

Development Opportunity

Simpsonville, Kentucky

Highway 1848 & Highway 60
Simpsonville, KY



Property Features

- + Up to 20± acres available
- + Located just north of the Simpsonville (Hwy 1848) exit from Interstate 64
- + Simpsonville (Shelby County) is part of the Louisville MSA, and is strategically situated just 10 miles east of Louisville and 50 miles west of Lexington
- + Near the Outlet Shoppes of the Bluegrass, the only major outlet center in the state, which includes: H&M, Old Navy, Banana Republic, Ann Taylor, Chico's, Gap, J. Crew, Talbots, Tommy Hilfiger, Nike, North Face, Loft, Ralph Lauren



Land Available

Highway 1848 & Highway 60 | Simpsonville, KY

For Sale or Lease

2023 Estimated Demographics

US-60 & BUCK CREEK Rd									
		5 MILES		10 MILES		15 MILES		20 MILES	
DAYTIME POPULATION									
2023 Daytime Population		17,521		100,187		345,864		626,902	
Daytime Workers		10,672	60.9%	48,246	48.2%	181,393	52.4%	317,801	50.7%
Daytime Residents		6,849	39.1%	51,941	51.8%	164,471	47.6%	309,101	49.3%
HOUSEHOLDS									
2023 Households - Current Year Estimate		4,934		39,151		135,575		261,149	
2028 Households - Five Year Projection		5,214		40,728		139,202		266,026	
2010 Households - Census		3,427		29,212		114,403		231,601	
2020 Households - Census		4,633		36,917		130,774		255,332	
		94.1%		95.3%		94.7%		94.4%	
POPULATION									
2023 Population - Current Year Estimate		13,350		105,463		344,581		647,250	
2028 Population - Five Year Projection		13,998		109,083		352,105		656,296	
2020 Population - Census		12,614		99,758		333,295		634,262	
2010 Population - Census		9,576		80,842		295,738		575,663	
2020-2023 Annual Population Growth Rate		1.76%		1.73%		1.03%		0.63%	
2023-2028 Annual Population Growth Rate		0.95%		0.68%		0.43%		0.28%	
HOUSEHOLD INCOME									
2023 Households		4,934		39,151		135,575		261,149	
Under \$15,000		155	3.1%	1,941	5.0%	6,377	4.7%	14,456	5.5%
\$15,000-\$24,999		234	4.7%	2,312	5.9%	6,784	5.0%	14,322	5.5%
\$25,000-\$34,999		264	5.4%	1,950	5.0%	8,525	6.3%	19,232	7.4%
\$35,000-\$49,999		458	9.3%	3,357	8.6%	14,144	10.4%	30,416	11.7%
\$50,000-\$74,999		484	9.8%	5,146	13.1%	21,812	16.1%	43,117	16.5%
\$75,000-\$99,999		643	13.0%	4,891	12.5%	18,593	13.7%	36,038	13.8%
\$100,000-\$149,999		1,018	20.6%	7,535	19.3%	26,875	19.8%	47,262	18.1%
\$150,000-\$199,999		725	14.7%	5,417	13.8%	14,798	10.9%	24,953	9.6%
\$200,000 and Over		952	19.3%	6,603	16.9%	17,667	13.0%	31,353	12.0%
2023 Average Household Income		\$154,257		\$138,732		\$122,943		\$116,907	
2028 Average Household Income		\$170,195		\$155,605		\$139,193		\$132,545	
2023 Median Household Income		\$107,867		\$99,862		\$86,894		\$79,992	
2028 Median Household Income		\$117,166		\$110,209		\$100,052		\$90,619	
2023 Per Capita Income		\$56,862		\$51,863		\$48,492		\$47,206	
2028 Per Capita Income		\$63,190		\$58,498		\$55,152		\$53,762	

Contact Us

Clay Hunt

First Vice President
+1 502 412 7607
clay.hunt@cbre.com

Bryan Schwartz

Associate
+1 502 412 7635
bryan.schwartz@cbre.com

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