



OUTLOTS: Breckenridge Plaza | Louisville, KY

RJTHIENEMAN
DEVELOPMENT • INVESTMENT • MANAGEMENT

502.550.0706 | rjthieneman.com



BRECKENRIDGE PLAZA

Breckenridge Plaza is located at the intersection of Breckenridge Lane and Six Mile Lane. The convenience of significant traffic controls, its proximity to nearby Hurstbourne Lane and a dense residential population make Breckenridge Plaza a successful choice. Outlot(s) available for single user or can divide.

Address: 3447 & 3449 Breckenridge Lane

Anchor Tenants: Dollar Tree & Bingo City

Parking: 620 Spaces

Outlots: +/- 1.63 Total acres
+/- 0.41 acre and +/- 1.22 acres



BRECKENRIDGE PLAZA

3417 Breckenridge Lane
Louisville, KY 40220



SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT
3403	Active Day	7,960	3423	Jock's Bar & Grille	6,770	3439	Token III Club	5,518
3405	Zeedan Jewelry	1,040	3425	Available	2,600	3441	Bingo City of Breckenridge	30,000
3411	Available	800	3429	Cleopatra Salon & Beauty Supplies	3,000	3447	Available (+/-0.41 acre)	outlot
3415	Liquor Palace	4,179	3435	Lanceta Trading Company	1,680	3449	Available (+/-1.22 acre)	outlot
3416	Yafa Bakery & Market	8,254	3437	Red Sun Chinese Restaurant	1,434	3453	Strickland Brothers 10 Minute Oil Change	1,400
3417	Available	16,174						
3421	Dollar Tree	10,650						

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

AN
RJTHIENEMAN
PROPERTY

AERIAL: Breckenridge Plaza



DEMOGRAPHICS: Breckenridge Plaza



POPULATION	2 mile	5 miles	10 miles
2020 POPULATION	52,828	248,420	669,383
2024 POPULATION	49,257	238,296	660,790
2029 PROJECTION	48,246	234,795	658,206
GROWTH 2020-2024	-1.7%	-1.0%	0.3%
GROWTH 2024-2029	-0.4%	-0.3%	-0.1%
MEDIAN AGE	39.8	39.7	39.3
BACHELOR’S DEGREE OR HIGHER	35%	38%	35%
U.S. ARMED FORCES	21	286	630

POPULATION BY RACE

	2 mile	5 miles	10 miles
WHITE	31,514	161,217	447,725
BLACK	9,718	39,389	118,374
AMERICAN INDIAN & ALASKAN	31	188	949
ASIAN	2,742	8,748	20,728
HAWAIIAN OR PACIFIC ISLANDER	16	80	237
TWO OR MORE RACES	5,236	28,675	72,777
HISPANIC ORIGIN	3,380	20,095	48,142

HOUSING

	2 mile	5 miles	10 miles
MEDIAN HOME VALUE	\$217,065	\$242,600	\$239,295
MEDIAN YEAR BUILT	1973	1972	1972

HOUSEHOLDS

	2 mile	5 miles	10 miles
2020 HOUSEHOLDS	22,570	106,610	283,743
2024 HOUSEHOLDS	21,078	102,546	280,844
2029 HOUSEHOLD PROJECTION	20,637	101,025	279,689
GROWTH 2020-2024	-0.7%	-0.2%	0.3%
GROWTH 2024-2029	-0.4%	-0.3%	-0.1%
OWNER OCCUPIED	12,879	62,516	165,348
RENTER OCCUPIED	7,757	38,510	114,341
AVG HOUSEHOLD SIZE	2.2	2.3	2.3
AVG HOUSEHOLD VEHICLES	2	2	2
TOTAL CONSUMER SPENDING	\$602.4M	\$3.1B	\$8.3B

INCOME

	2 mile	5 miles	10 miles
AVG HOUSEHOLD INCOME	\$81,533	\$91,256	\$88,385
MED HOUSEHOLD INCOME	\$63,716	\$69,399	\$64,222
<\$25,000	2,799	12,493	47,143
\$25,000 - \$50,000	5,526	24,157	64,344
\$50,000 - \$75,000	3,823	18,844	48,888
\$75,000 - \$100,000	3,132	14,721	36,451
\$100,000 - \$125,000	2,172	10,560	26,371
\$125,000 - \$150,000	1,300	6,603	16,007
\$150,000 - \$200,000	1,323	7,350	18,509
\$200,000+	1,003	7,820	23,131