

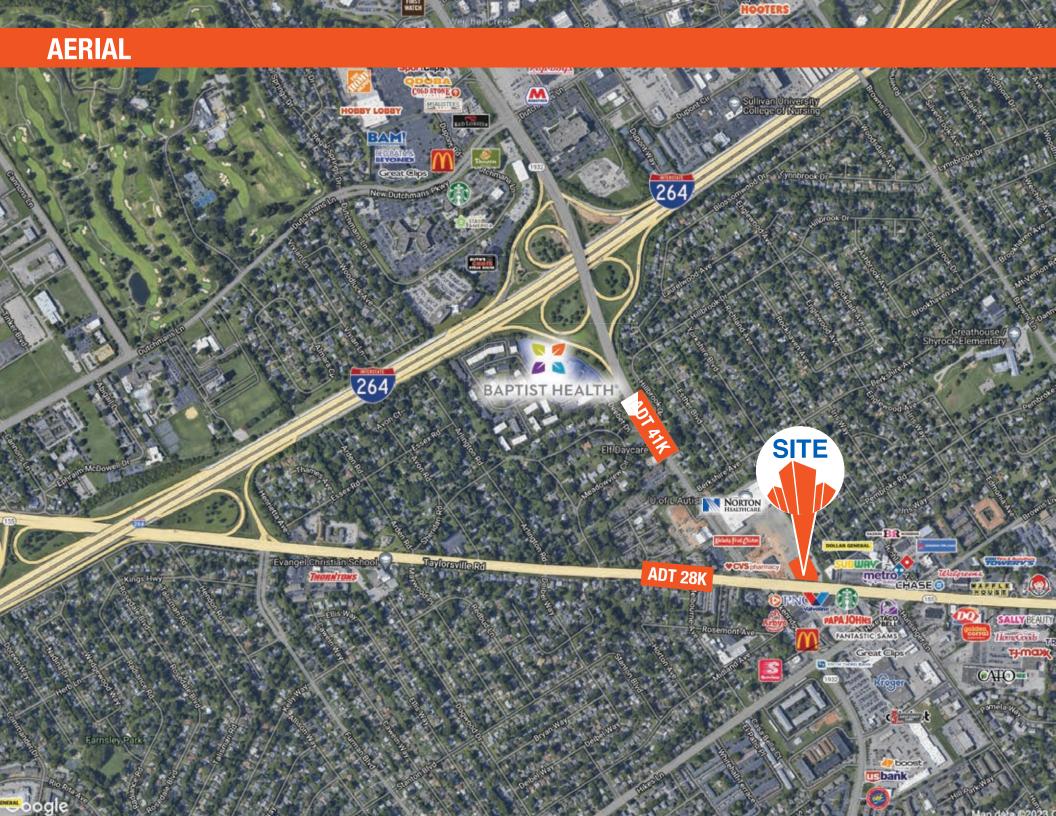


## **LEASE: \$200,000 NNN**

- Ground Lease or Build-To-Suit opportunity
- Land available at the developed corner of Breckenridge & Taylorsville
- Shared campus with Norton's new \$16M children's development, new CVS, & new KFC
- Multiple access points
- 0.5 mile from Watterson Expressway (I-264)
- 1.28± Acres
- Zoned C2

JUSTIN BAKER 502 454 0911 JBAKER@TRIOCPG.COM MICHAEL TABOR 502 454 4557 MTABOR@TRIOCPG.COM

## **AERIAL** NORTON HEALTHCARE SITE DOLLAR GENERAL metro CHASEO ADT 28K TOWERVS Taylorsville Rd. PAPA JOHNS TACO FANTASTIC SAMS Rosemont Ave Meredith-Dunn School Great Clips CATO Kroger



## **PHOTOS**











## **DEMOGRAPHICS**

Population	3909 Taylorsville Rd	. 1:	2:	E:
Population		1 mi radius	3 mi radius	5 mi radius
2022 Estimated Population         13,505         100,296         247,584           2027 Projected Population         13,379         99,234         248,041           2010 Census Population         13,879         101,377         249,018           2010 Census Population         13,893         100,176         243,008           Projected Annual Growth 2012 to 2027         -0.29         -0.29         -0.29           Historical Annual Growth 2010 to 2022         -0.29         -0.24         40.0           Households         41.8         40.0         40.0           2022 Estimated Households         6.16         46,15         110,155           2022 Projected Households         6.23         46,42         110,655           2022 Projected Households         6.33         46,42         110,655           2022 Projected Households         6.33         46,42         110,655           2022 Projected Households         6.18         45,718         107,916           2022 Projected Households         6.18         45,718         107,916           2022 Projected Households         6.18         45,718         107,916           2022 Estimated White         7,80         1,80         2,32           2022 Estimated White         7	Louisville, KY 40220	- Tadias	radias	- Tadias
2027 Projected Population         13,379         99,234         248,041           2020 Census Population         13,784         101,377         249,018           2010 Census Population         13,893         10,107         243,088           Projected Annual Growth 2022 to 2027         -0.29         -0.29         -0.29           Pictorical Annual Growth 2010 to 2022         -0.29         -0.29         -0.09           Mouseholds         -0.29         -0.29         -0.09           2027 Projected Households         6,156         46,155         110,755           2020 Census Households         6,20         45,315         110,155           2020 Census Households         6,32         46,422         110,838           2020 Census Households         7,32         40,42         10,938           Projected Annual Growth 2021 to 2027         -0.49         -0.49         -0.49           Projected Annual Growth 2021 to 2027         -1.32         1.34         16,29         2.29           2022	Population			
2020 Census Population         13,754         101.377         249,018           2010 Census Population         13,893         100.76         243,708           Projected Annual Growth 2021 to 2027         -0.2%         -0.2%         -0.1%           2022 Median Age         42.8         40.0         40.0           Households	2022 Estimated Population	13,505	100,296	247,584
2010 Census Population         13.893         10.176         243.708           Projected Annual Growth 2021 to 2027         -0.2%         -0.2%         -0.2%         -0.2%         -0.2%         -0.0%         <	2027 Projected Population	13,379	99,234	248,041
Projected Annual Growth 2022 to 2027         -0.2%         -0.2%         -0.2%           Historical Annual Growth 2010 to 2022         42.8         40.0         40.0           Mouseholds         42.8         40.0         40.0           Households         50.156         46.156         110.726           2022 Estimated Households         6.040         45.155         110.726           2020 Census Households         6.0329         46.422         110.838           2010 Census Households         6.182         45.718         107.916           Projected Annual Growth 2021 to 2027         -0.4%         -0.4%         -0.1%           Historical Annual Growth 2010 to 2022         -0.2%         -0.2%         -0.2%           Race and Ethnicty         75.8%         71.4%         72.3%           2022 Estimated White         75.8%         71.4%         72.3%           2022 Estimated Black or African American         13.4%         16.2%         15.7%           2022 Estimated Absin or Pacific Islander         3.4%         5.3%         4.5%           2022 Estimated Other Races         72.8         6.9%         73.3%           2022 Estimated Hispanic         87.74         889.208         89.34.6           10cate Estimated Median H	2020 Census Population	13,754	101,377	249,018
Historical Annual Growth 2010 to 2022	2010 Census Population	13,893	100,176	243,708
2022 Median Age         40.0         40.00           Households         70.00         46.156         46.156         110.726           2027 Projected Households         6,040         46.156         110.726           2027 Projected Households         6,029         46,422         110.838           2010 Census Households         6,182         45,718         107.916           Projected Annual Growth 2012 to 2027         -0.4%         -0.4%         -0.4%           Historical Annual Growth 2010 to 2022         -0.7         7.2%         -0.2%           Race and Ethnicty         -0.0%         7.1,4%         7.23%           2022 Estimated White         75.8%         71.4%         7.23%           2022 Estimated Asian or Pacific Islander         3.4%         5.3%         1.5%           2022 Estimated American Indian or Native Alaskan         0.2%         0.2%         1.2%           2022 Estimated Hispanic         5.5%         5.1%         6.3%           2022 Estimated Horganic         587.40         589.28         59.346           2022 Estimated Horganic         587.40         589.28         59.346           2022 Estimated Horganic         587.40         589.28         59.346           2022 Estimated Hispanic	Projected Annual Growth 2022 to 2027	-0.2%	-0.2%	-
Page	Historical Annual Growth 2010 to 2022	-0.2%	-	0.1%
2022 Estimated Households         6,156         46,156         110,726           2027 Projected Households         6,040         45,315         110,155           2020 Census Households         6,239         46,422         110,838           2010 Census Households         6,182         45,718         107,916           Projected Annual Growth 2010 to 2022         -0,4%         -0,4%         -0,1%           Historical Annual Growth 2010 to 2022         -0,2%         -0,2%           Rece and Ethnicity         -0,2%         -0,2%           2022 Estimated White         75,8%         71,4%         72,3%           2022 Estimated Black or African American         13,4%         16,2%         15,7%           2022 Estimated Alsian or Pacific Islander         3,4%         5,3%         4,5%           2022 Estimated American Indian or Native Alaskan         2,0%         6,0%         7,3%           2022 Estimated Other Races         7,2%         6,9%         7,3%           2022 Estimated Hispanic         587,74         589,208         8,94,34           2022 Estimated Median Household Income         \$62,29         570,62         974,217           2022 Estimated Per Capita Income         \$0,00         4,90         9,0%           2022 Estimated P	2022 Median Age	42.8	40.0	40.0
2027 Projected Households         6,04         45,315         110,155           2020 Census Households         6,239         46,422         110,838           2010 Census Households         6,182         45,718         107,916           Projected Annual Growth 2021 to 2027         -0,4%         -0,4%         -0,1%           Historical Annual Growth 2010 to 2022         -         -         -         0.2%           Race and Ethnictry         -         -         -         72,3% <t< td=""><td>Households</td><td></td><td></td><td></td></t<>	Households			
2020 Census Households       6,239       46,422       110,838         2010 Census Households       6,182       45,718       107,916         Projected Annual Growth 2021 to 2027       -0.4%       -0.4%       -0.1%         Historical Annual Growth 2010 to 2022	2022 Estimated Households	6,156	46,156	110,726
2010 Census Households         6,182         45,718         107,916           Projected Annual Growth 2022 to 2027         -0.4%         -0.4%         -0.1%           Historical Annual Growth 2010 to 2022         -0.2%         -0.2%           Race and Ethnicity	2027 Projected Households	6,040	45,315	110,155
Projected Annual Growth 2022 to 2027         -0.4%         -0.1%         -0.1%           Historical Annual Growth 2010 to 2022         -         -         -         0.2%           Race and Ethnicity         75.8%         71.4%         72.3%           2022 Estimated Black or African American         13.4%         16.2%         15.7%           2022 Estimated Asian or Pacific Islander         3.4%         16.2%         15.7%           2022 Estimated Asian or Pacific Islander         3.4%         6.5%         4.5%           2022 Estimated Difference         7.2%         6.9%         7.3%           2022 Estimated Other Races         7.2%         6.9%         7.3%           2022 Estimated Average Household Income         887,740         889,208         \$96,346           1000         887,740         \$89,208         \$96,346           2022 Estimated Median Household Income         \$87,740         \$89,208         \$96,346           2022 Estimated Per Capita Income         \$87,740         \$89,208         \$96,346           2022 Estimated Median Household Income         \$87,740         \$89,208         \$96,346           2022 Estimated Median Household Income         \$0.0%         \$2,00         \$1,20         \$1,20         \$1,20         \$1,20         \$1,20 <td>2020 Census Households</td> <td>6,239</td> <td>46,422</td> <td>110,838</td>	2020 Census Households	6,239	46,422	110,838
Historical Annual Growth 2010 to 2022  Race and Ethnicity  2022 Estimated White 75.8% 71.4% 72.3% 2022 Estimated Black or African American 13.4% 16.2% 15.7% 2022 Estimated Black or African American 13.4% 5.3% 4.5% 2022 Estimated Asian or Pacific Islander 3.4% 5.3% 4.5% 2022 Estimated American Indian or Native Alaskan 2.2% 2.2% 2.2% 2.2% 2.2% 2.2% 2.2% 2.2	2010 Census Households	6,182	45,718	107,916
Race and Ethnicity         75.8%         71.4%         72.3%           2022 Estimated White         75.8%         71.4%         72.3%           2022 Estimated Black or African American         13.4%         16.2%         15.7%           2022 Estimated Asian or Pacific Islander         3.4%         5.3%         4.5%           2022 Estimated American Indian or Native Alaskan         0.2%         6.9%         7.3%           2022 Estimated Other Races         7.2%         6.9%         7.3%           2022 Estimated Hispanic         86.5%         6.1%         6.4%           Income         87,740         \$9.208         \$96,346           2022 Estimated Median Household Income         \$66,298         \$70,682         \$74,217           2022 Estimated Per Capital Income         \$66,298         \$70,682         \$74,217           2022 Estimated Per Capital Income         \$66,298         \$70,682         \$74,217           2022 Estimated Some High School (Grade Level 0 to 8)         2.0%         2.0%         2.0%           2022 Estimated High School (Grade Level 0 to 11)         3.2%         3.4%         3.5%           2022 Estimated Some College         2.1%         2.0%         2.0%           2022 Estimated Some College         2.1%         2.0%	Projected Annual Growth 2022 to 2027	-0.4%	-0.4%	-0.1%
2022 Estimated White       75.8%       71.4%       72.3%         2022 Estimated Black or African American       13.4%       16.2%       15.7%         2022 Estimated Asian or Pacific Islander       3.4%       5.3%       4.5%         2022 Estimated American Indian or Native Alaskan       0.2%       0.2%       0.2%         2022 Estimated Other Races       7.2%       6.9%       7.3%         2022 Estimated Hispanic       6.5%       6.1%       6.4%         Income         2022 Estimated Average Household Income       \$87.74       \$89.208       \$96.36         2022 Estimated Per Capita Income       \$66.29       \$70.682       \$74.21         2022 Estimated Per Capita Income       \$0.0%       2.0%       2.0%         2022 Estimated Some High School (Grade Level 9 to 11)       3.2%       3.4%       3.5%         2022 Estimated Some High School (Grade Level 9 to 11)       3.2%       2.0%       1.9%         2022 Estimated Some College       21.7%       20.4%       1.9%         2022 Estimated Associates Degree Only       9.8%       8.0%       7.8%         2022 Estimated Bachelors Degree Only       24.2%       27.0%       26.9%         2022 Estimated Graduate Degree       18.2%       27.0%       26.9%	Historical Annual Growth 2010 to 2022	-	-	0.2%
2022 Estimated Black or African American       13.4%       16.2%       15.7%         2022 Estimated Asian or Pacific Islander       3.4%       5.3%       4.5%         2022 Estimated American Indian or Native Alaskan       0.2%       0.2%       0.2%         2022 Estimated Other Races       7.2%       6.9%       7.3%         2022 Estimated Hispanic       6.5%       6.1%       6.4%         Income         2022 Estimated Average Household Income       \$66,298       \$70,682       \$74,217         2022 Estimated Per Capita Income       \$66,298       \$70,682       \$74,217         2022 Estimated Per Capita Income       \$60,298       \$70,682       \$74,217         2022 Estimated Benentary (Grade Level 0 to 8)       2.0%       2.2%       2.0%         2022 Estimated Some High School (Grade Level 9 to 11)       3.2%       3.4%       3.5%         2022 Estimated Some College       21,7%       2.0,4%       19.8%         2022 Estimated Associates Degree Only       9.8%       8.0%       7.8%         2022 Estimated Bachelors Degree Only       24.2%       27.0%       26.9%         2022 Estimated Graduate Degree       18.2%       18.2%       20.0%         2022 Estimated Total Businesses       727       5,741       <	Race and Ethnicity			
2022 Estimated Asian or Pacific Islander       3.4%       5.3%       4.5%         2022 Estimated American Indian or Native Alaskan       0.2%       0.2%       0.2%         2022 Estimated Other Races       7.2%       6.9%       7.3%         2022 Estimated Hispanic       6.5%       6.1%       6.4%         Income       887,740       \$89,208       \$96,346         2022 Estimated Average Household Income       \$66,298       \$70,682       \$74,217         2022 Estimated Per Capita Income       \$66,298       \$70,682       \$74,217         2022 Estimated Per Capita Income       \$40,245       \$41,148       \$43,210         Education (Age 25+)       2.0%       2.0%       2.2%       2.0%         2022 Estimated Elementary (Grade Level 9 to 11)       3.2%       3.4%       3.5%         2022 Estimated Some High School (Grade Level 9 to 11)       3.2%       20.9%       20.2%       19.9%         2022 Estimated Some College       21.7%       20.4%       19.8%         2022 Estimated Some College       21.7%       20.4%       19.8%         2022 Estimated Bachelors Degree Only       24.2%       27.0%       26.9%         2022 Estimated Graduate Degree       18.2%       18.8%       20.0%         Bu	2022 Estimated White	75.8%	71.4%	72.3%
2022 Estimated American Indian or Native Alaskan       0.2%       0.2%         2022 Estimated Other Races       7.2%       6.9%       7.3%         2022 Estimated Hispanic       6.5%       6.1%       6.4%         Inchome         2022 Estimated Average Household Income       \$87,740       \$89,208       \$96,346         2022 Estimated Median Household Income       \$66,298       \$70,682       \$74,217         2022 Estimated Per Capita Income       \$66,298       \$70,682       \$74,217         2022 Estimated Per Capita Income       \$60,298       \$70,682       \$74,217         2022 Estimated Benentary (Grade Level 0 to 8)       2.0%       2.2%       2.0%         2022 Estimated Some High School (Grade Level 9 to 11)       3.2%       3.4%       3.5%         2022 Estimated Some College       21.7%       20.4%       19.8%         2022 Estimated Associates Degree Only       9.8%       8.0%       7.8%         2022 Estimated Faduate Degree       18.2%       27.0%       26.9%         2022 Estimated Graduate Degree       18.2%       27.0%       26.9%         2022 Estimated Fotal Businesses       727       5,741       14.44         2022 Estimated Total Employee       8.911       63,212       161,473	2022 Estimated Black or African American	13.4%	16.2%	15.7%
2022 Estimated Other Races       7.2%       6.9%       7.3%         2022 Estimated Hispanic       6.5%       6.1%       6.4%         Income         2022 Estimated Average Household Income       \$87,740       \$89,208       \$96,346         2022 Estimated Median Household Income       \$66,298       \$70,682       \$74,217         2022 Estimated Per Capita Income       \$40,245       \$41,48       \$43,210         Education (Age 25+)         2022 Estimated Elementary (Grade Level 0 to 8)       2.0%       2.2%       2.0%         2022 Estimated Some High School (Grade Level 9 to 11)       3.2%       3.4%       3.5%         2022 Estimated High School Graduate       2.0%       2.0%       1.9%         2022 Estimated Associates Degree Only       9.8%       8.0%       7.8%         2022 Estimated Bachelors Degree Only       24.2%       27.0%       26.9%         2022 Estimated Graduate Degree       18.2%       18.8%       20.0%         2022 Estimated Fundated Forduate Degree       18.2%       18.8%       20.0%         2022 Estimated Total Businesses       727       5,741       14.44         2022 Estimated Employee Population per Business       12.3       11.0       11.2	2022 Estimated Asian or Pacific Islander	3.4%	5.3%	4.5%
2022 Estimated Hispanic         6.5%         6.1%         6.4%           Income         1000         100	2022 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
September   Sept	2022 Estimated Other Races	7.2%	6.9%	7.3%
2022 Estimated Average Household Income       \$87,740       \$89,208       \$96,346         2022 Estimated Median Household Income       \$66,298       \$70,682       \$74,217         2022 Estimated Per Capita Income       \$40,245       \$41,148       \$43,210         Education (Age 25+)         2022 Estimated Elementary (Grade Level 0 to 8)       2.0%       2.2%       2.0%         2022 Estimated Some High School (Graduate       20.9%       20.2%       19.9%         2022 Estimated High School Graduate       20.9%       20.2%       19.9%         2022 Estimated Some College       21.7%       20.4%       19.8%         2022 Estimated Associates Degree Only       9.8%       8.0%       7.8%         2022 Estimated Graduate Degree Only       24.2%       27.0%       26.9%         2022 Estimated Graduate Degree       18.2%       18.8%       20.0%         Business       727       5,741       14,444         2022 Estimated Total Businesses       8,911       63,212       161,473         2022 Estimated Employee Population per Business       12.3       11.0       11.2	2022 Estimated Hispanic	6.5%	6.1%	6.4%
2022 Estimated Median Household Income       \$66,298       \$70,682       \$74,217         2022 Estimated Per Capita Income       \$40,245       \$41,148       \$43,210         Education (Age 25+)         2022 Estimated Elementary (Grade Level 0 to 8)       2.0%       2.2%       2.0%         2022 Estimated Some High School (Grade Level 9 to 11)       3.2%       3.4%       3.5%         2022 Estimated High School Graduate       20.9%       20.2%       19.9%         2022 Estimated Some College       21.7%       20.4%       19.8%         2022 Estimated Associates Degree Only       9.8%       8.0%       7.8%         2022 Estimated Bachelors Degree Only       24.2%       27.0%       26.9%         2022 Estimated Graduate Degree       18.2%       18.8%       20.0%         Business       727       5,741       14,444         2022 Estimated Total Businesses       8.911       63,212       161,473         2022 Estimated Employee Population per Business       12.3       11.0       11.2	Income			
2022 Estimated Per Capita Income       \$40,245       \$41,148       \$43,210         Education (Age 25+)       Section 10 (Age 25+)       Section 11 (Age 25+)       Section 11 (Age 25+)       Section 11 (Age 25+)       Section 12 (Age 25+)       Section	2022 Estimated Average Household Income	\$87,740	\$89,208	\$96,346
Education (Age 25+)         2022 Estimated Elementary (Grade Level 0 to 8)       2.0%       2.2%       2.0%         2022 Estimated Some High School (Grade Level 9 to 11)       3.2%       3.4%       3.5%         2022 Estimated High School Graduate       20.9%       20.2%       19.9%         2022 Estimated Some College       21.7%       20.4%       19.8%         2022 Estimated Associates Degree Only       9.8%       8.0%       7.8%         2022 Estimated Bachelors Degree Only       24.2%       27.0%       26.9%         2022 Estimated Graduate Degree       18.2%       18.8%       20.0%         Business       727       5,741       14,444         2022 Estimated Total Businesses       8,911       63,212       161,473         2022 Estimated Employee Population per Business       12.3       11.0       11.2	2022 Estimated Median Household Income	\$66,298	\$70,682	\$74,217
2022 Estimated Elementary (Grade Level 0 to 8)       2.0%       2.2%       2.0%         2022 Estimated Some High School (Grade Level 9 to 11)       3.2%       3.4%       3.5%         2022 Estimated High School Graduate       20.9%       20.2%       19.9%         2022 Estimated Some College       21.7%       20.4%       19.8%         2022 Estimated Associates Degree Only       9.8%       8.0%       7.8%         2022 Estimated Bachelors Degree Only       24.2%       27.0%       26.9%         2022 Estimated Graduate Degree       18.2%       18.8%       20.0%         Business       727       5,741       14,444         2022 Estimated Total Businesses       8,911       63,212       161,473         2022 Estimated Employee Population per Business       12.3       11.0       11.2	2022 Estimated Per Capita Income	\$40,245	\$41,148	\$43,210
2022 Estimated Some High School (Grade Level 9 to 11)       3.2%       3.4%       3.5%         2022 Estimated High School Graduate       20.9%       20.2%       19.9%         2022 Estimated Some College       21.7%       20.4%       19.8%         2022 Estimated Associates Degree Only       9.8%       8.0%       7.8%         2022 Estimated Bachelors Degree Only       24.2%       27.0%       26.9%         2022 Estimated Graduate Degree       18.2%       18.8%       20.0%         Business         2022 Estimated Total Businesses       727       5,741       14,444         2022 Estimated Total Employees       8,911       63,212       161,473         2022 Estimated Employee Population per Business       12.3       11.0       11.2	Education (Age 25+)			
2022 Estimated High School Graduate       20.9%       20.2%       19.9%         2022 Estimated Some College       21.7%       20.4%       19.8%         2022 Estimated Associates Degree Only       9.8%       8.0%       7.8%         2022 Estimated Bachelors Degree Only       24.2%       27.0%       26.9%         2022 Estimated Graduate Degree       18.2%       18.8%       20.0%         Business         2022 Estimated Total Businesses       727       5,741       14,444         2022 Estimated Total Employees       8,911       63,212       161,473         2022 Estimated Employee Population per Business       12.3       11.0       11.2	2022 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.2%	2.0%
2022 Estimated Some College       21.7%       20.4%       19.8%         2022 Estimated Associates Degree Only       9.8%       8.0%       7.8%         2022 Estimated Bachelors Degree Only       24.2%       27.0%       26.9%         2022 Estimated Graduate Degree       18.2%       18.8%       20.0%         Business         2022 Estimated Total Businesses       727       5,741       14,444         2022 Estimated Total Employees       8,911       63,212       161,473         2022 Estimated Employee Population per Business       12.3       11.0       11.2	2022 Estimated Some High School (Grade Level 9 to 11)	3.2%	3.4%	3.5%
2022 Estimated Associates Degree Only       9.8%       8.0%       7.8%         2022 Estimated Bachelors Degree Only       24.2%       27.0%       26.9%         2022 Estimated Graduate Degree       18.2%       18.8%       20.0%         Business         2022 Estimated Total Businesses       727       5,741       14,444         2022 Estimated Total Employees       8,911       63,212       161,473         2022 Estimated Employee Population per Business       12.3       11.0       11.2	2022 Estimated High School Graduate	20.9%	20.2%	19.9%
2022 Estimated Bachelors Degree Only       24.2%       27.0%       26.9%         2022 Estimated Graduate Degree       18.2%       18.8%       20.0%         Business         2022 Estimated Total Businesses       727       5,741       14,444         2022 Estimated Total Employees       8,911       63,212       161,473         2022 Estimated Employee Population per Business       12.3       11.0       11.2	2022 Estimated Some College	21.7%	20.4%	19.8%
2022 Estimated Graduate Degree       18.2%       18.8%       20.0%         Business       2022 Estimated Total Businesses       727       5,741       14,444         2022 Estimated Total Employees       8,911       63,212       161,473         2022 Estimated Employee Population per Business       12.3       11.0       11.2	2022 Estimated Associates Degree Only	9.8%	8.0%	7.8%
Business         2022 Estimated Total Businesses       727       5,741       14,444         2022 Estimated Total Employees       8,911       63,212       161,473         2022 Estimated Employee Population per Business       12.3       11.0       11.2	2022 Estimated Bachelors Degree Only	24.2%	27.0%	26.9%
2022 Estimated Total Businesses       727       5,741       14,444         2022 Estimated Total Employees       8,911       63,212       161,473         2022 Estimated Employee Population per Business       12.3       11.0       11.2	2022 Estimated Graduate Degree	18.2%	18.8%	20.0%
2022 Estimated Total Employees       8,911       63,212       161,473         2022 Estimated Employee Population per Business       12.3       11.0       11.2	Business			
2022 Estimated Employee Population per Business 12.3 11.0 11.2	2022 Estimated Total Businesses	727	5,741	14,444
	2022 Estimated Total Employees	8,911	63,212	161,473
2022 Estimated Residential Population per Business 18.6 17.5 17.1	2022 Estimated Employee Population per Business	12.3	11.0	11.2
	2022 Estimated Residential Population per Business	18.6	17.5	17.1

