

Retail For Lease

ANCHORAGE PLAZA ADDITION #2: 12909 FACTORY LANE, LOUISVILLE, KY 40245

Executive Summary



OFFERING SUMMARY

Gross Building Area:	5,333 SF
First Floor:	2,403 SF
Second Floor	2,930 SF
Lease Rate:	\$18.50 - 23.50 SF/yr (NNN)
Lot Size:	2.304 Acres
Year Built:	2000, 2001 & 2020
Building Size:	28,154 SF
Number Of Buildings:	4
Zoning:	C-1
Traffic Count:	27,200

PROPERTY HIGHLIGHTS

- Excellent visibility and accessibility along Factory Lane, LaGrange Road & Gene Snyder (I-265)
- Positioned in Northeast Jefferson County within a high-growth corridor
- Close proximity to offices, hospitals, hotels, child care, grocery stores, & more
- Convenient access to public transit
- Located adjacent to Gene Snyder (I-265) On/Off Ramps (Exit 30: KY-146 (LaGrange Road) Anchorage/Pewee Valley)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	2,196	18,985	53,909
Total Population:	5,188	48,617	133,700
Average HH Income:	\$133,252	\$149,357	\$146,817

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FOR MORE INFORMATION:

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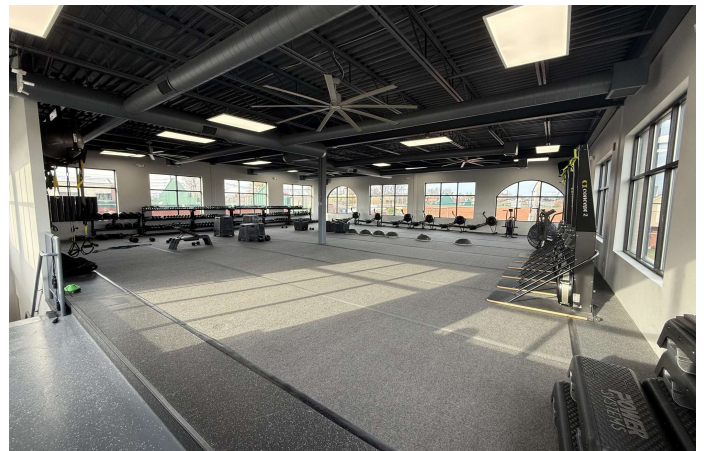
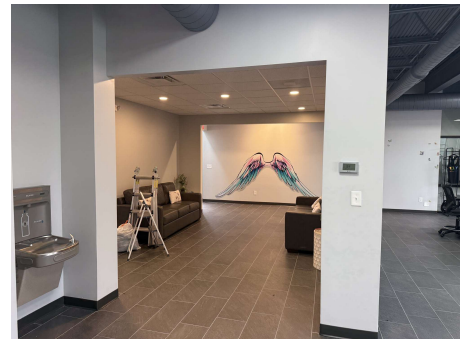
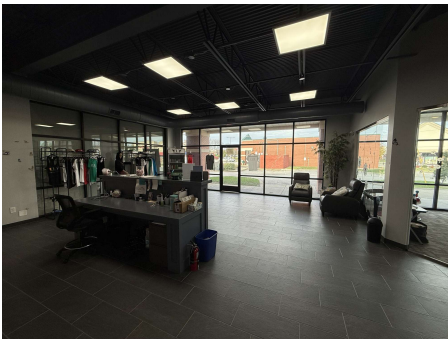
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Additional Photos



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Property Description

PROPERTY DESCRIPTION

Anchorage Plaza Addition #2 is a newly constructed, two-story, free-standing retail and office development strategically located at the intersection of Factory Lane and LaGrange Road in Louisville, Kentucky. This highly anticipated center offers excellent visibility, modern design, and an ideal location for businesses seeking to establish a presence in one of Louisville's most dynamic and rapidly growing corridors.

Property Highlights:

- **Outstanding Location:** Situated just off the Gene Snyder Freeway (I-265), Anchorage Plaza benefits from easy access to major transportation routes and high visibility along Factory Lane and LaGrange Road. The property is directly across from a Kroger-anchored shopping center, within one mile of the Ford Heavy Truck Plant and Eastpoint Business Park, and just 1.8 miles from Kentucky's first Publix supermarket.

- **Strong Tenant Mix:** Anchorage Plaza is home to a diverse group of tenants, including Subway, Beam Family Dentistry, Belle Nails, White Buddha, Ms. Bargain, Old School NY Pizza, The Beez Kneez, Cloud 9 Smoke Shop, Golden Finger Asian Massage, Stock Yards Bank & Trust, and Load It. This creates a complementary and thriving retail environment, ideal for businesses seeking high visibility and foot traffic.

- **High Traffic Exposure:** With over 27,200 vehicles per day (2021: Louisville Metro Public Works) passing by on LaGrange Road, this location offers exceptional exposure. The signalized intersection of Factory Lane and LaGrange Road ensures convenient access for customers and clients.

- **Affluent and Growing Trade Area:** The five-mile radius surrounding Anchorage Plaza has a population of 133,700 with an average household income of \$146,817. The one-mile radius boasts an average income of \$133,252. The area has seen significant residential and commercial growth, making it one of Louisville's most sought-after locations.

- **Proximity to Key Employers:** Anchorage Plaza is located within a thriving commercial hub, with access to more than 37,338 employees within a three-mile radius. Nearby employers include the Ford Heavy Truck Plant, Eastpoint Business Park, and several other major regional employers.

- **Ample Signage & Visibility:** The property offers prominent signage opportunities along both Factory Lane and LaGrange Road, ensuring maximum visibility for tenants.

- **Free-Standing Building:** Addition #2 is a free-standing building previously occupied by F.L.Y. Fitness Studio. The first floor features a welcoming reception area, waiting room, open concept childcare area, multi-stalled locker room with two showers and restroom stalls, a private restroom with shower, office, laundry/storage room, and a private lounge area. The second floor offers an open floor plan that was previously used as a gym, making it ideal for fitness or other space-intensive businesses.

- **Natural Lighting:** The building is highlighted by abundant natural light, with prominent windows surrounding the entire structure, creating a bright and inviting atmosphere for tenants and visitors alike.

- **Demonstrated Growth:** Over the past five years, the surrounding trade area has experienced substantial growth, with a robust and expanding residential base. This area is quickly becoming one of Louisville's busiest commercial corridors, offering a prime opportunity for businesses to position themselves ahead of the curve.

Anchorage Plaza offers an exceptional leasing opportunity in a high-growth area, with unmatched visibility, strategic location, and access to a well-educated, affluent consumer base. Whether you are looking for retail or office space, this development provides the perfect location for businesses seeking to thrive in one of Louisville's most desirable and up-and-coming areas.

For Leasing Information or to Schedule a Tour, Contact Nexus Commercial Advisors.

To View the Property's Website:
<https://buildout.com/website/AnchoragePlazaAddition2>

To View a 2D/3D Interactive Floor Plan:
<https://floorplanner.com/projects/62035944/viewer>

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Available Spaces

LEASE TYPE | NNN TOTAL SPACE | 2,403 - 5,333 SF LEASE TERM | Negotiable LEASE RATE | \$18.50 - \$23.50 SF/yr



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
12909 Factory Lane, Suites 101-202	2,403 - 5,333 SF	NNN	\$20.75 SF/yr
12909 Factory Lane, Suites 101-102	2,403 - 5,333 SF	NNN	\$23.50 SF/yr
12909 Factory Lane, Suites 201-202	2,930 - 5,333 SF	NNN	\$18.50 SF/yr

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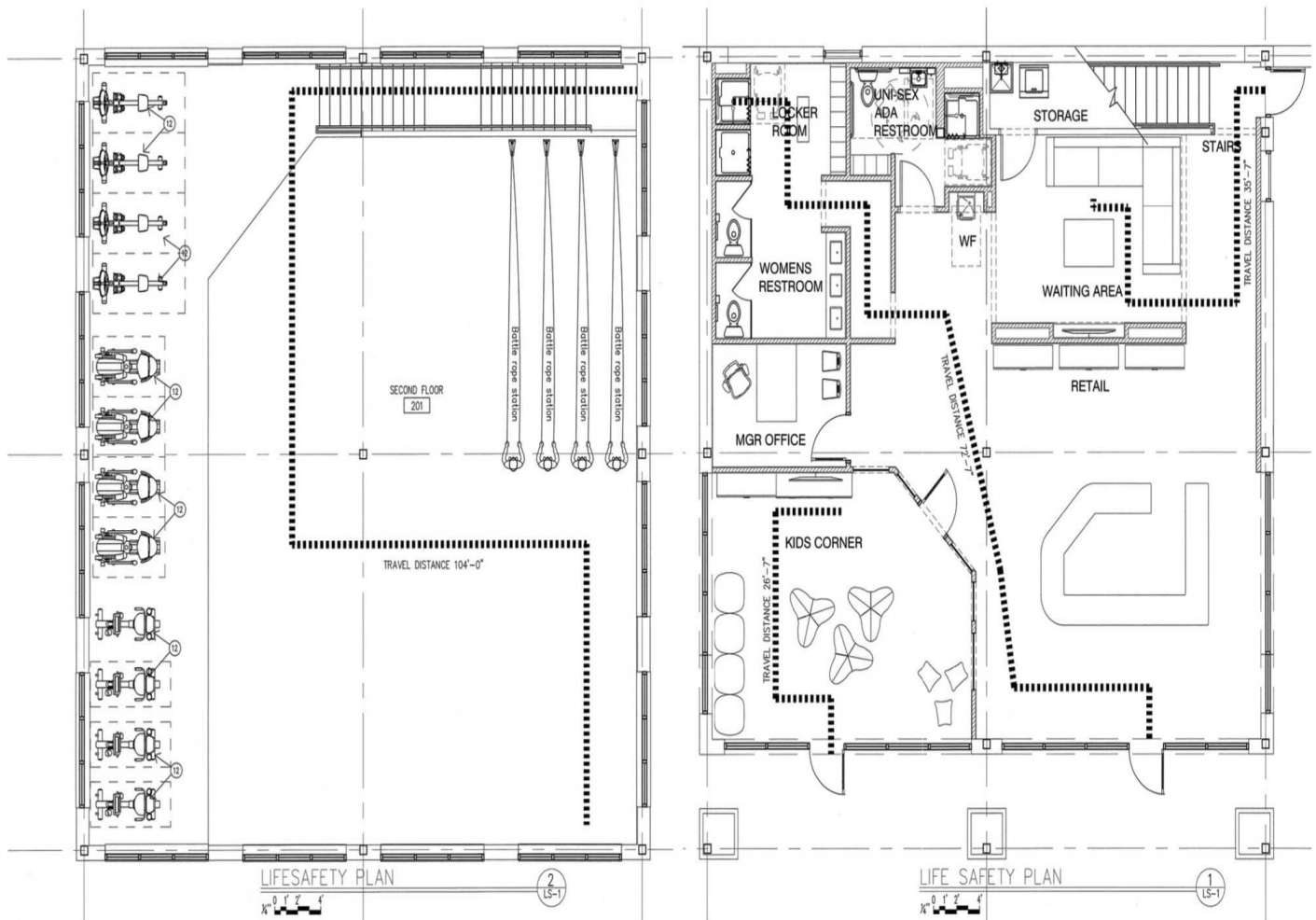
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Floor Plan: Addition #2



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Retailer Map



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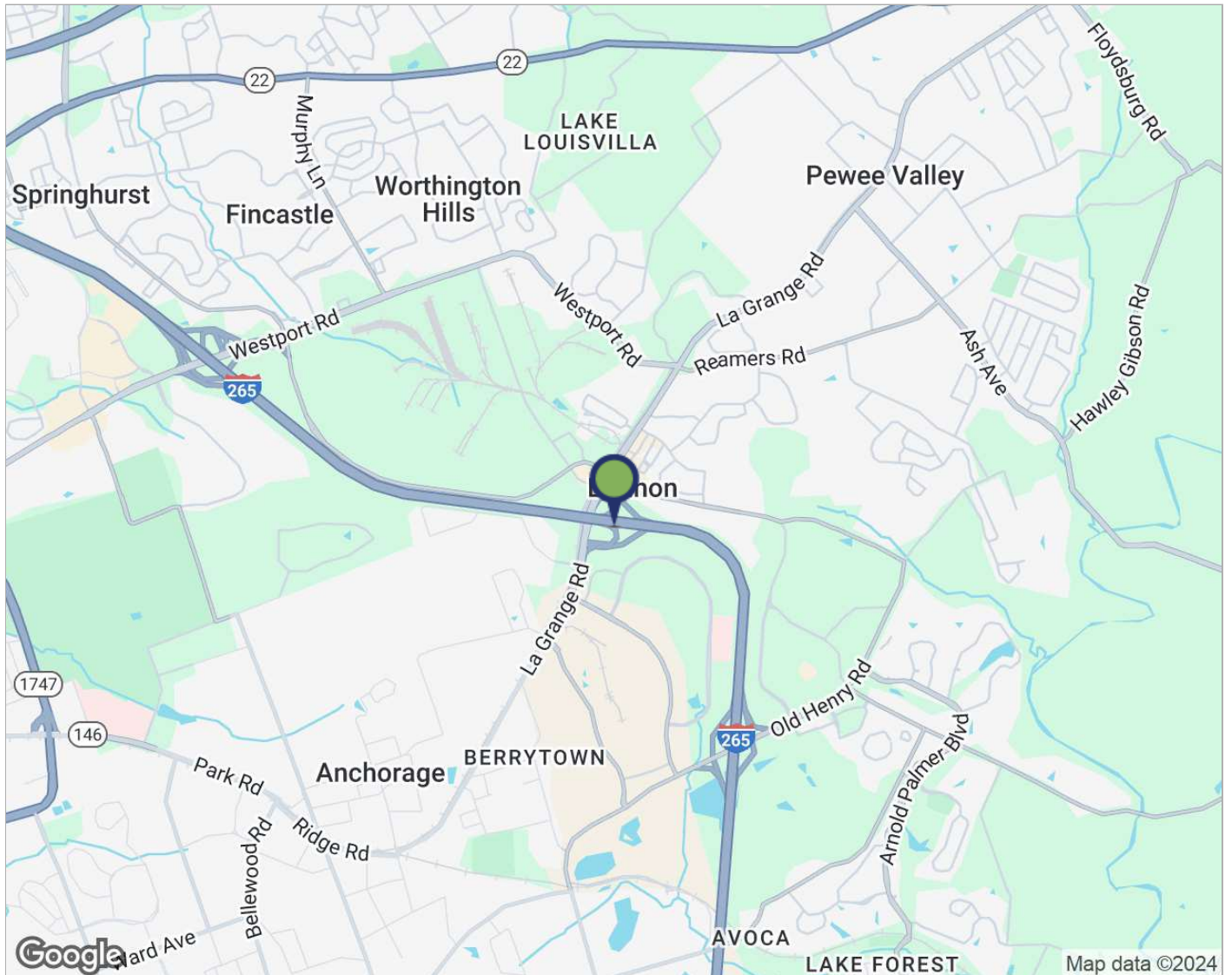
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Location Map



LOCATION DESCRIPTION

- Excellent Frontage & Visibility
- Immediate Access & Direct Visibility to I-265
- Immediately North of the Gene Snyder Freeway (I-265)
- Heavily Trafficked, Lighted Intersection
- Ample Signage Opportunities
- Directly Across from Kroger Anchored Center

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2024 Demographic Summary Report

Anchorage Plaza
 12903 Factory Ln, Louisville, Kentucky, 40245
 Rings: 1, 3, 5 mile radii

Prepared by Charlotte Hollkamp
 Latitude: 38.28833
 Longitude: -85.51225

	1 mile	3 miles	5 miles	
POPULATION	2024 Total Estimated Population	5,188	48,617	133,700
	2029 Total Projected Population	5,207	49,054	136,319
	2010 Total Census Population	4,431	41,978	110,342
	2000 Total Census Population	1,818	31,131	85,147
	2010-2020 Population: Historical Annual Growth Rate	1.01%	1.00%	1.36%
	2020-2024 Population: Estimated Annual Growth Rate	1.35%	1.13%	1.35%
	2024-2029 Population: Projected Annual Growth Rate	0.07%	0.18%	0.39%
	2024 Estimated Median Age	38.8	40.8	41.6
	2024 Total Daytime Population	12,770	57,184	151,416
	Workers	10,541	33,239	85,586
Residents	2,229	23,945	65,830	
HOUSEHOLDS	2024 Estimated Households	2,196	18,985	53,909
	2029 Projected Households	2,194	19,120	54,789
	2010 Census Households	1,698	15,998	43,857
	2000 Census Households	584	11,475	33,021
	2010-2020 Households: Historical Annual Growth Rate	1.88%	1.21%	1.60%
	2020-2024 Households: Estimated Annual Growth Rate	1.77%	1.23%	1.28%
	2024-2029 Households: Projected Annual Growth Rate	-0.02%	0.14%	0.32%
2024 Estimated Average Household Size	2.35	2.55	2.46	
RACE & ETHNICITY	2024 Estimated White Alone	3,753	34,481	99,581
	2024 Estimated Black Alone	584	5,978	12,561
	2024 Estimated American Indian Alone	9	90	313
	2024 Estimated Asian Alone	326	3,154	9,026
	2024 Estimated Pacific Islander Alone	2	23	53
	2024 Estimated Some Other Race Alone	117	1,092	2,740
	2024 Estimated Two or More Races	398	3,798	9,427
	2024 Estimated Hispanic Origin	329	2,878	7,235
INCOME	2024 Estimated Average Household Income	\$133,252	\$149,357	\$146,817
	2024 Estimated Median Household Income	\$93,049	\$106,271	\$106,672
	2024 Estimated Per Capita Income	\$58,630	\$58,086	\$59,170
	2024 Estimated Average Home Value	\$388,568	\$419,735	\$407,269
	2024 Estimated Median Home Value	\$359,550	\$361,519	\$361,341
EDUCATION (AGE 25+)	2024 Estimated: Less than 9th Grade	28	295	982
	2024 Estimated: 9th - 12th Grade, No Diploma	49	507	1,423
	2024 Estimated: High School Graduate	240	4,078	11,048
	2024 Estimated: GED/Alternative Credential	48	692	1,904
	2024 Estimated: Some College, No Degree	870	5,825	15,279
	2024 Estimated: Associate Degree	344	2,670	7,477
	2024 Estimated: Bachelor's Degree	1,425	11,208	31,839
	2024 Estimated: Graduate/Professional Degree	670	8,177	24,206
BUSINESS	2024 Estimated Total Businesses	521	2,348	6,833
	2024 Estimated Total Employees	11,989	37,338	92,302
	2024 Estimated Total Residential Population	5,188	48,617	133,700
	2024 Estimated Employee Population per Business	23	16	14
	2024 Estimated Residential Population per Business	10	21	20