

FORLEASE

1.81 Acre Outlot



Walton Towne Center

625 CHESTNUT DRIVE, WALTON KY 41054



DEMOGRAPHICS (2016)

	3-MILE	5-MILE	10-MILE
POPULATION	7,280	19,883	135,759
HOUSEHOLDS	2,578	6,972	48,087
AVG HH INCOME	\$79,106	\$88,234	\$79,561





TRAFFIC


MARY GRUBBS HWY	9,590
I-75	49,500


- Kroger Marketplace Anchored. Shadow Anchored by Kohls
- Kroger Marketplace Online Order and Curbside Pickup site
- Immediate Access off I-75 at the I-71 interchange
- Part of the Northern Kentucky/Cincinnati MSA
- New Library at the corner of Service Road and Town Center Drive scheduled for construction in 2017
- Shopping hub for Boone and Kenton Counties in Kentucky





 Charlie Dahlem, CCIM
President

 1531 Ormsby Station Court
Louisville, KY 41054

 502.814.0290

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



KOHL'S

**1.81
ACRES**
X

Bob Sumner Tire Co.

**ST. JOSEPH
ACADEMY**
ACADEMIC EXCELLENCE. ENRICHED ON FAITH.

**ALL SAINTS
CATHOLIC CHURCH**

Walton Pharmacy

**THE BANK
OF KENTUCKY**

TireDiscounters



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Walton Towne Center
 635 Chestnut Dr, Walton, Kentucky, 41094
 Drive Time: 5 minute radius

Charlie Dahlem, CCIM
 Latitude: 38.85701
 Longitude: -84.61624

Summary	Census 2010	2016	2021
Population	1,399	1,627	1,772
Households	582	669	726
Families	420	477	514
Average Household Size	2.40	2.43	2.44
Owner Occupied Housing Units	411	442	479
Renter Occupied Housing Units	171	227	247
Median Age	33.1	34.1	34.3
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.72%	0.56%	0.84%
Households	1.65%	0.53%	0.79%
Families	1.51%	0.40%	0.72%
Owner HHs	1.62%	0.52%	0.73%
Median Household Income	1.52%	2.28%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	67	10.0%	71	9.8%
\$15,000 - \$24,999	78	11.7%	79	10.9%
\$25,000 - \$34,999	43	6.4%	68	9.4%
\$35,000 - \$49,999	99	14.8%	79	10.9%
\$50,000 - \$74,999	140	20.9%	126	17.4%
\$75,000 - \$99,999	116	17.3%	124	17.1%
\$100,000 - \$149,999	101	15.1%	144	19.8%
\$150,000 - \$199,999	11	1.6%	16	2.2%
\$200,000+	14	2.1%	18	2.5%
Median Household Income	\$56,259		\$60,653	
Average Household Income	\$67,194		\$73,661	
Per Capita Income	\$24,110		\$26,245	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	107	7.7%	120	7.4%	132	7.5%
5 - 9	125	8.9%	120	7.4%	130	7.3%
10 - 14	126	9.0%	135	8.3%	133	7.5%
15 - 19	104	7.4%	125	7.7%	131	7.4%
20 - 24	86	6.2%	107	6.6%	111	6.3%
25 - 34	188	13.4%	227	13.9%	269	15.2%
35 - 44	206	14.7%	224	13.8%	235	13.3%
45 - 54	200	14.3%	230	14.1%	222	12.5%
55 - 64	138	9.9%	179	11.0%	206	11.6%
65 - 74	64	4.6%	104	6.4%	133	7.5%
75 - 84	45	3.2%	42	2.6%	52	2.9%
85+	9	0.6%	15	0.9%	17	1.0%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,344	96.0%	1,542	94.7%	1,653	93.4%
Black Alone	20	1.4%	32	2.0%	45	2.5%
American Indian Alone	4	0.3%	4	0.2%	4	0.2%
Asian Alone	7	0.5%	12	0.7%	17	1.0%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	4	0.3%	6	0.4%	8	0.5%
Two or More Races	21	1.5%	32	2.0%	43	2.4%
Hispanic Origin (Any Race)	27	1.9%	40	2.5%	54	3.0%

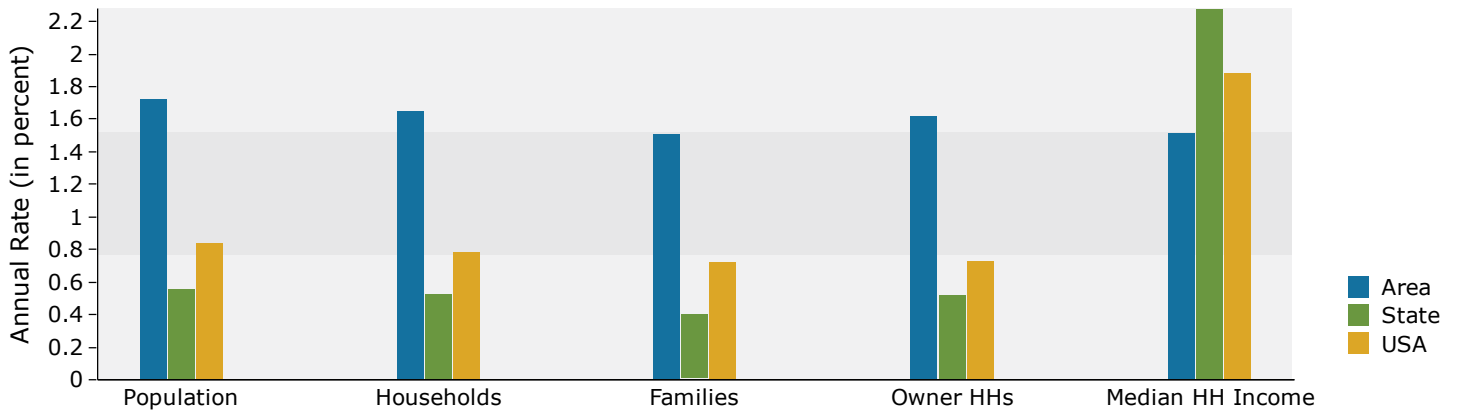
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

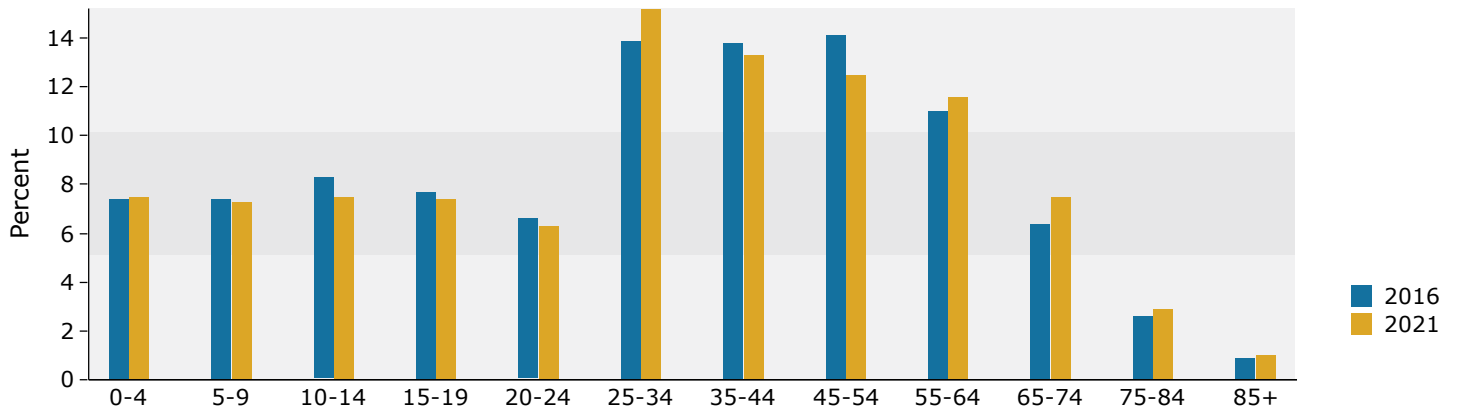
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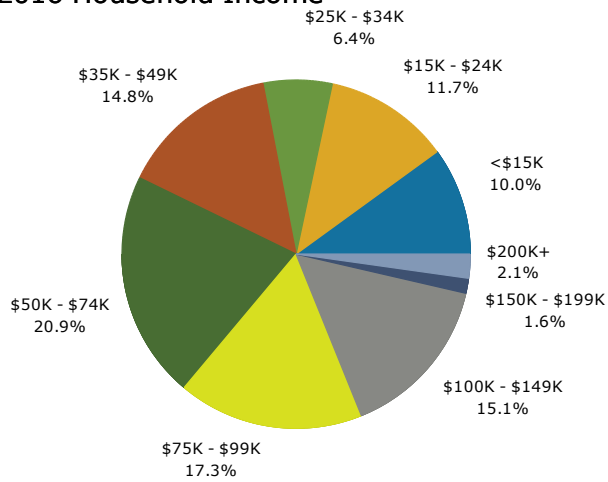
Trends 2016-2021



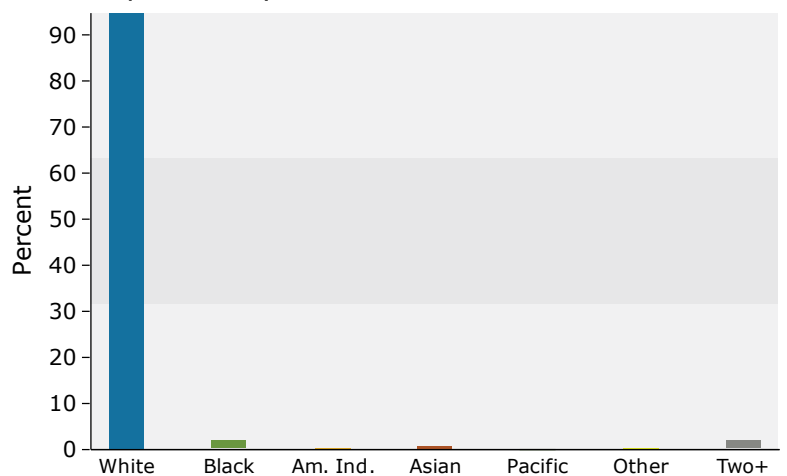
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 2.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Walton Towne Center
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Summary	Census 2010	2016	2021
Population	6,112	6,960	7,608
Households	2,283	2,556	2,772
Families	1,639	1,823	1,969
Average Household Size	2.66	2.71	2.73
Owner Occupied Housing Units	1,537	1,649	1,799
Renter Occupied Housing Units	746	908	974
Median Age	34.5	35.9	36.4
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.80%	0.56%	0.84%
Households	1.64%	0.53%	0.79%
Families	1.55%	0.40%	0.72%
Owner HHs	1.76%	0.52%	0.73%
Median Household Income	1.88%	2.28%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	260	10.2%	270	9.7%
\$15,000 - \$24,999	276	10.8%	276	10.0%
\$25,000 - \$34,999	171	6.7%	256	9.2%
\$35,000 - \$49,999	366	14.3%	276	10.0%
\$50,000 - \$74,999	494	19.3%	484	17.5%
\$75,000 - \$99,999	434	17.0%	457	16.5%
\$100,000 - \$149,999	390	15.3%	530	19.1%
\$150,000 - \$199,999	77	3.0%	112	4.0%
\$200,000+	88	3.4%	112	4.0%
Median Household Income	\$58,028		\$63,707	
Average Household Income	\$72,624		\$79,929	
Per Capita Income	\$26,257		\$28,697	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	445	7.3%	478	6.9%	519	6.8%
5 - 9	523	8.6%	498	7.2%	534	7.0%
10 - 14	531	8.7%	569	8.2%	563	7.4%
15 - 19	443	7.2%	518	7.4%	556	7.3%
20 - 24	349	5.7%	421	6.0%	446	5.9%
25 - 34	805	13.2%	908	13.0%	1,046	13.7%
35 - 44	918	15.0%	965	13.9%	1,015	13.3%
45 - 54	905	14.8%	1,015	14.6%	1,008	13.2%
55 - 64	657	10.7%	841	12.1%	951	12.5%
65 - 74	313	5.1%	496	7.1%	645	8.5%
75 - 84	187	3.1%	190	2.7%	252	3.3%
85+	38	0.6%	60	0.9%	73	1.0%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,831	95.4%	6,554	94.2%	7,059	92.8%
Black Alone	81	1.3%	123	1.8%	172	2.3%
American Indian Alone	17	0.3%	18	0.3%	20	0.3%
Asian Alone	41	0.7%	65	0.9%	92	1.2%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	46	0.8%	60	0.9%	75	1.0%
Two or More Races	95	1.6%	139	2.0%	189	2.5%
Hispanic Origin (Any Race)	149	2.4%	203	2.9%	263	3.5%

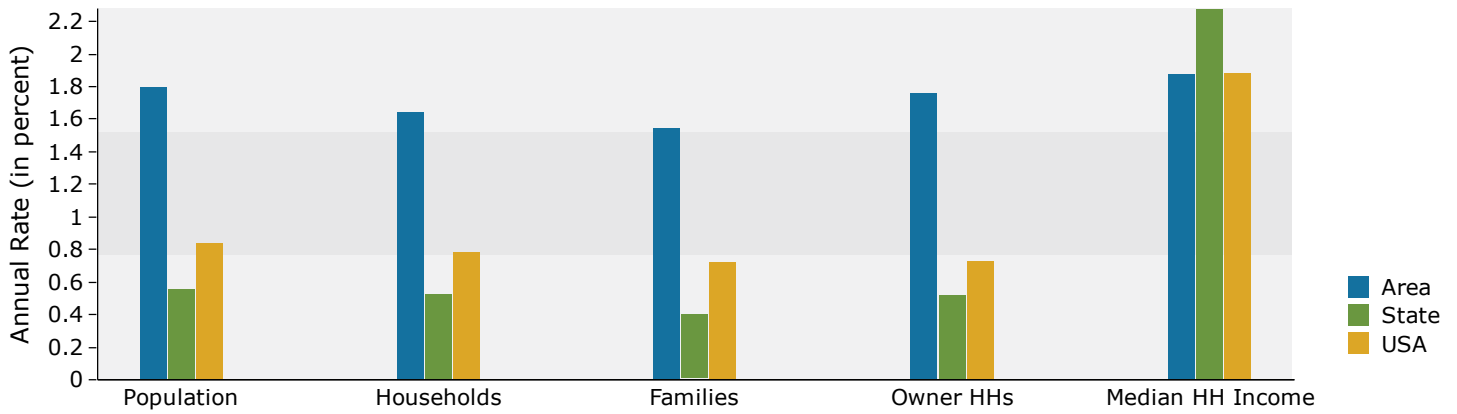
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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

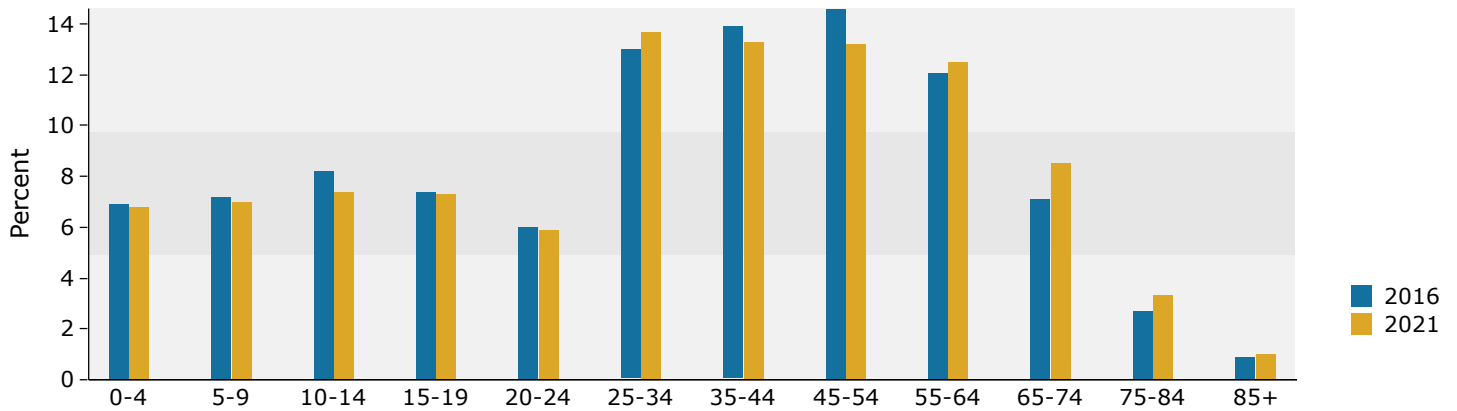
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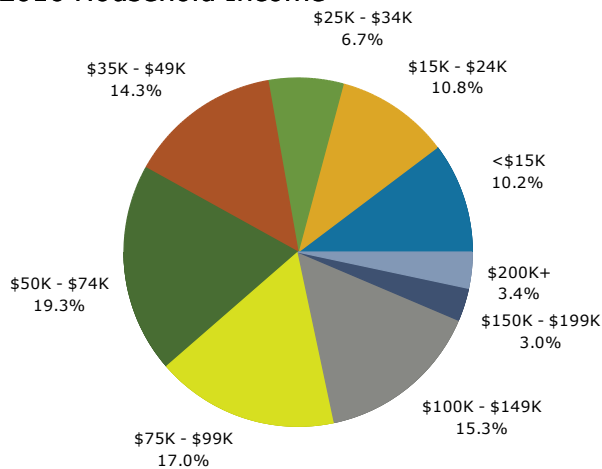
Trends 2016-2021



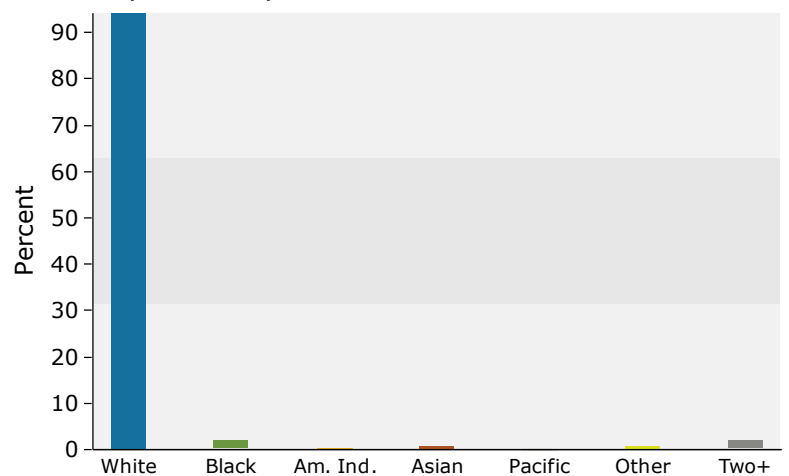
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 2.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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Summary	Census 2010	2016	2021
Population	16,997	18,761	20,380
Households	6,067	6,637	7,176
Families	4,529	4,896	5,262
Average Household Size	2.79	2.82	2.83
Owner Occupied Housing Units	4,576	4,811	5,174
Renter Occupied Housing Units	1,491	1,826	2,002
Median Age	35.1	36.5	37.5
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.67%	0.56%	0.84%
Households	1.57%	0.53%	0.79%
Families	1.45%	0.40%	0.72%
Owner HHs	1.47%	0.52%	0.73%
Median Household Income	1.98%	2.28%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	626	9.4%	640	8.9%
\$15,000 - \$24,999	621	9.4%	635	8.8%
\$25,000 - \$34,999	525	7.9%	684	9.5%
\$35,000 - \$49,999	987	14.9%	650	9.1%
\$50,000 - \$74,999	1,258	19.0%	1,437	20.0%
\$75,000 - \$99,999	1,005	15.1%	1,094	15.2%
\$100,000 - \$149,999	1,014	15.3%	1,267	17.7%
\$150,000 - \$199,999	330	5.0%	448	6.2%
\$200,000+	270	4.1%	321	4.5%
Median Household Income	\$58,731		\$64,776	
Average Household Income	\$76,394		\$83,378	
Per Capita Income	\$26,988		\$29,302	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,261	7.4%	1,300	6.9%	1,369	6.7%
5 - 9	1,415	8.3%	1,370	7.3%	1,423	7.0%
10 - 14	1,390	8.2%	1,521	8.1%	1,534	7.5%
15 - 19	1,245	7.3%	1,317	7.0%	1,468	7.2%
20 - 24	944	5.6%	1,128	6.0%	1,114	5.5%
25 - 34	2,213	13.0%	2,384	12.7%	2,588	12.7%
35 - 44	2,503	14.7%	2,585	13.8%	2,754	13.5%
45 - 54	2,593	15.3%	2,732	14.6%	2,750	13.5%
55 - 64	1,977	11.6%	2,404	12.8%	2,697	13.2%
65 - 74	939	5.5%	1,394	7.4%	1,831	9.0%
75 - 84	429	2.5%	498	2.7%	690	3.4%
85+	88	0.5%	129	0.7%	163	0.8%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	15,746	92.6%	17,016	90.7%	18,093	88.8%
Black Alone	258	1.5%	382	2.0%	527	2.6%
American Indian Alone	47	0.3%	53	0.3%	57	0.3%
Asian Alone	159	0.9%	242	1.3%	344	1.7%
Pacific Islander Alone	19	0.1%	28	0.1%	36	0.2%
Some Other Race Alone	512	3.0%	677	3.6%	844	4.1%
Two or More Races	256	1.5%	363	1.9%	479	2.4%
Hispanic Origin (Any Race)	942	5.5%	1,245	6.6%	1,572	7.7%

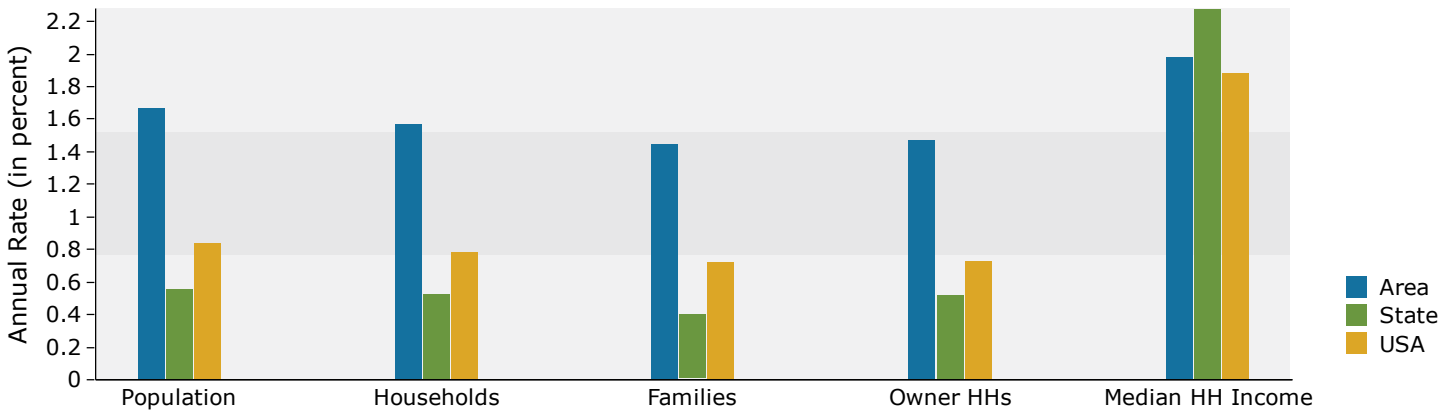
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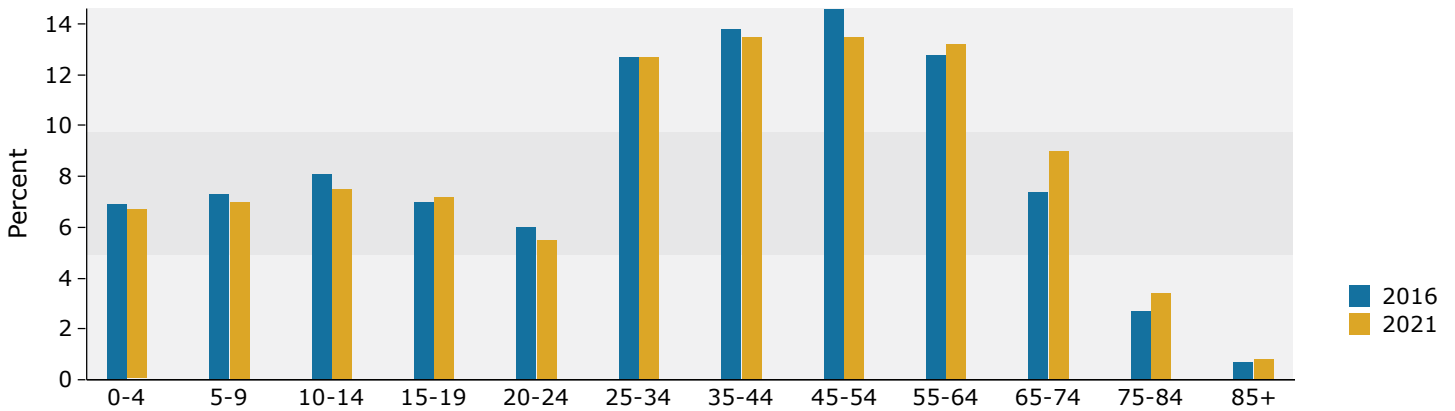
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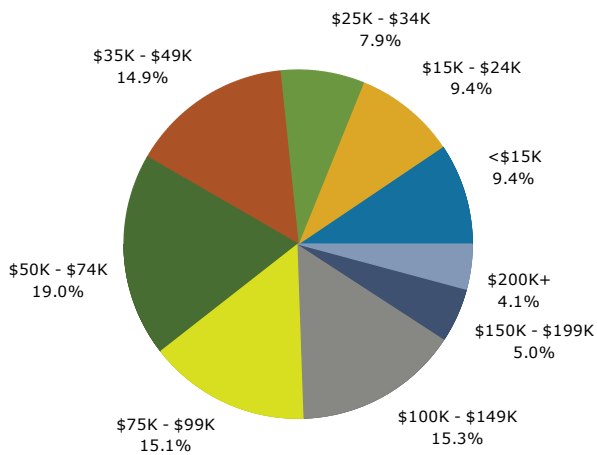
Trends 2016-2021



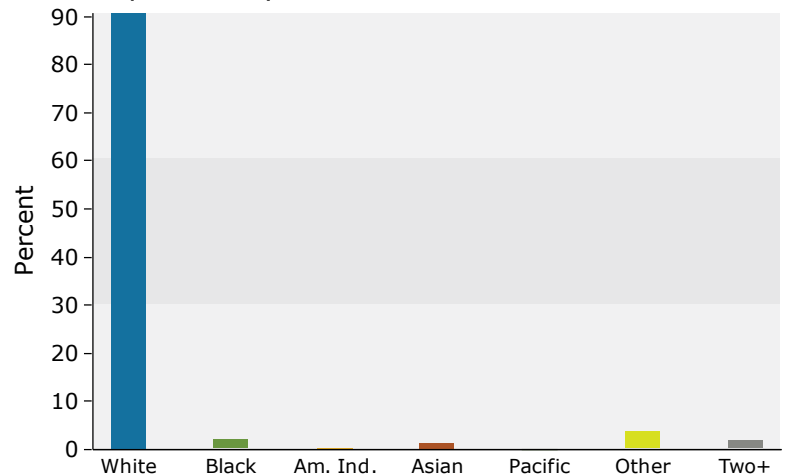
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 6.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.