME</b>							
Under \$15,000		749 17.9%		4,286 16.8%		12,922 17.6%	
\$15,000-\$24,999		463 11.0%		2,920 11.4%		8,378 11.4%	
\$25,000-\$34,999		291 6.9%		2,381 9.3%		6,711 9.2%	
\$35,000-\$49,999		541 12.9%		3,792 14.8%		10,252 14.0%	
\$50,000-\$74,999		745 17.8%		4,556 17.8%		12,787 17.4%	
\$75,000-\$99,999		565 13.5%		3,148 12.3%		7,819 10.7%	
\$100,000-\$149,999		547 13.0%		3,040 11.9%		9,565 13.0%	
\$150,000-\$199,999		162 3.9%		805 3.2%		2,591 3.5%	
\$200,000 and Over		133 3.2%		664 2.6%		2,350 3.2%	
2025 Average Household Income		\$67,548		\$62,219		\$63,972	
2030 Average Household Income		\$74,906		\$68,698		\$70,780	
2025 Median Household Income		\$51,271		\$47,620		\$47,403	
2030 Median Household Income		\$58,508		\$52,574		\$52,903	
2025 Per Capita Income		\$27,755		\$25,483		\$25,898	
2030 Per Capita Income		\$30,722		\$28,049		\$28,564	

Contact Us

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