

# RETAIL/RESTAURANT OPPORTUNITY

LOUISVILLE, KY



## THE AREA

- Fastest Growing Section of the I-265 East End Corridor.
- New in past several years: Publix, Harley Davidson, Residence Inn, Galen Nursing School, Ivy Apartments, LaQuinta Inn & Suites, Terra Apts.

## PROPERTY FEATURES

- 1.1 Acre Tract | Shovel Ready | Zoned C-2
- \$1,250,000
- Approved for up to 6,600 SF Retail
- Pre-Approved Infrastructure/Utilities Plan
- 150,000 SF of existing retail, restaurants, and high-end grocery within steps.
- Existing Retail Include: Starbucks, KFC, AT&T, KFC, Taco Bell, Arby's, PNC Bank, UPS, Jimmy John's, Kroger, etc.

**Kendall Cogan**  
President and CEO  
305.776.4008  
kendall@vantage-dev.com





# FACTORY POINTE

TRACT 3 - RETAIL/RESTAURANT | 1.1 ACRES

13000-13010 FACTORY LANE | LOUISVILLE, KY



**Kendall Cogan**  
President and CEO  
305.776.4008  
kendall@vantage-dev.com





# FACTORY POINTE

## TRACT 3 - RETAIL/RESTAURANT | 1.1 ACRES



- 1.1 Acre Tract
- Shovel Ready
- \$1,250,000
- Zoned C-2
- Approved for up to 6,600 SF Retail
- Pre-Approved Infrastructure/Utilities Plan
- Ample Parking
- Great Access & Visibility from I-265 and Factory Lane
- Fastest Growing Area in Louisville's East End
- Positioned just five minutes from 5,000+ Ford Motor employees
- 150,000+ SF of Existing Retail, Restaurants, High-End Grocery - All just steps away.
- Existing Retail Include: Starbucks, KFC, AT&T, Taco Bell, Arby's, PNC Bank, UPS, Jimmy John's, Kroger and McDonald's.
- New in Past Several Years: Publix, Harley Davidson, Residence Inn, Galen Nursing School, Ivy Apartments, LaQuinta Inn & Suites, Terra Apartments.
- Retail will benefit from Factory Pointe Hotel and guest traffic.

**Kendall Cogan**  
President and CEO  
305.776.4008  
kendall@vantage-dev.com




# FACTORY POINTE

## TRACT 3 - RETAIL/RESTAURANT | 1.1 ACRES


13000-13010 FACTORY LANE | LOUISVILLE, KY

Tract-3 at Factory Pointe is a 1.1-acre commercial lot, zoned C-2, pre-approved and ready for retail/restaurant development. Centrally located on the fastest growing section of the I-265 corridor in the heart of Louisville's east end. Factory Pointe is surrounded by over 150,000 square feet of existing retail, restaurants & high-end grocery, all within a few hundred feet from Tract-3.

Factory Pointe is seeking a desirable retail or restaurant concept for Tract-3 to join our hotels in the Factory Pointe mixed-use development. Contact us to learn more about this opportunity.



The retail will benefit from dual hotels coming to the 5-acre Factory Pointe mixed-use development. Ready to break ground immediately, Factory Pointe's Tract-3 has been approved for up to 6,600 SF of Retail.



Factory Pointe is currently evaluating hotel concepts for Tracts 1 & 2 and will select the best combination of hospitality offerings. The hotels on Tracts 1 & 2 will provide tremendous additional business volume for the retail/restaurant on Tract-3.

Factory Pointe is conveniently positioned on I-265 exit ramp #30 and directly across Factory Lane from the 150,000sf Kroger-anchored shopping center. Some of the shopping center outparcels include Starbucks, AT&T, McDonald's, Jimmy John's, UPS, KFC, Arby's and more sit just steps away. Factory Lane, which runs parallel to I-265 between exits 29 & 30, has seen the city of Louisville's greatest expansion in recent years. Some new additions to Factory Lane along this 1-mile stretch include Publix, Harley Davidson, Residence Inn, Galen Nursing School, Ivy Apartments, LaQuinta Inn & Suites, Terra Apartments along with significant others.





# FACTORY POINTE

## TRACT 3 - RETAIL/RESTAURANT | 1.1 ACRES

13000-13010 FACTORY LANE | LOUISVILLE, KY

### LOCATION DATA



### DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	6,006	41,827	116,252
MEDIAN HOUSEHOLD INCOME	\$115,824	\$93,481	\$94,595
ESTIMATED # EMPLOYEES	11,954	28,550	69,347

### TRAFFIC

	AVG Daily Volume		AVG Daily Volume
LAGRANGE RD AT SPRINGS STATION RD	16,393	I-265 AT OLD LAGRANGE RD	50,252

**Kendall Cogan**  
President and CEO  
305.776.4008  
kendall@vantage-dev.com



# FACTORY POINTE

## TRACT 3 - RETAIL/RESTAURANT | 1.1 ACRES

13000-13010 FACTORY LANE | LOUISVILLE, KY

### POPULATION STATISTICS

POPULATION	1 mile	3 miles	5 miles
2025 PROJECTION	6,095	42,702	119,048
2020 ESTIMATE	6,006	41,827	116,252
2010 CENSUS	5,516	38,916	104,733
GROWTH 2020-2025	1.48%	2.09%	2.41%
GROWTH 2010-2020	8.88%	7.48%	11.00%

### 2020 POPULATION BY RACE

	1 mile	3 miles	5 miles
WHITE	4,934	32,942	96,346
BLACK	498	5,045	10,379
AM INDIAN & ALASKAN	11	87	228
ASIAN	443	2,704	6,818
HAWAIIAN & PACIFIC ISLAND	7	34	63
OTHER	113	1,015	2,418

### POPULATION BY HISPANIC ORIGIN

	1 mile	3 miles	5 miles
NON-HISPANIC	5,765	39,813	110,943
HISPANIC	241	2,014	5,309

**Kendall Cogan**  
 President and CEO  
 305.776.4008  
[kendall@vantage-dev.com](mailto:kendall@vantage-dev.com)



# FACTORY POINTE

## TRACT 3 - RETAIL/RESTAURANT | 1.1 ACRES

13000-13010 FACTORY LANE | LOUISVILLE, KY

### HOUSEHOLD STATISTICS

HOUSEHOLDS	1 mile	3 miles	5 miles
2025 PROJECTION	2,288	16,367	47,038
2020 ESTIMATE	2,246	16,017	45,934
2010 CENSUS	2,022	14,830	41,354
GROWTH 2020-2025	1.87%	2.19%	2.40%
GROWTH 2010-2020	11.08%	8.00%	11.08%

### 2020 HOUSEHOLDS BY HH INCOME

	1 mile	3 miles	5 miles
<\$25,000	154	1,521	3,941
\$25,000 - \$50,000	211	2,217	6,711
\$50,000 - \$75,000	247	2,717	7,923
\$75,000 - \$100,000	323	2,100	5,602
\$100,000 - \$125,000	297	1,839	5,299
\$125,000 - \$150,000	214	1,405	4,186
\$150,000 - \$200,000	313	1,473	5,185
\$200,000+	487	2,743	7,085

2020 AVG HOUSEHOLD INCOME	\$143,520	\$122,667	\$121,193
2020 MED HOUSEHOLD INCOME	\$115,824	\$93,481	\$94,595

**Kendall Cogan**  
 President and CEO  
 305.776.4008  
[kendall@vantage-dev.com](mailto:kendall@vantage-dev.com)



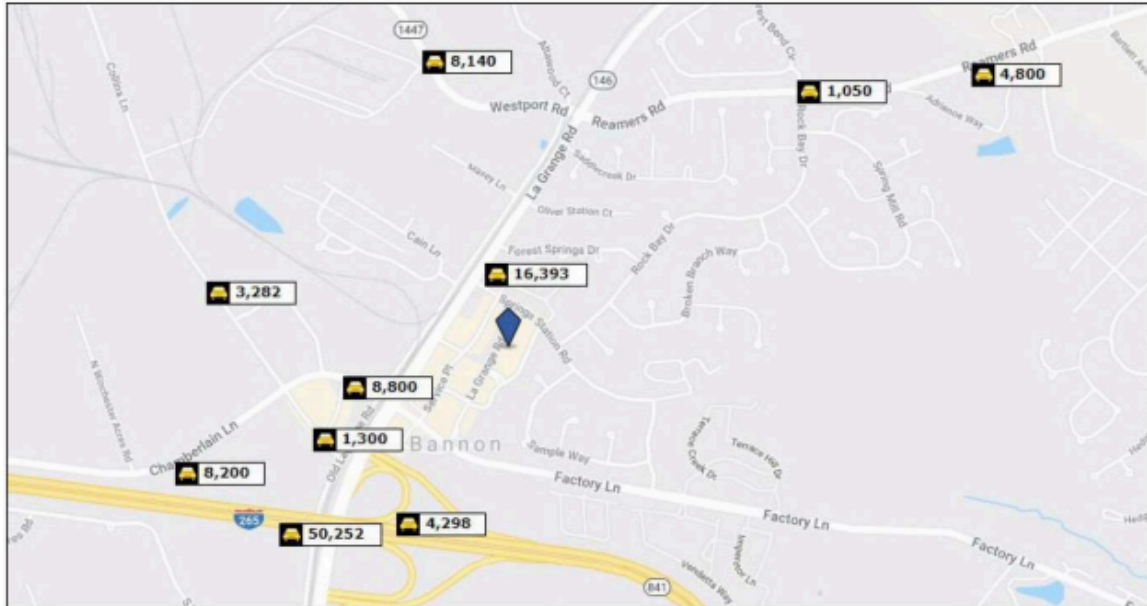
# FACTORY POINTE

## TRACT 3 - RETAIL/RESTAURANT | 1.1 ACRES

13000-13010 FACTORY LANE | LOUISVILLE, KY

### AVERAGE DAILY TRAFFIC

#### AVERAGE DAILY TRAFFIC VOLUME



	Street	Cross Street	Cross Street Dist	Count Year	AVG Daily Volume	Volume Type	Miles from Subject Prop
1	LAGRANGE	SPRINGS STATION RD	.04 SW	2018	16,393	MPSI	.16
2	BAY DR	REAMERS RD	.02 S	2018	1,050	MPSI	.70
3	CHAMBERLAIN LN	CHAMBERLAIN CROSSING DR	.03 W	2012	8,800	AADT	.31
4	I-265	LAGRANGE RD	.11 W	2012	4,298	AADT	.36
5	COLLINS LN	FACTORY LN	.02 SE	2012	1,300	AADT	.38
6	I-265	OLD LAGRANGE RD	.06 E	2018	50,252	MPSI	.52
7	COLLINS LN	CHAMBERLAIN CROSSING	.08 SE	2018	3,282	MPSI	.56
8	WESTPORT RD	ROLLINGTON RD	.11 NW	2018	8,140	MPSI	.56

**Kendall Cogan**  
 President and CEO  
 305.776.4008  
[kendall@vantage-dev.com](mailto:kendall@vantage-dev.com)





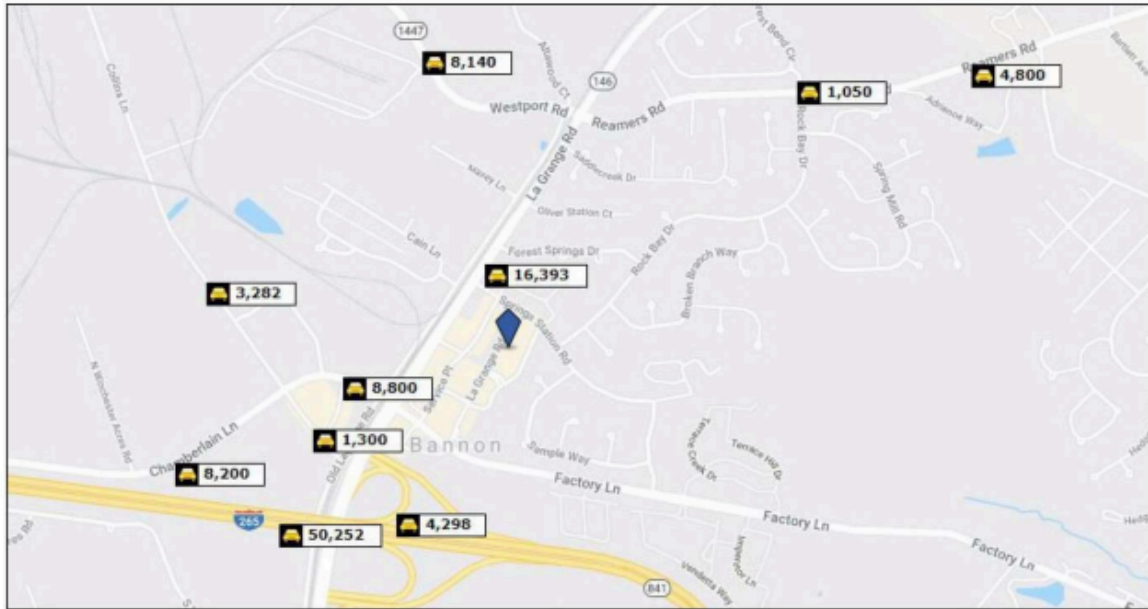
# FACTORY POINTE

## TRACT 3 - RETAIL/RESTAURANT | 1.1 ACRES

13000-13010 FACTORY LANE | LOUISVILLE, KY

### AVERAGE DAILY TRAFFIC

#### AVERAGE DAILY TRAFFIC VOLUME



	Street	Cross Street	Cross Street Dist	Count Year	AVG Daily Volume	Volume Type	Miles from Subject Prop
1	LAGRANGE	SPRINGS STATION RD	.04 SW	2018	16,393	MPSI	.16
2	BAY DR	REAMERS RD	.02 S	2018	1,050	MPSI	.70
3	CHAMBERLAIN LN	CHAMBERLAIN CROSSING DR	.03 W	2012	8,800	AADT	.31
4	I-265	LAGRANGE RD	.11 W	2012	4,298	AADT	.36
5	COLLINS LN	FACTORY LN	.02 SE	2012	1,300	AADT	.38
6	I-265	OLD LAGRANGE RD	.06 E	2018	50,252	MPSI	.52
7	COLLINS LN	CHAMBERLAIN CROSSING	.08 SE	2018	3,282	MPSI	.56
8	WESTPORT RD	ROLLINGTON RD	.11 NW	2018	8,140	MPSI	.56

**Kendall Cogan**  
 President and CEO  
 305.776.4008  
 kendall@vantage-dev.com





# FACTORY POINTE

## MIXED USE DEVELOPMENT

13000-13010 FACTORY LANE | LOUISVILLE, KY



**Kendall Cogan**  
President and CEO  
305.776.4008  
[kendall@vantage-dev.com](mailto:kendall@vantage-dev.com)

