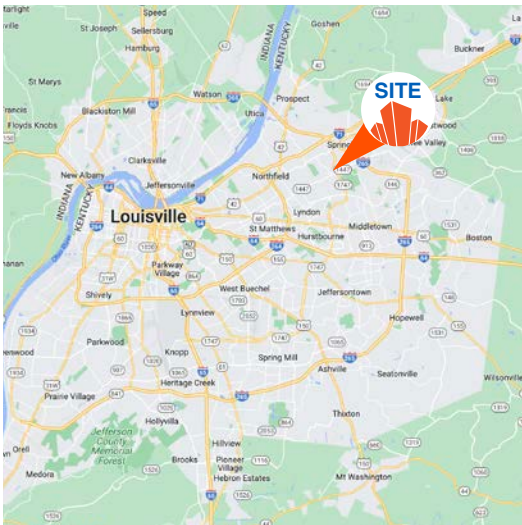




GROUND LEASE AVAILABLE

9487, 9489, 9491 WESTPORT RD. | LOUISVILLE, KY 40241
 2923 GOOSE CREEK RD |



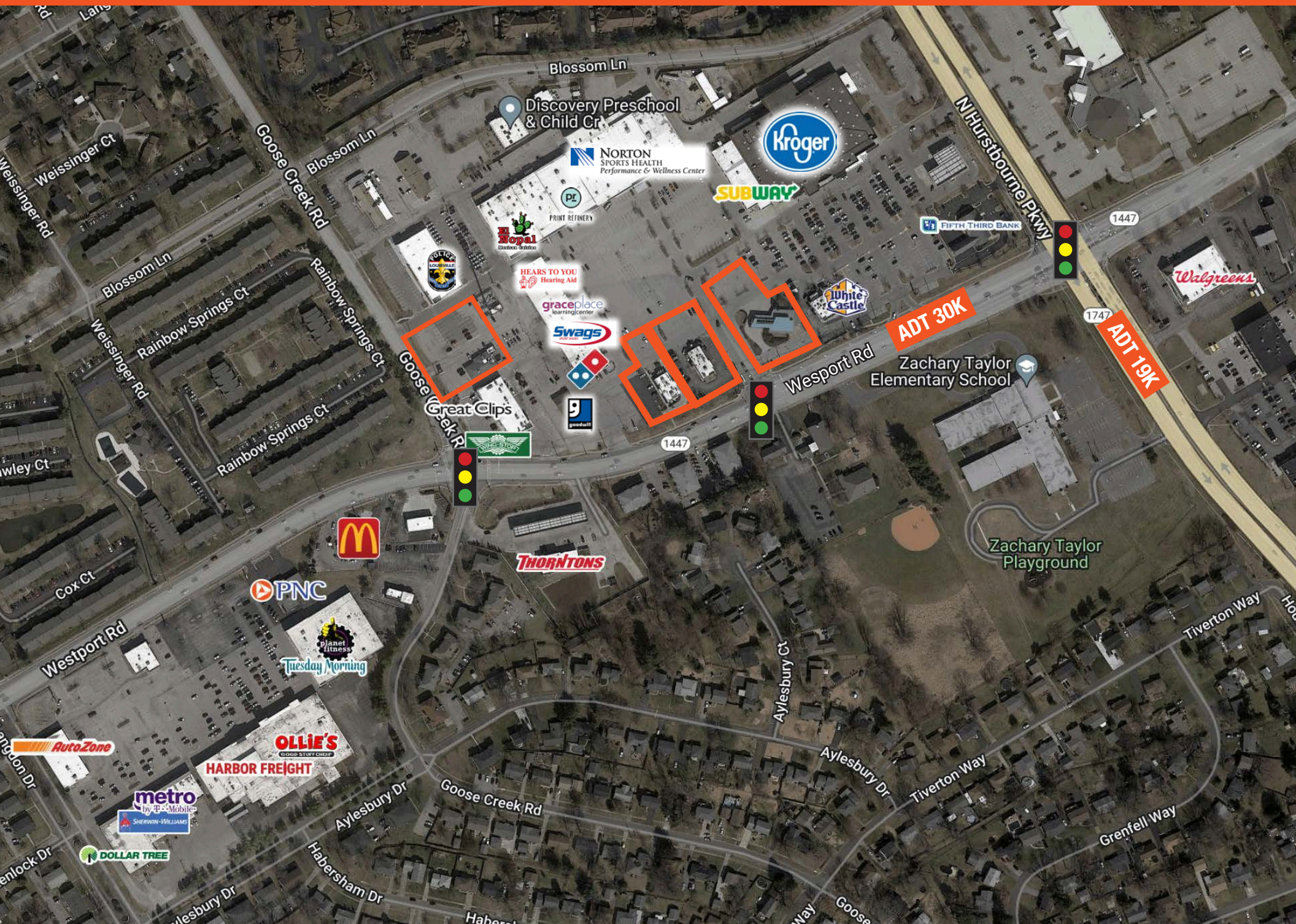
LOT 2-4 LEASE RATE: \$150,000 NNN
LOT 5 LEASE RATE: \$100,000 NNN

- Ground lease or Build-to-Suit
- Kroger anchored shopping center
- Four outparcels available
- Signalized entrance
- Excellent visibility and access
- Zoned C1

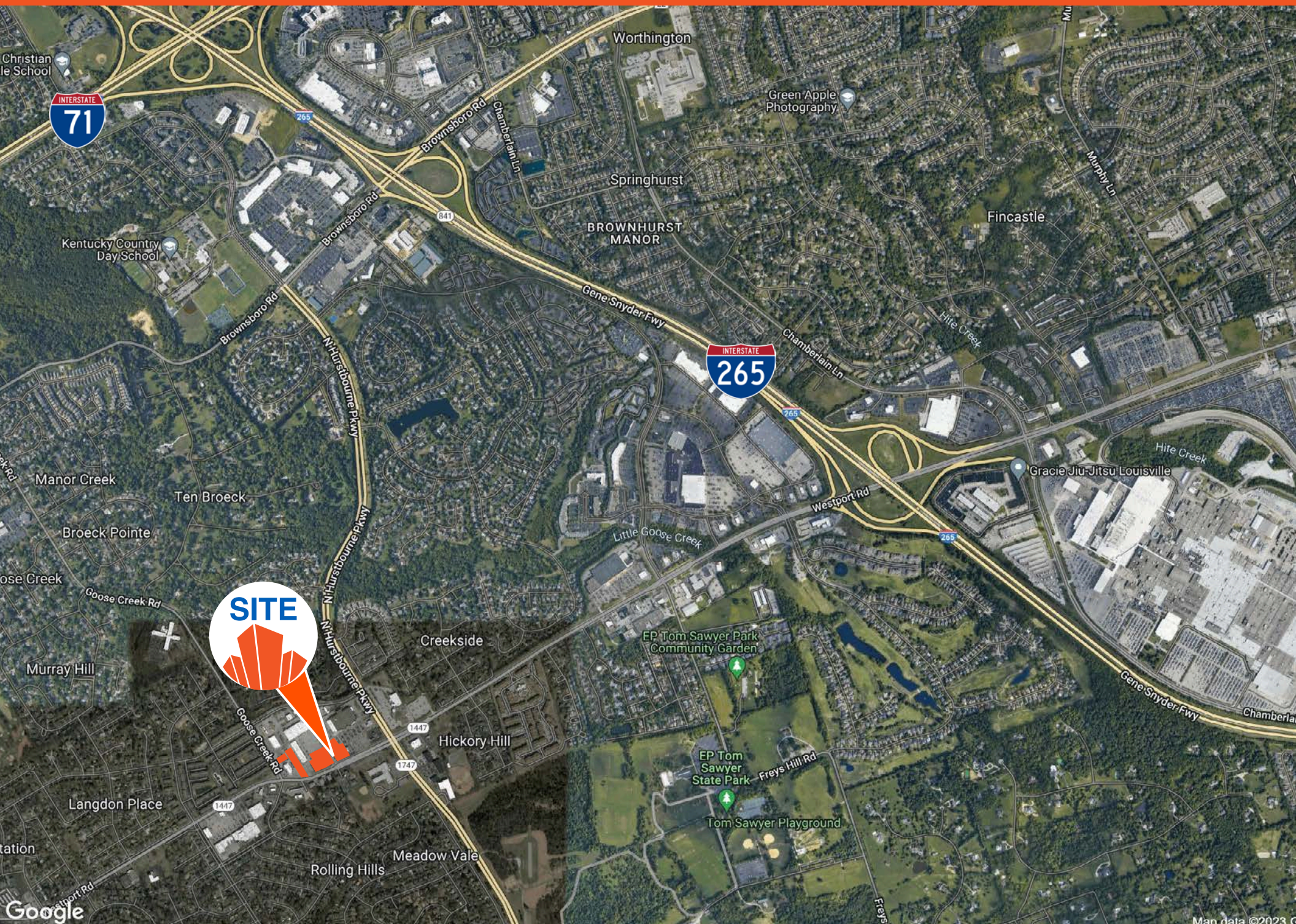
JUSTIN BAKER
 502 454 0911
 JBAKER@TRIOCPG.COM

MICHAEL TABOR
 502 454 4557
 MTABOR@TRIOCPG.COM

AERIAL



AERIAL



SITE

PHOTOS



PHOTOS



DEMOGRAPHICS

9403 Westport Rd Louisville, KY 40241	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	10,575	74,117	159,289
2027 Projected Population	10,410	73,711	161,197
2020 Census Population	10,838	74,838	159,236
2010 Census Population	10,092	69,100	147,766
Projected Annual Growth 2022 to 2027	-0.3%	-0.1%	0.2%
Historical Annual Growth 2010 to 2022	0.4%	0.6%	0.6%
2022 Median Age	43.7	41.2	41.9
Households			
2022 Estimated Households	4,717	32,091	68,464
2027 Projected Households	4,614	31,631	68,888
2020 Census Households	4,799	32,274	68,257
2010 Census Households	4,160	29,456	63,333
Projected Annual Growth 2022 to 2027	-0.4%	-0.3%	0.1%
Historical Annual Growth 2010 to 2022	1.1%	0.7%	0.7%
Race and Ethnicity			
2022 Estimated White	78.9%	77.2%	79.0%
2022 Estimated Black or African American	11.7%	11.6%	10.0%
2022 Estimated Asian or Pacific Islander	3.6%	5.3%	5.4%
2022 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2022 Estimated Other Races	5.7%	5.8%	5.5%
2022 Estimated Hispanic	4.6%	4.6%	4.2%
Income			
2022 Estimated Average Household Income	\$96,974	\$115,608	\$123,351
2022 Estimated Median Household Income	\$81,159	\$88,716	\$92,190
2022 Estimated Per Capita Income	\$43,269	\$50,117	\$53,072
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.6%	1.3%
2022 Estimated Some High School (Grade Level 9 to 11)	3.5%	2.7%	2.3%
2022 Estimated High School Graduate	20.1%	14.7%	13.7%
2022 Estimated Some College	19.5%	18.1%	17.5%
2022 Estimated Associates Degree Only	8.3%	7.9%	7.4%
2022 Estimated Bachelors Degree Only	28.0%	30.9%	32.8%
2022 Estimated Graduate Degree	18.4%	24.1%	24.9%
Business			
2022 Estimated Total Businesses	314	3,785	11,018
2022 Estimated Total Employees	2,621	44,562	126,858
2022 Estimated Employee Population per Business	8.4	11.8	11.5
2022 Estimated Residential Population per Business	33.7	19.6	14.5

