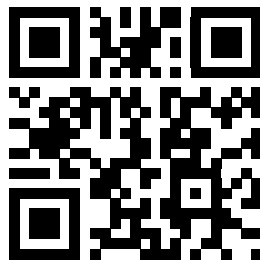


# Kroger Plaza

Winchester, Kentucky



View Available Space



Use your phone's camera to scan the QR code. Or download a QR code scanner app.



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DEVELOPMENT • INVESTMENT • MANAGEMENT



# Kroger Plaza

Kroger Plaza is a neighborhood retail center in Winchester, KY. Located on the west side of Bypass Road at Highway 1958 within the primary retail corridor and shadow-anchored by Kroger. Other prominent anchor tenants include Beall’s, Cato and Sun Tan City.

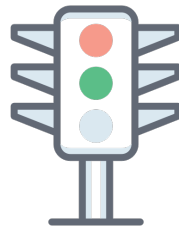
## OVERVIEW

<b>LOCATION</b>	1518-1623 Bypass Road	<b>OTHER TENANTS</b> Papa John’s, Kort Physical Therapy, Sally Beauty Supply, U.S. Marines, The UPS Store, Nails Pro, Great Clips, H&R Block, Hibbett Sports, Jade Garden, Cato, Sun Tan City, T-Mobile, One Main Financial, Bluegrass Chiro
<b>AVAILABLE</b>	1,000 Sq. Ft.	
<b>ANCHOR TENANTS</b>	Kroger & Beall’s	
<b>OUTLOTS</b>	Goodwill, Golden Corral, Sonic and Speedway Super America	



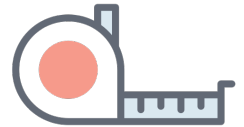
**LOCATION**

1518-1623 Bypass Road  
Winchester, KY 40391



**TRAFFIC COUNTS**

Redwing Drive : 21,182  
Frontier Way : 23,015



**TOTAL SQ. FOOTAGE**

53,989 Sq. Ft.



**ACCESS**

4 Entrance Points

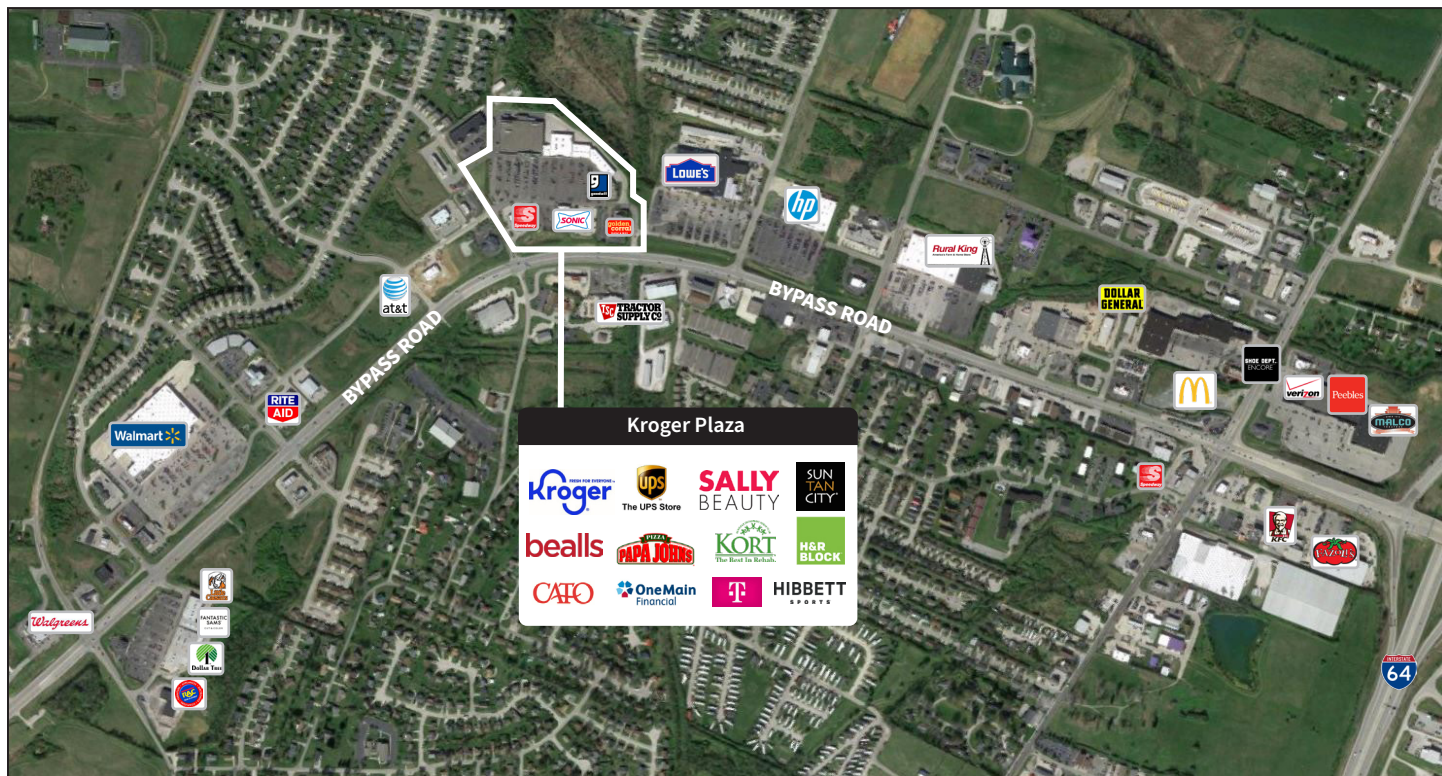


**PARKING**

216 Spaces



## NEARBY COMPETITORS



## TRAFFIC

	AVG Daily Volume		AVG Daily Volume
BYPASS RD/ REDWING DR	21,182	BYPASS RD/ FRONTIER WAY	23,015





## AERIAL VIEWS



1661 Bypass Road  
Winchester, KY 40391

**KROGER PLAZA WINCHESTER**



SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT
1661	Kroger	60,088	1565	Available	1,000	1533	One Main Financial	1,800	1607	Papa John's	1,470
1593	Bluegrass Chiro	1,500	1563	U.S. Marines	1,000	1529	Hibbett Sports	4,000	1611	H&R Block	1,470
1586	Sally Beauty Supply	1,500	1547	Kort Physical Therapy	3,600	1521	Sun Tan City	3,000	1615	T-Mobile	2,100
1575	Beall's	20,000	1541	Nails Pro	2,400				1619	The UPS Store	1,280
1569	CATO	4,160	1537	Great Clips	1,200				1623	Jade Garden	2,500

AVAILABLE
  LEASED
  N.A.P. (NOT A PART)

AM  
**RJTHIENEMAN**  
 PROPERTY

## POPULATION

	1 mile	3 miles	5 miles
<b>2025 PROJECTION</b>	6,477	24,480	30,148
<b>2020 ESTIMATE</b>	6,355	23,998	29,565
<b>2010 CENSUS</b>	6,303	23,686	29,238
<b>GROWTH 2020-2025</b>	1.92%	2.01%	1.97%
<b>GROWTH 2010-2020</b>	0.83%	1.32%	1.12%

## 2020 POPULATION BY RACE

	1 mile	3 miles	5 miles
<b>WHITE</b>	5,918	21,813	27,068
<b>BLACK</b>	245	1,557	1,714
<b>AM. INDIAN &amp; ALASKAN</b>	22	62	84
<b>ASIAN</b>	56	161	206
<b>HAWAIIAN &amp; PACIFIC ISLAND</b>	8	12	12
<b>OTHER</b>	105	393	483

## POPULATION BY HISPANIC ORIGIN

	1 mile	3 miles	5 miles
<b>NON-HISPANIC</b>	6,064	23,210	28,609
<b>HISPANIC</b>	291	788	956





## HOUSEHOLDS

	1 mile	3 miles	5 miles
<b>2025 PROJECTION</b>	2,650	9,953	12,170
<b>2020 ESTIMATE</b>	2,600	9,754	11,932
<b>2010 CENSUS</b>	2,580	9,625	11,795
<b>GROWTH 2020-2025</b>	1.92%	2.04%	1.99%
<b>GROWTH 2010-2020</b>	0.78%	1.34%	1.16%

## 2020 HOUSEHOLDS BY HH INCOME

	1 mile	3 miles	5 miles
<b>&lt;\$25,000</b>	431	2,413	2,867
<b>\$25,000 - \$50,000</b>	674	2,226	2,818
<b>\$50,000 - \$75,000</b>	448	1,652	2,044
<b>\$75,000 - \$100,000</b>	524	1,448	1,738
<b>\$100,000 - \$125,000</b>	264	1,015	1,164
<b>\$125,000 - \$150,000</b>	93	380	499
<b>\$150,000 - \$200,000</b>	51	313	401
<b>\$200,000+</b>	114	306	401
<b>2020 AVG HOUSEHOLD INCOME</b>	\$73,693	\$68,017	\$68,668
<b>2020 MED HOUSEHOLD INCOME</b>	\$58,070	\$53,125	\$52,951



## AVERAGE DAILY TRAFFIC VOLUME



	Street	Cross Street	Cross Street Dist	Count Year	AVG Daily Volume	Volume Type	Miles from Subject Prop
1	<b>BYPASS RD</b>	REDWING DR	.10 NW	2018	21,182	MPSI	.23
2	<b>BYPASS RD</b>	FRONTIER WAY	.02 N	2018	23,015	MPSI	.29
3	<b>BYPASS RD</b>	KEFFER RD	.08 N	2018	18,112	MPSI	.58
4	<b>REDWING DR</b>	CANARY LN	.07 W	2018	4,137	MPSI	.28
5	<b>COLBY RD</b>	MCCLURE RD	.04 W	2018	8,525	MPSI	.80







# *connecting* PEOPLE AND PLACES

By designing carefully-planned neighborhoods that are located near schools, shopping centers, dining and other amenities, RJ Thieneman’s efforts result in stronger communities. Since 1958, RJ Thieneman has managed and developed more than 20 of these communities in the Louisville area. We also specialize in commercial real estate and currently manage over 800,000 sq. ft. of retail and office space in Louisville and throughout the region. Through our successful residential and commercial projects, we are connecting people and places.



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