

BULLITT COUNTY RETAIL DEVELOPMENT SITE



5197 S. Preston Hwy
Lebanon Junction, KY 40150

- Commercial frontage property in strong industrial growth corridor
- Adjacent to +/- 2,500,000 of new industrial space
- Contains a single-family house and new sewer line
- Zoned B-1

1.34 Acres \$450,000



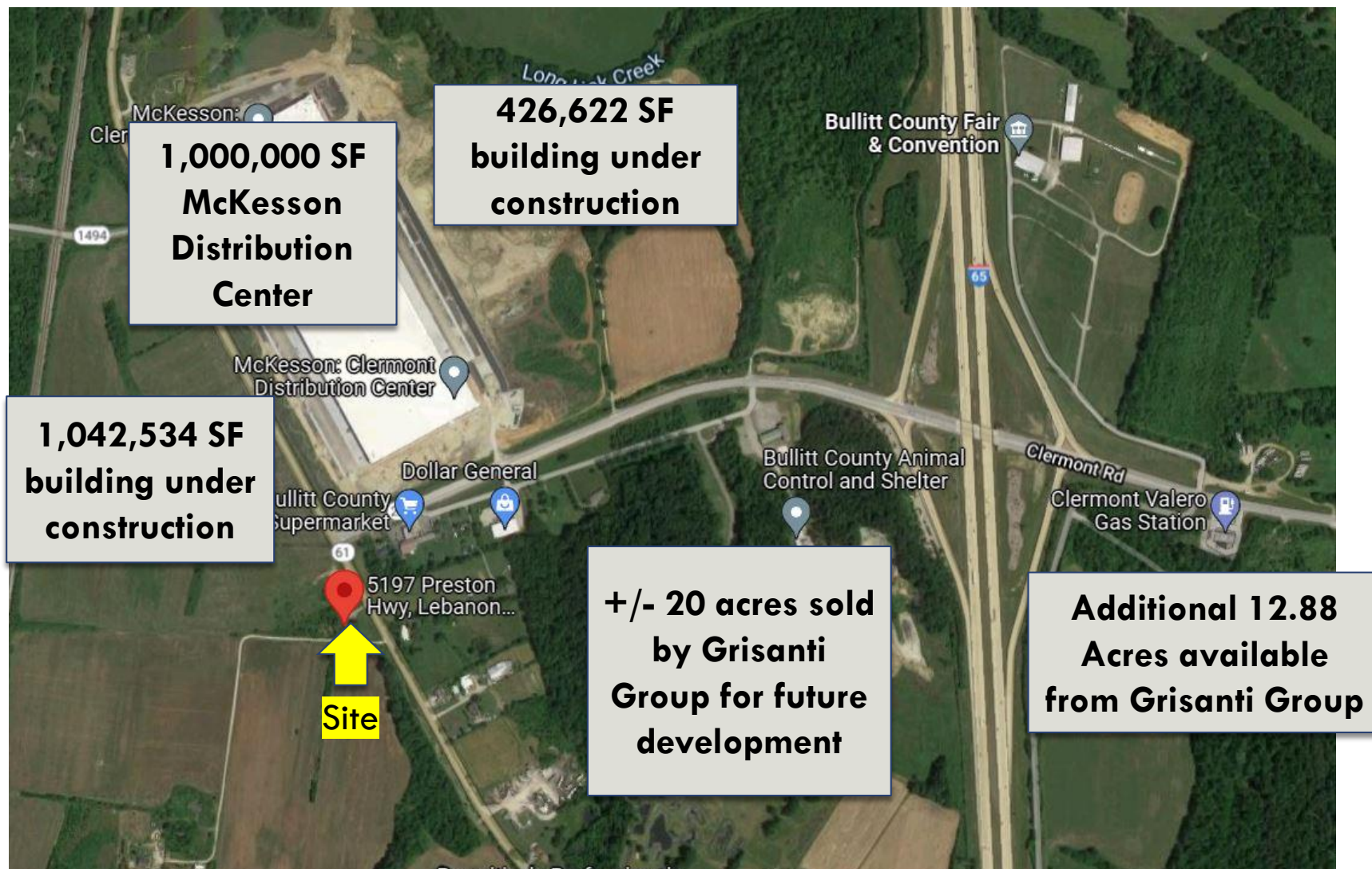
www.GrisantiGroup.com

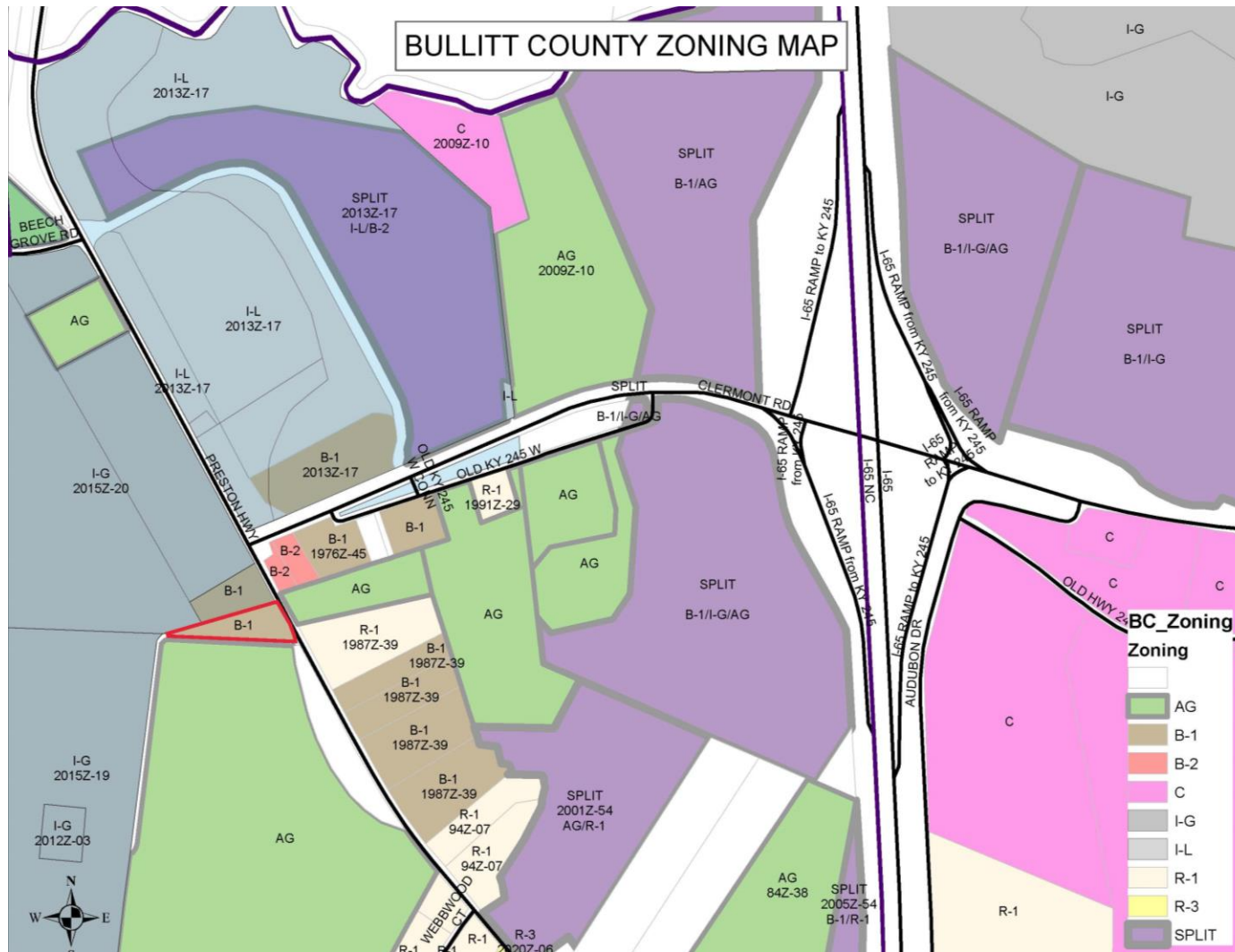
201 Moser Rd. Suite C
Louisville, KY 40223
Office 502-253-1811
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Nearby Business

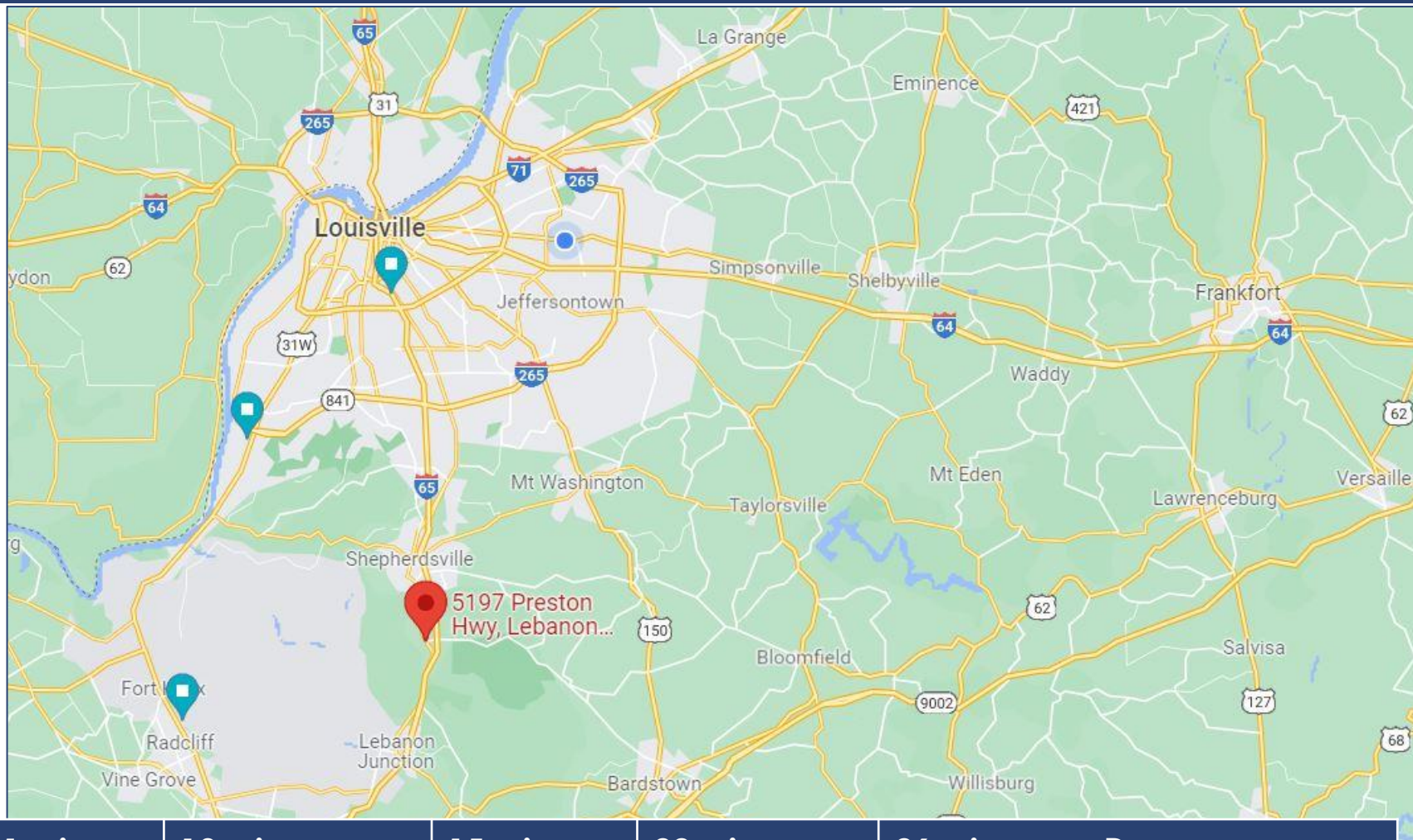
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Area Map

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**1 minute
to I-65**

**10 minutes to
Shepherdsville**

**15 minutes
to I-265**

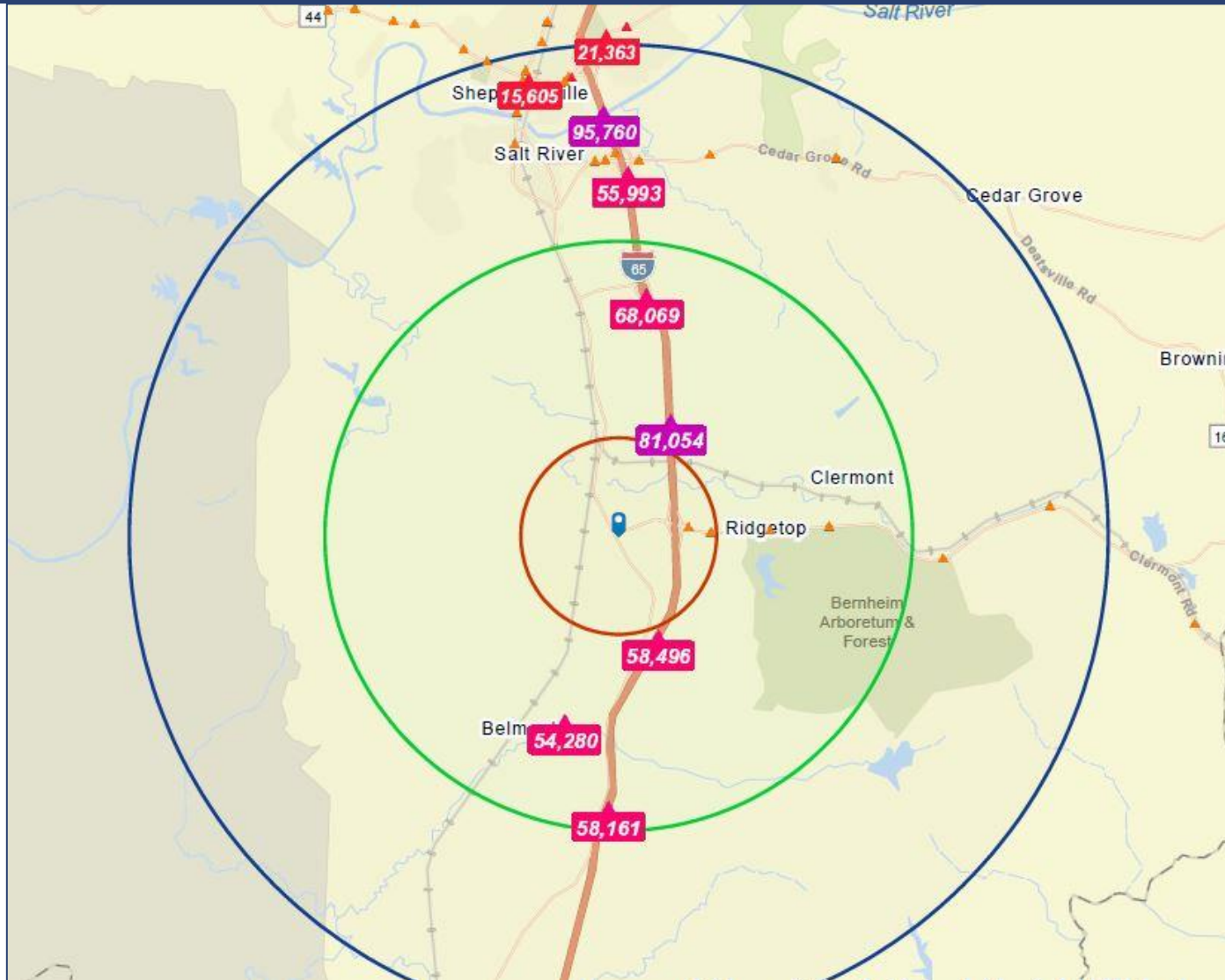
**22 minutes to
Bardstown**

**26 minutes to Downtown
Louisville**



Traffic Count

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Demographics

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	1 mile	3 miles	5 miles
Population			
2000 Population	213	2,427	8,279
2010 Population	202	2,595	11,047
2021 Population	210	2,779	11,968
2026 Population	215	2,886	12,489
2000-2010 Annual Rate	-0.53%	0.67%	2.93%
2010-2021 Annual Rate	0.35%	0.61%	0.71%
2021-2026 Annual Rate	0.47%	0.76%	0.86%
2021 Male Population	51.0%	50.7%	51.0%
2021 Female Population	49.0%	49.4%	49.0%
2021 Median Age	46.2	45.8	38.2
In the identified area, the current year population is 11,968. In 2010, the Census count in the area was 11,047. The rate of change since 2010 was 0.71% annually. The five-year projection for the population in the area is 12,489 representing a change of 0.86% annually from 2021 to 2026. Currently, the population is 51.0% male and 49.0% female.			
Median Age			
The median age in this area is 46.2, compared to U.S. median age of 38.5.			
Race and Ethnicity			
2021 White Alone	96.2%	95.6%	94.6%
2021 Black Alone	0.5%	0.9%	1.5%
2021 American Indian/Alaska Native Alone	1.0%	0.7%	0.3%
2021 Asian Alone	0.5%	0.6%	0.6%
2021 Pacific Islander Alone	0.0%	0.4%	0.2%
2021 Other Race	0.5%	0.6%	0.9%
2021 Two or More Races	1.4%	1.2%	1.9%
2021 Hispanic Origin (Any Race)	1.9%	1.8%	2.4%
Persons of Hispanic origin represent 2.4% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 14.6 in the identified area, compared to 65.4 for the U.S. as a whole.			
Households			
2021 Wealth Index	107	129	79
2000 Households	85	848	2,999
2010 Households	84	941	3,937
2021 Total Households	88	1,008	4,251
2026 Total Households	90	1,049	4,436
2000-2010 Annual Rate	-0.12%	1.05%	2.76%
2010-2021 Annual Rate	0.41%	0.61%	0.68%
2021-2026 Annual Rate	0.45%	0.80%	0.86%
2021 Average Household Size	2.39	2.76	2.75
The household count in this area has changed from 3,937 in 2010 to 4,251 in the current year; a change of 0.68% annually. The five-year projection of households is 4,436, a change of 0.86% annually from the current year total. Average household size is currently 2.75, compared to 2.74 in the year 2010. The number of families in the current year is 3,229 in the specified area.			

Demographics (cont.)

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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	10.7%	12.3%	10.9%
Median Household Income			
2021 Median Household Income	\$76,787	\$79,817	\$68,796
2026 Median Household Income	\$79,849	\$83,833	\$75,410
2021-2026 Annual Rate	0.79%	0.99%	1.85%
Average Household Income			
2021 Average Household Income	\$91,042	\$102,223	\$80,308
2026 Average Household Income	\$102,797	\$112,861	\$88,502
2021-2026 Annual Rate	2.46%	2.00%	1.96%
Per Capita Income			
2021 Per Capita Income	\$33,436	\$37,077	\$28,489
2026 Per Capita Income	\$37,681	\$40,990	\$31,395
2021-2026 Annual Rate	2.42%	2.03%	1.96%
Households by Income			
Current median household income is \$68,796 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$75,410 in five years, compared to \$72,932 for all U.S. households			
Current average household income is \$80,308 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$88,502 in five years, compared to \$103,679 for all U.S. households			
Current per capita income is \$28,489 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$31,395 in five years, compared to \$39,378 for all U.S. households			
Housing			
2021 Housing Affordability Index	218	187	209
2000 Total Housing Units	89	893	3,179
2000 Owner Occupied Housing Units	78	759	2,524
2000 Renter Occupied Housing Units	7	90	475
2000 Vacant Housing Units	4	44	180
2010 Total Housing Units	92	1,014	4,226
2010 Owner Occupied Housing Units	73	823	3,172
2010 Renter Occupied Housing Units	11	118	765
2010 Vacant Housing Units	8	73	289
2021 Total Housing Units	97	1,095	4,594
2021 Owner Occupied Housing Units	76	882	3,409
2021 Renter Occupied Housing Units	12	127	842
2021 Vacant Housing Units	9	87	343
2026 Total Housing Units	99	1,139	4,794
2026 Owner Occupied Housing Units	78	923	3,594
2026 Renter Occupied Housing Units	12	126	841
2026 Vacant Housing Units	9	90	358
Currently, 74.2% of the 4,594 housing units in the area are owner occupied; 18.3%, renter occupied; and 7.5% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 4,226 housing units in the area - 75.1% owner occupied, 18.1% renter occupied, and 6.8% vacant. The annual rate of change in housing units since 2010 is 3.78%. Median home value in the area is \$178,827, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.08% annually to \$198,246.			