

# *Shops of Forest Springs*

Louisville, 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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**RJTHIENEMAN**  
DEVELOPMENT • INVESTMENT • MANAGEMENT

## Shops of Forest Springs

Shops of Forest Springs offers quality restaurant, office and retail space for the LaGrange Road/ Pewee Valley area in Louisville, KY. The center's close proximity to 1-265 and LaGrange Road makes it the dominant grocery-anchored neighborhood retail destination in the area.

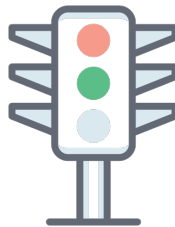
### OVERVIEW

<b>LOCATION</b>	Corner of LaGrange Road (HWY 146) and Factory Lane	<b>OTHER TENANTS</b>  AT&T, Starbucks, Jimmy John's, Brix Wine Bar, Bubbakoo's Burritos, Liquor World, Highland Cleaners, Harvey Eye, Forest Springs Family Dental, The UPS Store, Spa Nails, Great Clips, Ciao Bella Salon, Double Dragon II, Baskin Robbins, Allstate, Boot Depot, See Spot Grooming, About Time Bar & Grill, Louisville Realty Group, Huntington Learning Center, RJ Thieneman, M&W Management, Forest Springs Nutrition, New Dawn Myotherapy Center, Fit Body Boot Camp, Oshii Ramen, Beauty Bar and Wellness, Core Health Center, AAA
<b>AVAILABLE</b>	5,600 Sq. Ft.	
<b>ANCHOR TENANTS</b>	Kroger & Feeders Supply	
<b>OUTLOTS</b>	Taco Bell/Long John Silver's, Arby's, KFC, McDonald's, Thorntons, Park Community Credit Union, 24/7 Car Wash, Valvoline & Kroger Fuel	



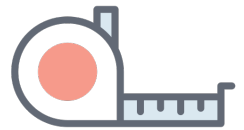
#### LOCATION

Corner of LaGrange Road  
(HWY 146) and Factory Lane  
Louisville, KY 40245



#### TRAFFIC COUNTS

Springs Station Road : 16,393  
Old LaGrange Road : 50,252



#### TOTAL SQ. FOOTAGE

143,984 Sq. Ft.



#### ACCESS

9 Entrance Points



#### PARKING

1,020 Spaces

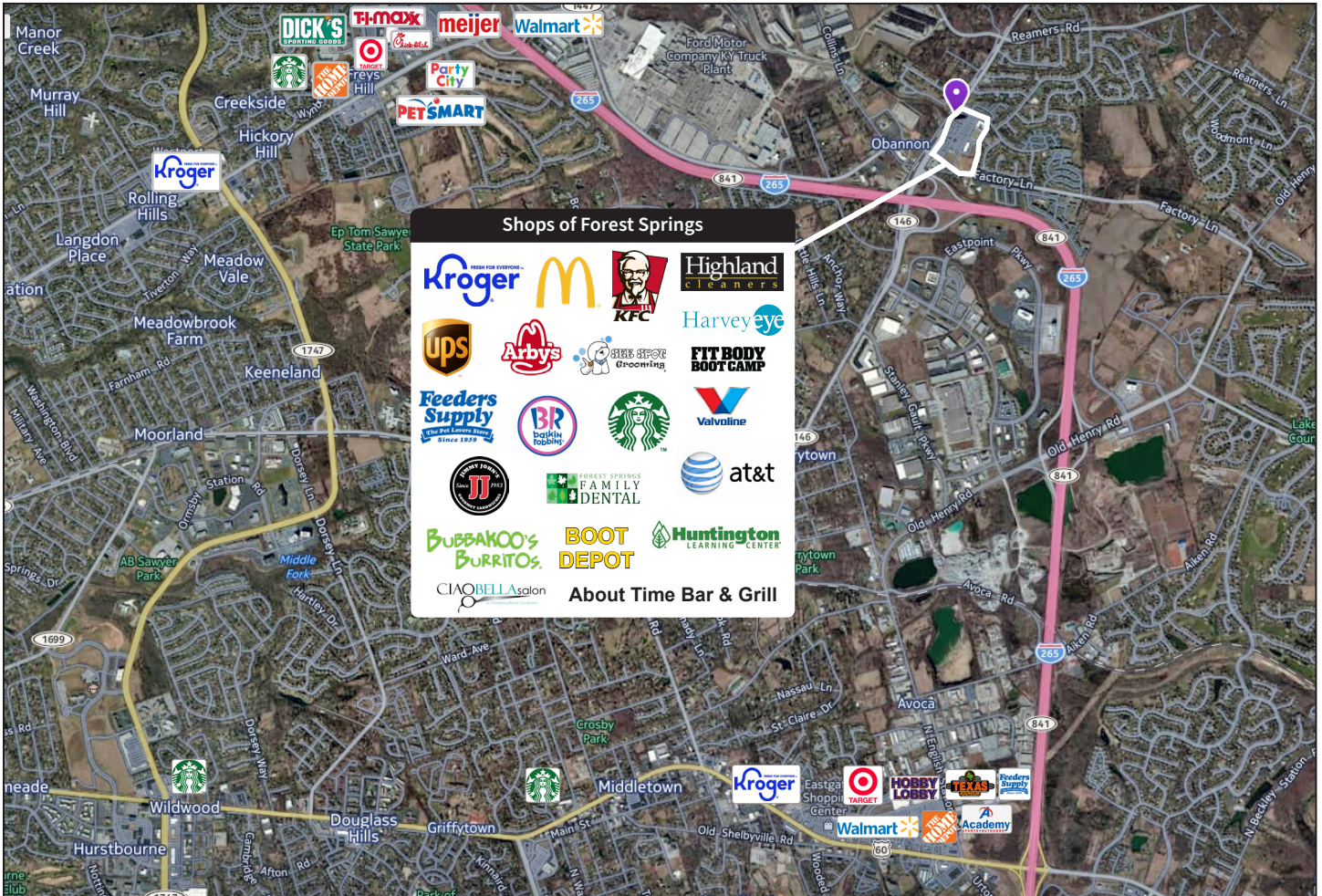


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## NEARBY COMPETITORS



## TRAFFIC

AVG Daily Volume

AVG Daily Volume

LAGRANGE RD AT  
SPRINGS STATION RD

16,393

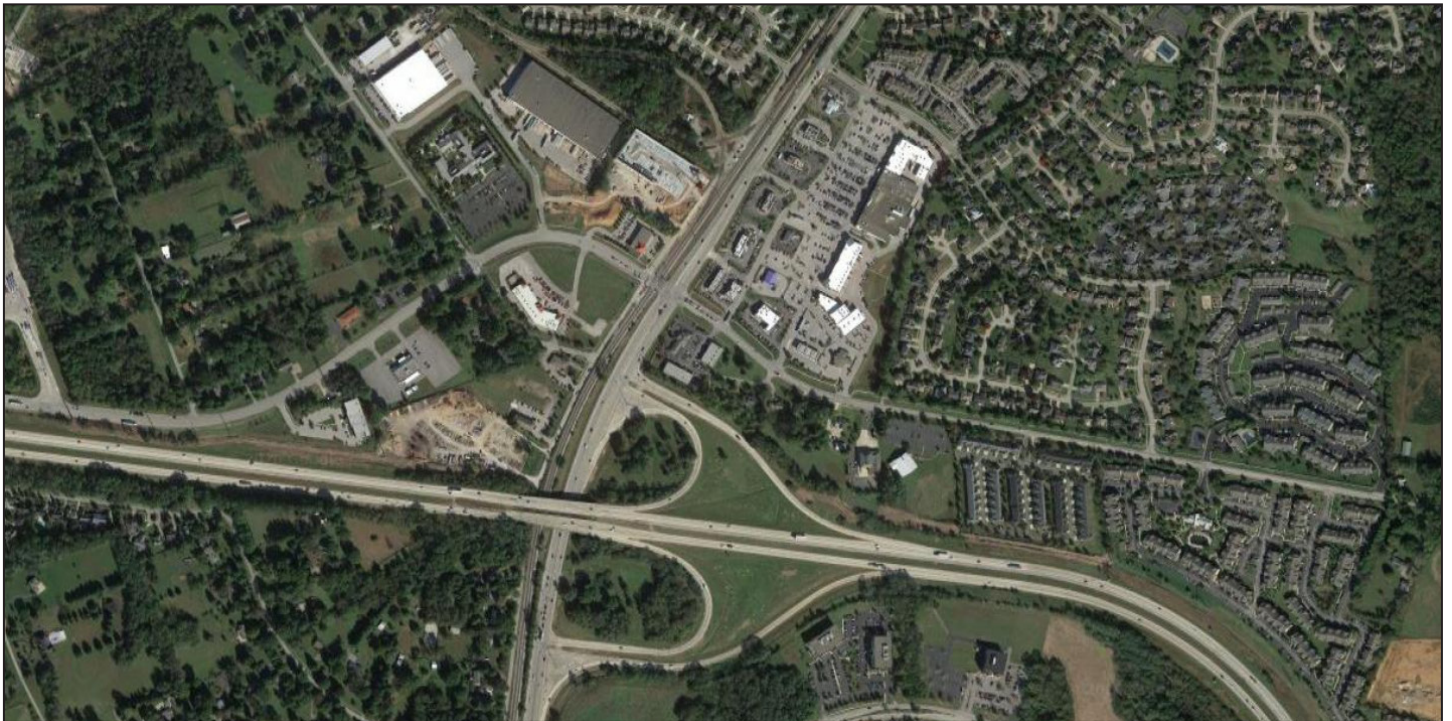
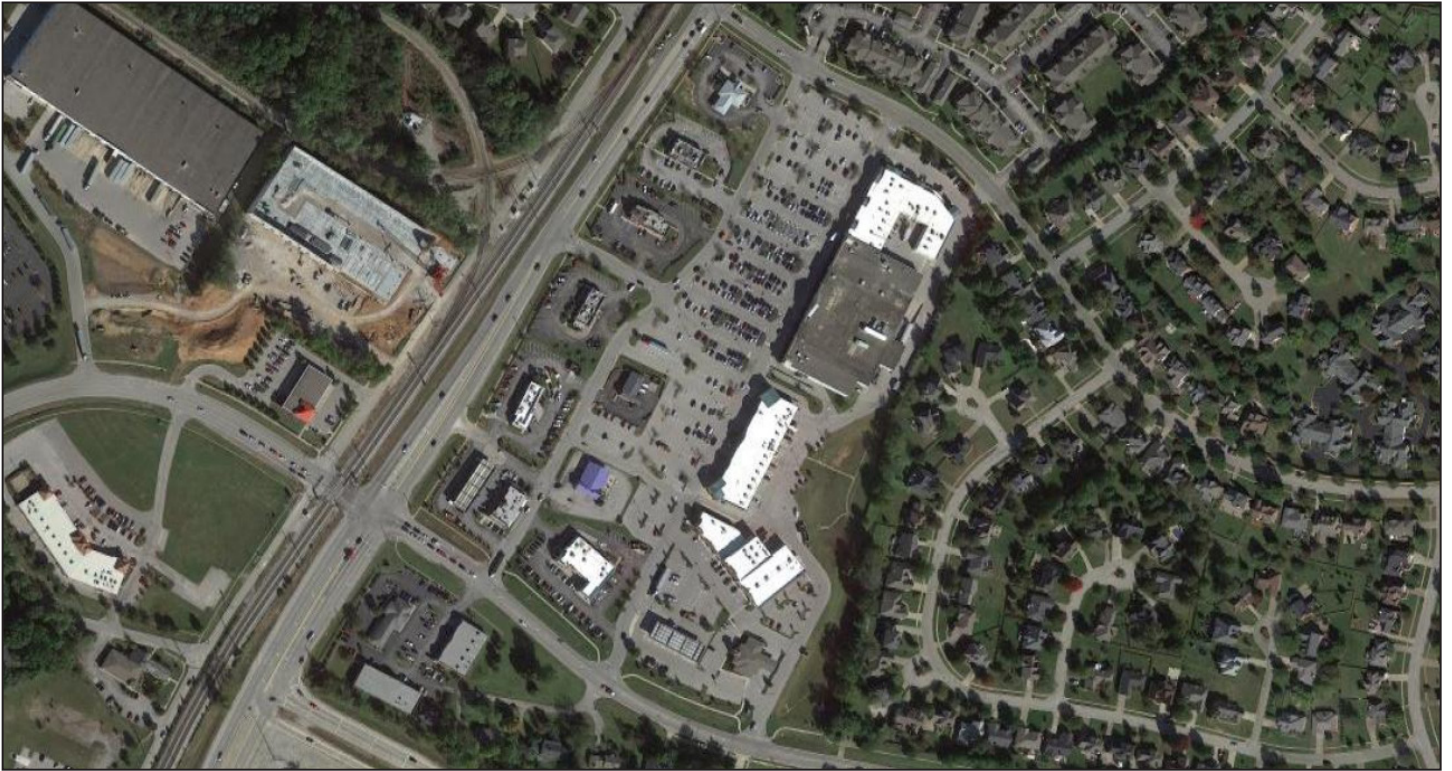
I-265 AT  
OLD LAGRANGE RD

50,252





## AERIAL VIEWS



# SHOPS OF FOREST SPRINGS

**12450 LaGrange Road  
Louisville, KY 40245**



SPACE	TENANT	SPACE	TENANT	SPACE	TENANT	SPACE	TENANT	SPACE	TENANT
OUTPARCELS		PHASE I		PHASE II - 12418 SUITES		PHASE II - 12418 SUITES		O'BANNON STATION - 12406 SUITES	
12412	Thorntons Gas	12450	Kroger	S. 100	Liquor World	S. 101	About Time Bar & Grill	S. 101	
12410	24/7 Car Wash	12464	Core Health Center	S. 110	Brix Wine Bar	S. 103-104	AAA	S. 103-104	2,505
12414	Valvoline	12466	Forest Springs Family Dental	S. 115	Available	S. 105	Edward Jones	S. 105	2,385
12416	McDonald's	12468	The UPS Store	S. 120	Available	S. 106-107	Ciao Bella Salon	S. 106-107	950
12420	KFC	12470	Spa Nails	S. 140	Fit Body Boot Camp	S. 110	Feeders Supply	S. 110	3,037
12424	Arby's	12472	Oshi Ramen	S. 145	See Spot Grooming	S. 201	Beauty Bar and Wellness	S. 201	10,000
12434	Taco Bell	12474	Huntington Learning Center	S. 150	Great Clips	S. 202	Harvey Eye	S. 202	1,070
12440	Kroger Wine & Spirits	12476	Book Depot	S. 155	Baskin Robbins	12911	Starbucks	12911	3,168
		12478	Forest Springs Nutrition	S. 160	Highland Cleaners	12915	Jimmy John's	12915	1,868
		12480	Double Dragon II			12919	Bubbakoo's Burritos	12919	1,950
		12484	Allstate			12923	AT&T	12923	2,344
		12488	RJ Thieneman / Louisville Realty Group			13003	Kroger Fuel	13003	n/a
		12490	M&W Management			13011	Park Community Credit Union	13011	n/a
		12492	New Dawn Myotherapy Center						
AVAILABLE		LEASED		N.A.P. (NOT A PART)		SUBLEASE		214 RUTHENEMAN PROPERTY	



**POPULATION**

	2 mile	5 miles	10 miles
2020 POPULATION	20,221	123,771	348,149
2024 POPULATION	20,752	124,302	343,111
2029 PROJECTION	20,821	124,730	343,279
GROWTH 2020-2024	0.7%	0.1%	-0.4%
GROWTH 2024-2029	0.1%	0.1%	0%
MEDIAN AGE	39.6	41.7	41.9
BACHELOR'S DEGREE OR HIGHER	51%	53%	49%
U.S. ARMED FORCES	0	86	361

**POPULATION BY RACE**

	2 mile	5 miles	10 miles
WHITE	14,909	97,653	271,787
BLACK	2,852	10,466	29,764
AMERICAN INDIAN & ALASKAN	9	64	201
ASIAN	996	5,860	12,914
HAWAIIAN OR PACIFIC ISLANDER	5	31	90
TWO OR MORE RACES	1,983	10,228	28,356
HISPANIC ORIGIN	1,040	5,414	15,923

**HOUSING**

	2 mile	5 miles	10 miles
MEDIAN HOME VALUE	\$341,195	\$331,156	\$310,026
MEDIAN YEAR BUILT	1998	1993	1983



**HOUSEHOLDS**

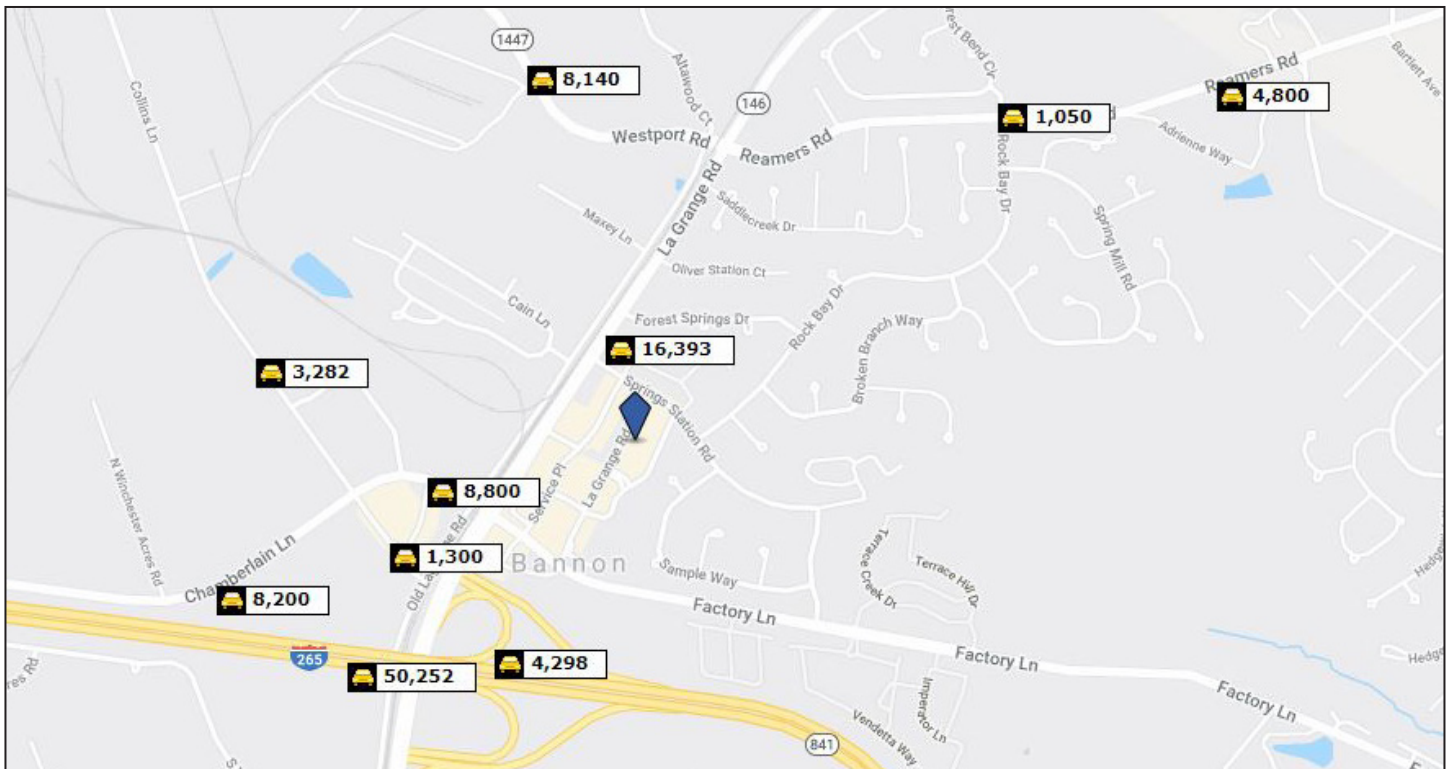
	2 mile	5 miles	10 miles
2020 HOUSEHOLDS	7,833	50,077	141,556
2024 HOUSEHOLDS	8,071	50,224	139,275
2029 HOUSEHOLD PROJECTION	8,097	50,283	139,019
GROWTH 2020-2024	1.4%	0.8%	0.3%
GROWTH 2024-2029	0.1%	0%	0%
OWNER OCCUPIED	5,447	36,460	100,612
RENTER OCCUPIED	2,650	13,793	38,406
AVG HOUSEHOLD SIZE	2.5	2.4	2.4
AVG HOUSEHOLD VEHICLES	2	2	2
TOTAL CONSUMER SPENDING	\$305.6M	\$1.9B	\$5.1B

**INCOME**

	2 mile	5 miles	10 miles
AVG HOUSEHOLD INCOME	\$129,101	\$128,075	\$120,309
MED HOUSEHOLD INCOME	\$96,086	\$98,079	\$91,031
<\$25,000	809	4,134	11,974
\$25,000 - \$50,000	1,087	7,435	23,837
\$50,000 - \$75,000	1,155	7,672	22,084
\$75,000 - \$100,000	1,166	6,361	18,311
\$100,000 - \$125,000	795	5,318	14,811
\$125,000 - \$150,000	531	4,296	11,120
\$150,000 - \$200,000	957	5,809	14,846
\$200,000+	1,569	9,202	22,291



## AVERAGE DAILY TRAFFIC VOLUME



	Street	Cross Street	Cross Street Dist	Count Year	AVG Daily Volume	Volume Type	Miles from Subject Prop
	<b>LAGRANGE</b>	SPRINGS STATION RD	.04 SW	2018	16,393	MPSI	.16
<b>1</b>	<b>BAY DR</b>	REAMERS RD	.02 S	2018	1,050	MPSI	.70
<b>2</b>	<b>CHAMBERLAIN LN</b>	CHAMBERLAIN CROSSING DR	.03 W	2012	8,800	AADT	.31
<b>3</b>	<b>I-265</b>	LAGRANGE RD	.11 W	2012	4,298	AADT	.36
<b>4</b>	<b>COLLINS LN</b>	FACTORY LN	.02 SE	2012	1,300	AADT	.38
<b>5</b>	<b>I-265</b>	OLD LAGRANGE RD	.06 E	2018	50,252	MPSI	.52
<b>6</b>	<b>COLLINS LN</b>	CHAMBERLAIN CROSSING	.08 SE	2018	3,282	MPSI	.56
<b>7</b>	<b>WESTPORT RD</b>	ROLLINGTON RD	.11 NW	2018	8,140	MPSI	.56

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## *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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