

Shops of Forest Springs

Louisville, Kentucky



View Available Space



Use your phone's camera to scan the QR code. Or download a QR code scanner app.



For more information call (502) 491-4645
or visit rjthieneman.com/commercial



Shops of Forest Springs

Shops of Forest Springs offers quality restaurant, office and retail space for the LaGrange Road/ Pewee Valley area in Louisville, KY. The center's close proximity to 1-265 and LaGrange Road makes it the dominant grocery-anchored neighborhood retail destination in the area.

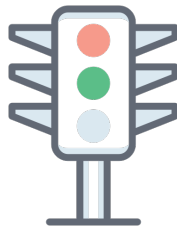
OVERVIEW

| | | |
|-----------------------|---|--|
| LOCATION | Corner of LaGrange Road (HWY 146) and Factory Lane | OTHER TENANTS AT&T, Starbucks, Jimmy John's, Brix Wine Bar, Bubbakoo's Burritos, Liquor World, El Nopal, Highland Cleaners, Harvey Eye, Forest Springs Family Dental, The UPS Store, Spa Nails, Great Clips, Ciao Bella Salon, Double Dragon II, Baskin Robbins, Benchmark Physical Therapy, Allstate, Boot Depot, See Spot Grooming, About Time Bar & Grill, Louisville Realty Group, Huntington Learning Center, RJ Thieneman, M&W Management, Forest Springs Nutrition, New Dawn Myotherapy Center, Fit Body Boot Camp, Oshii Ramen, Beauty Bar and Wellness, Core Health Center, AAA |
| AVAILABLE | 0 Sq. Ft. | |
| ANCHOR TENANTS | Kroger & Feeders Supply | |
| OUTLOTS | Taco Bell/Long John Silver's, Arby's, KFC, McDonald's, Thorntons, Park Community Credit Union, 24/7 Car Wash, Valvoline & Kroger Fuel | |



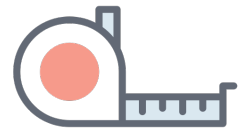
LOCATION

Corner of LaGrange Road (HWY 146) and Factory Lane
Louisville, KY 40245



TRAFFIC COUNTS

Springs Station Road : 16,393
Old LaGrange Road : 50,252



TOTAL SQ. FOOTAGE

143,984 Sq. Ft.



ACCESS

9 Entrance Points



PARKING

1,020 Spaces



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NEARBY COMPETITORS

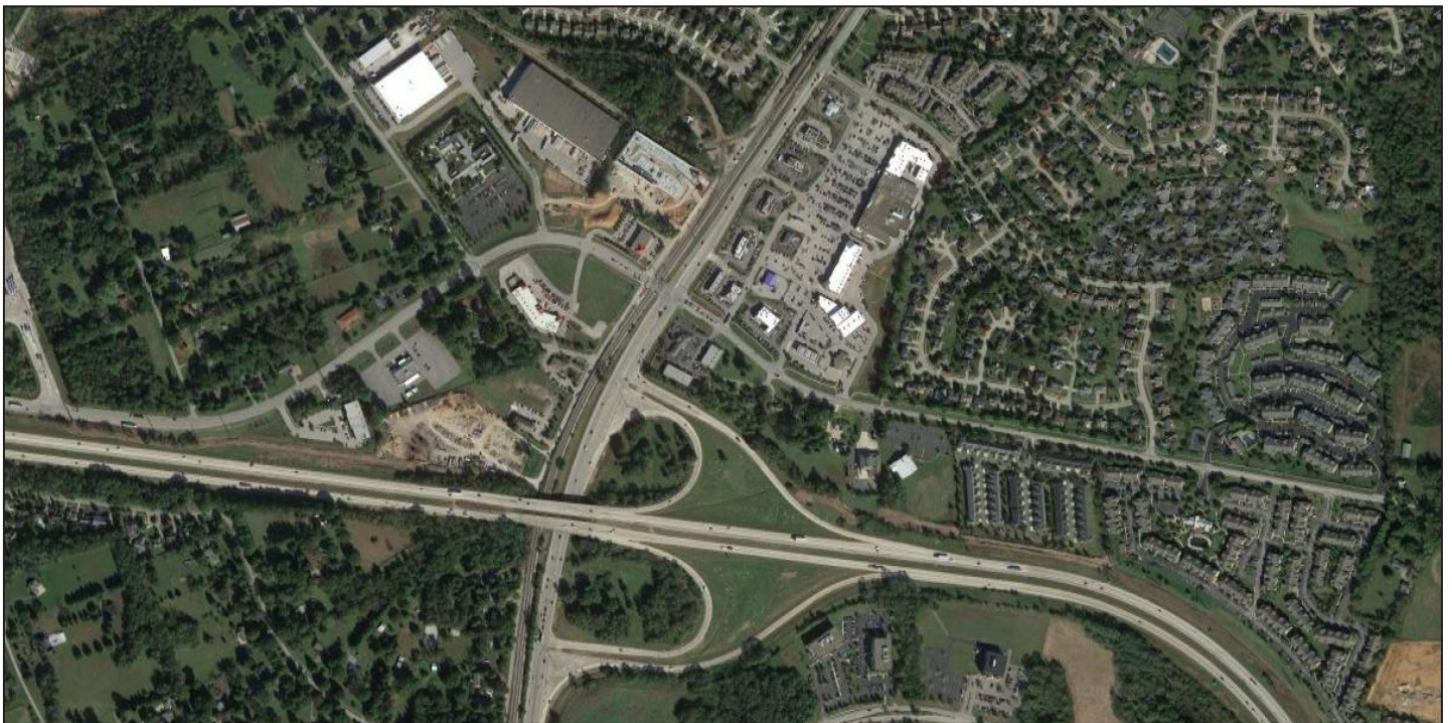
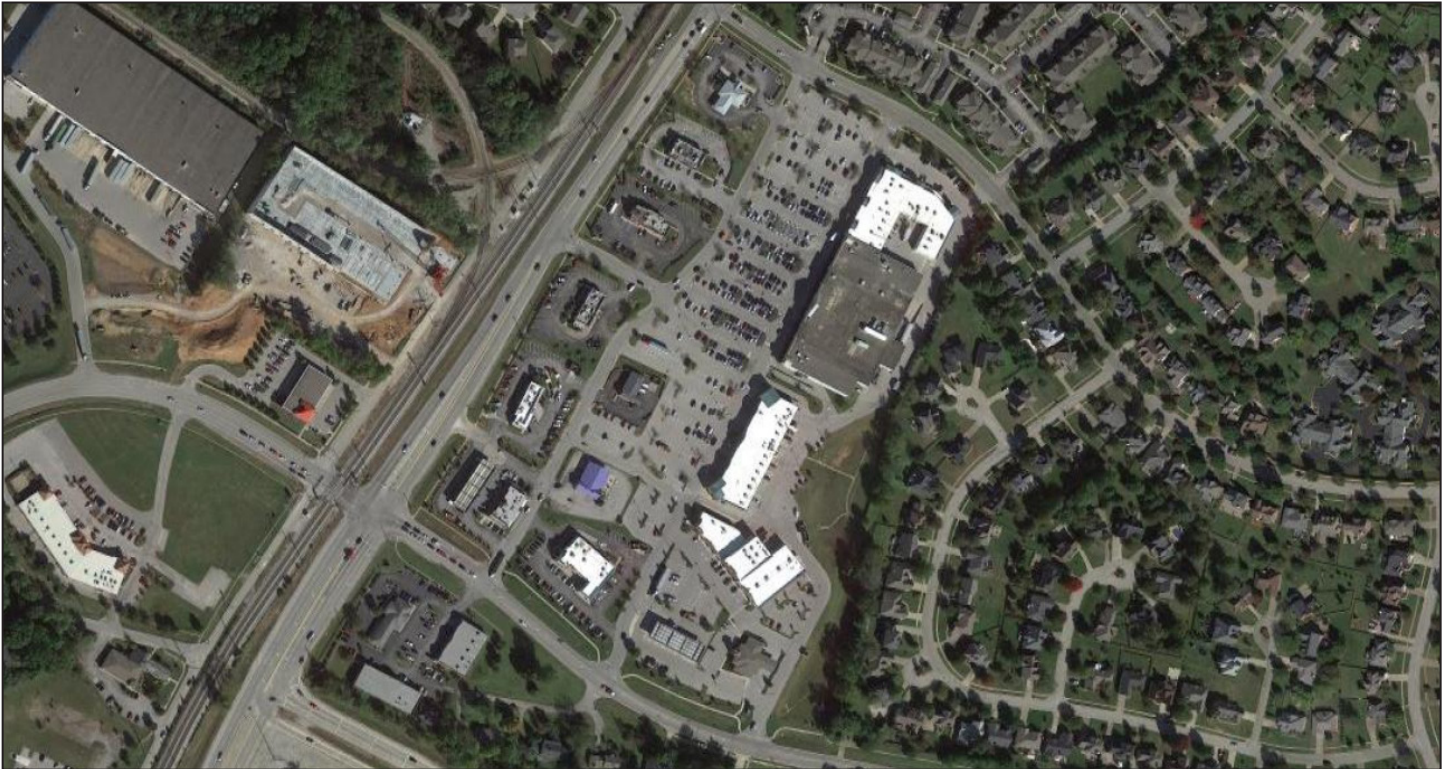


TRAFFIC

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



AERIAL VIEWS



SHOPS OF FOREST SPRINGS

12450 LaGrange Road
Louisville, KY 40245



NE TO PEWEE VALLEY

LAGRANGE ROAD

SW TO ANCHORAGE

| SPACE | TENANT | SPACE | TENANT | SPACE | TENANT | SPACE | TENANT | SPACE | TENANT | SPACE | TENANT | SQ.FT | SQ.FT | SQ.FT | TENANT | SQ.FT | SQ.FT |
|-------|--------------------------------|-------|--|--------|----------------------------|------------|---------------------------------|------------|-----------------------------|------------|-------------------------|--------|-------|-------|--------|-------|-------|
| 12412 | OUTPARCELS | 12450 | PHASE I | S. 100 | Liquor World | S. 101 | O'BANNON STATION - 12406 SUITES | S. 103-104 | AAA | S. 101 | About Time Bar & Grill | 2,505 | | | | | |
| 12410 | Thornton's Gas | 12464 | Kroger | S. 110 | Brix Wine Bar | S. 103-104 | | S. 105 | Edward Jones | S. 103-104 | AAA | 2,385 | | | | | |
| 12414 | 24/7 Car Wash | 12466 | Core Health Center | S. 115 | Benchmark Physical Therapy | S. 105 | | S. 106-107 | Ciao Bella Salon | S. 105 | Edward Jones | 950 | | | | | |
| 12416 | Valvoline | 12468 | Forest Springs Family Dental | S. 120 | El Nopal | S. 106-107 | | S. 110 | Feeders Supply | S. 106-107 | Ciao Bella Salon | 3,037 | | | | | |
| 12420 | McDonald's | 12470 | The UPS Store | S. 140 | Fit Body Boot Camp | S. 110 | | S. 201 | Beauty Bar and Wellness | S. 201 | Feeders Supply | 10,000 | | | | | |
| 12424 | KFC | 12472 | Spa Nails | S. 145 | See Spot Grooming | S. 201 | | S. 202 | Harvey Eye | S. 202 | Beauty Bar and Wellness | 1,070 | | | | | |
| 12434 | Arby's | 12474 | Oshii Ramen | S. 150 | Great Clips | S. 201 | | 12911 | Starbucks | 12911 | Harvey Eye | 3,168 | | | | | |
| 12434 | Taco Bell / Long John Silver's | 12476 | Huntington Learning Center | S. 155 | Baskin Robbins | S. 201 | | 12915 | Jimmy John's | 12915 | Starbucks | 1,868 | | | | | |
| 12440 | Kroger Wine & Spirits | 12478 | Boot Depot | S. 160 | Highland Cleaners | S. 202 | | 12923 | Bubbakoo's Burritos | 12923 | Jimmy John's | 1,950 | | | | | |
| | | 12480 | Forest Springs Nutrition | | | | | 12923 | AT&T | 12923 | Bubbakoo's Burritos | 1,950 | | | | | |
| | | 12484 | Double Dragon II | | | | | 13003 | Kroger Fuel | 13003 | AT&T | 2,344 | | | | | |
| | | 12488 | Allstate | | | | | 13011 | Park Community Credit Union | 13011 | Kroger Fuel | n/a | | | | | |
| | | 12490 | RJ Thieneman / Louisville Realty Group | | | | | | | | | | | | | | |
| | | 12492 | M&W Management | | | | | | | | | | | | | | |
| | | | New Dawn Myotherapy Center | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |

AVAILABLE LEASED N.A.P. (NOT A PART)

SUBLEASE



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 |



HOUSEHOLDS

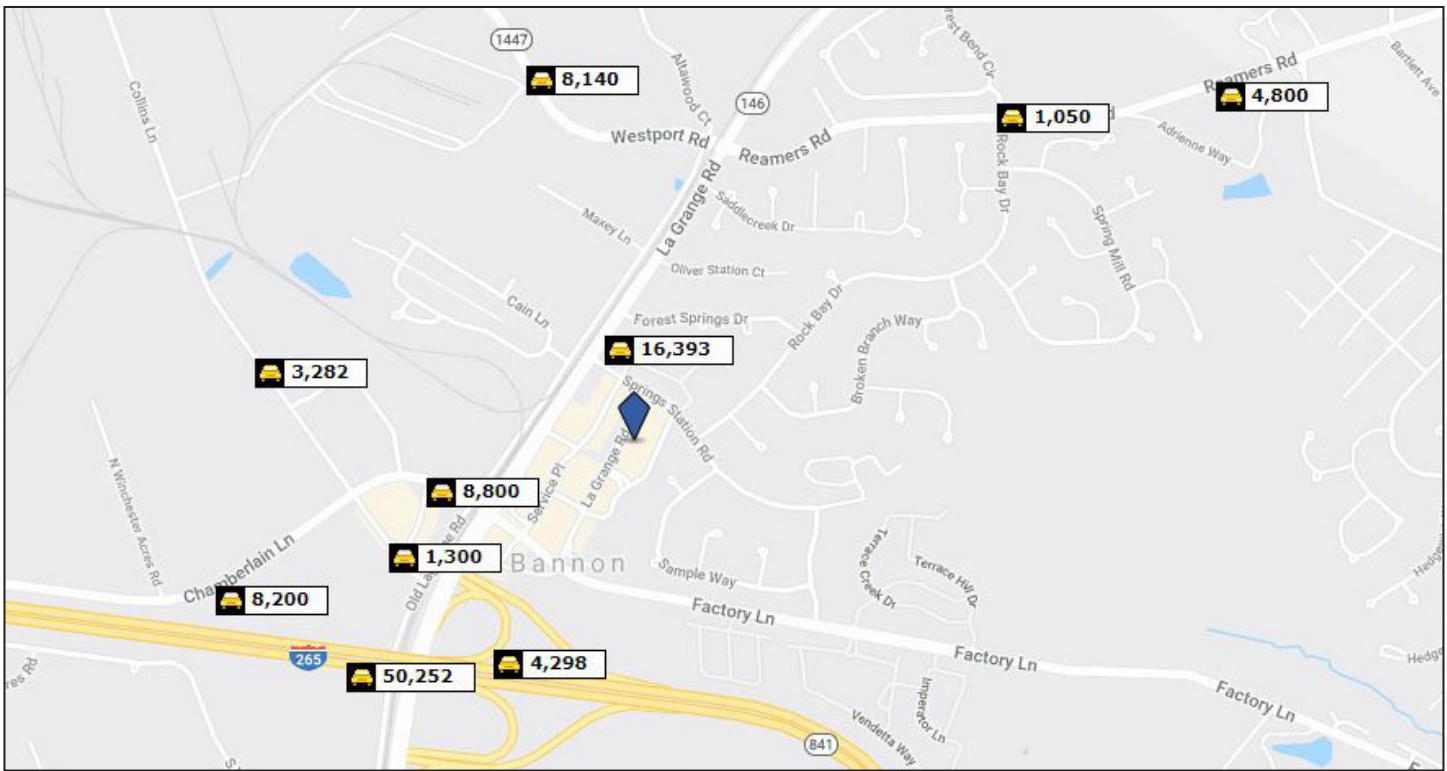
| | 1 mile | 3 miles | 5 miles |
|-------------------------|--------|---------|---------|
| 2025 PROJECTION | 2,288 | 16,367 | 47,038 |
| 2020 ESTIMATE | 2,246 | 16,017 | 45,934 |
| 2010 CENSUS | 2,022 | 14,830 | 41,354 |
| GROWTH 2020-2025 | 1.87% | 2.19% | 2.40% |
| GROWTH 2010-2020 | 11.08% | 8.00%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



AVERAGE DAILY TRAFFIC VOLUME



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

8





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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