

THE SHOPPES AT PLAINVIEW
LOUISVILLE, KY



EXCLUSIVELY MARKETING BY:





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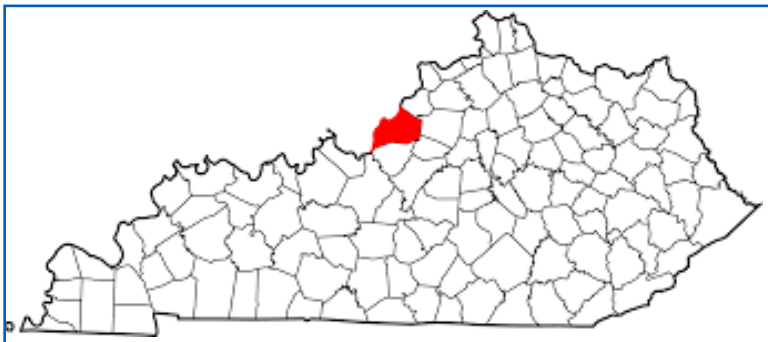
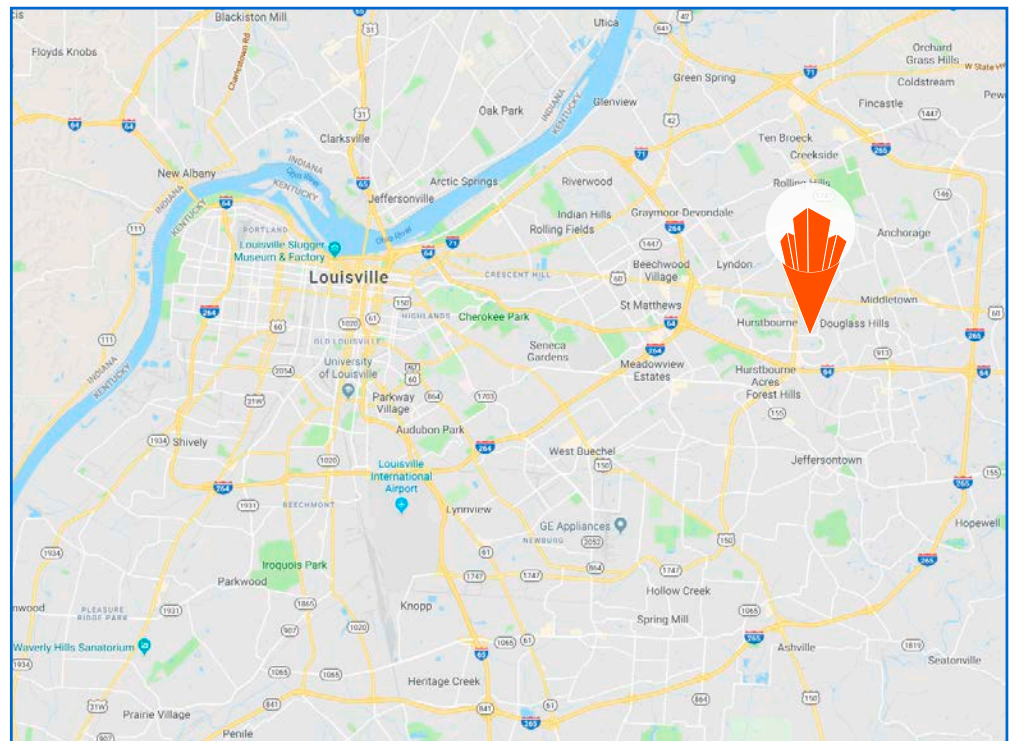


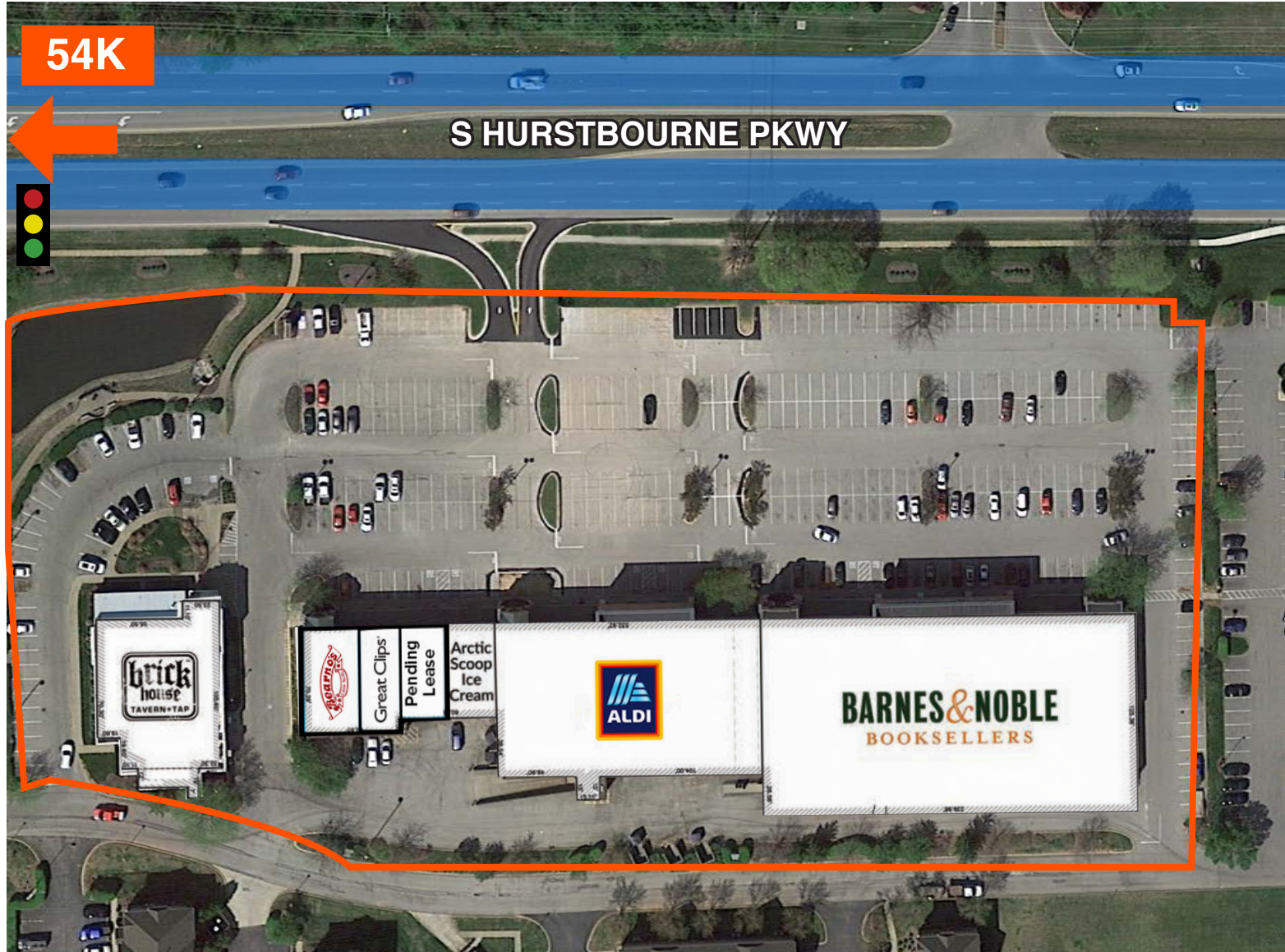
TRIO COMMERCIAL PROPERTY GROUP is a full service commercial real estate brokerage firm headquartered in Louisville, Kentucky, providing service in Kentucky, Indiana and Tennessee. The TRIO Team has over 100 years of combined experience, participating in over \$1 billion dollars in commercial real estate transactions. TRIO Commercial Property Group uses a true team approach to give our clients an unmatched level of service.



LOUISVILLE, KY

Louisville is the largest city in the Commonwealth of Kentucky and is located in Jefferson County along the Ohio River. The city is known for the home of the Kentucky Derby, the University of Louisville, Kentucky Fried Chicken, and a growing Urban Bourbon scene. Louisville's airport is the site of United Parcel Services (UPS) worldwide air hub. The Louisville-Jefferson County, KY-IN Metropolitan Statistical Area (MSA), sometimes referred to as Kentuckiana, includes Louisville-Jefferson County and 12 surrounding counties. The MSA has a population of 1,284,848, ranking it 43rd nationally.





PROPERTY SUMMARY

TRIO Commercial Property Group is pleased to present the sale of The Shoppes at Plainview a 64,023 SF Class A grocery anchored retail center. The shopping center is located at 801 S. Hurstbourne Pkwy in Louisville, KY. This premier trade area is surrounded with national retailers, dense residential neighborhoods, and Louisville's largest Class A suburban office park. The location has great visibility, easy access, and is conveniently located on Hurstbourne Parkway just 1/2 a mile from Interstate 64.

The offering includes a new 10-year lease with Aldi grocery store that is currently under construction. Other Tenants include Barnes & Noble, Great Clips, Bearno's Pizza, and The Artic Scoop. Brick House Tavern occupies a free standing outlot building next to the 56,064 SF shopping center.

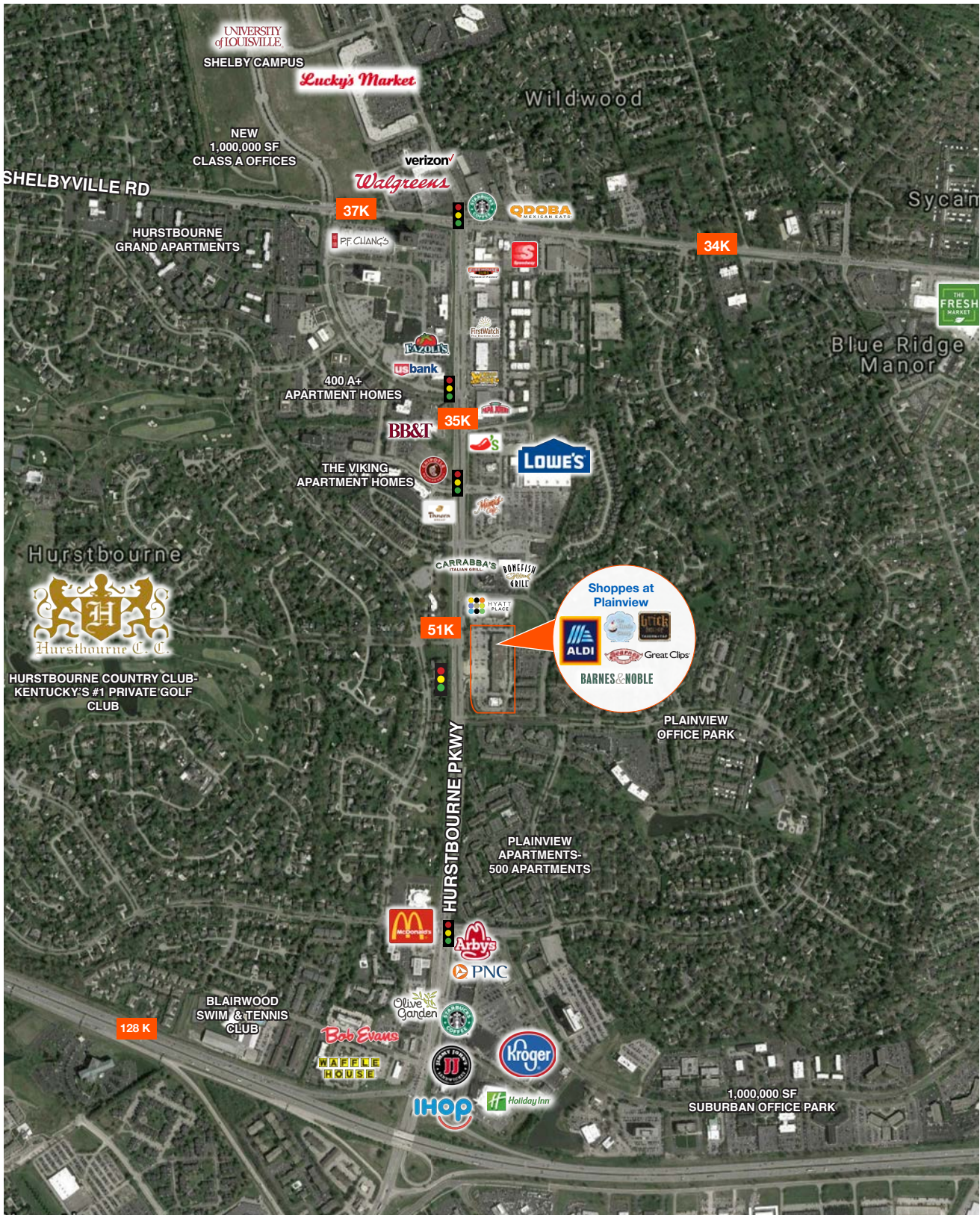
This highly desirable center offers investors the ability to acquire an exceptional grocery anchored center with stable and consistent returns.

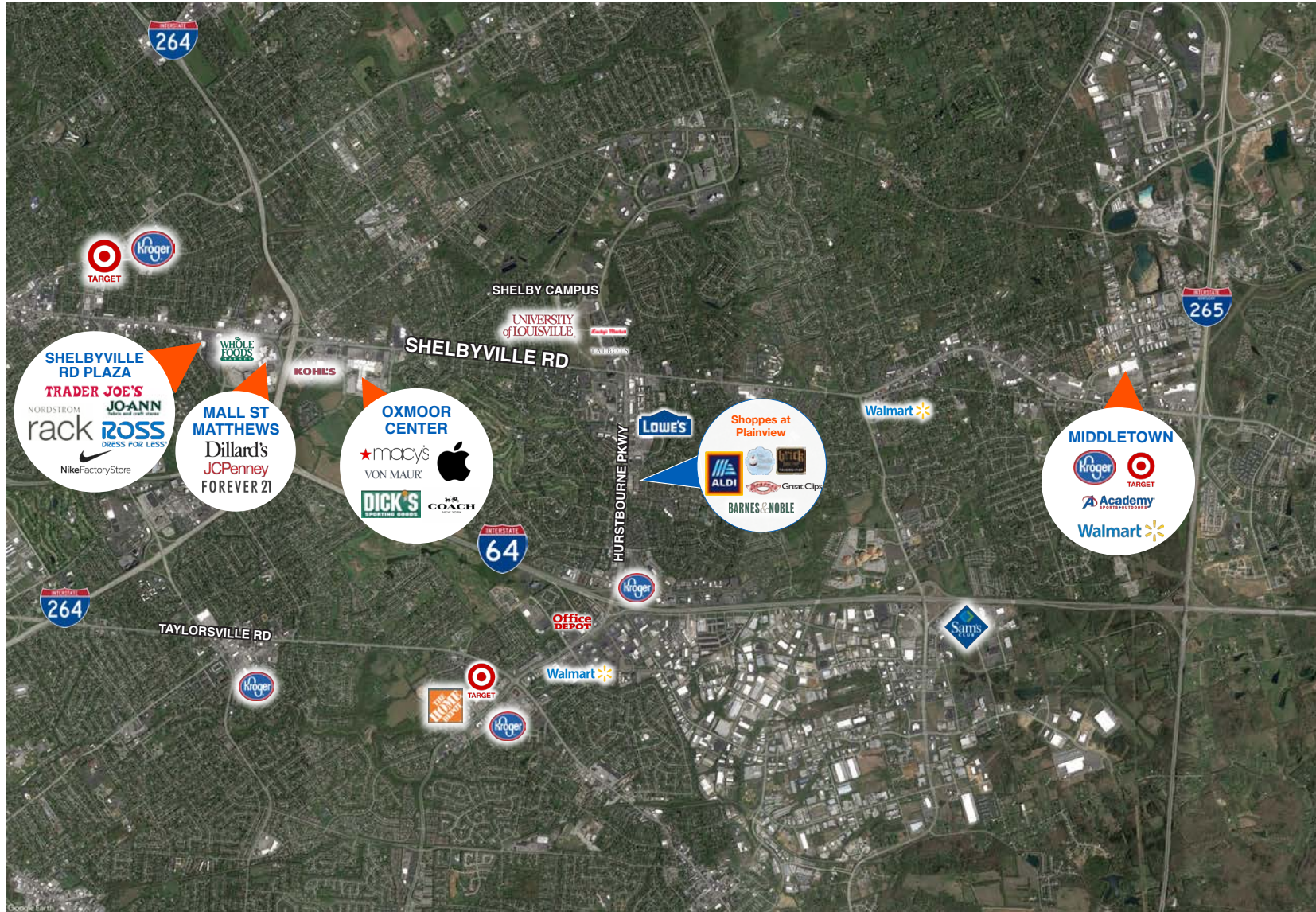
PROPERTY OVERVIEW

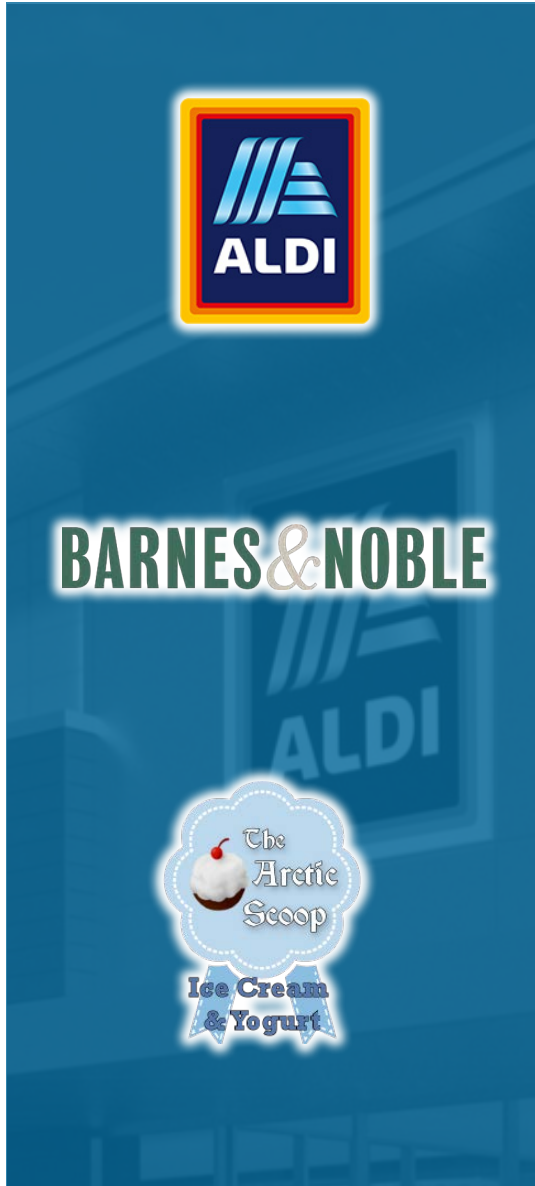
- 64,023 SF Aldi anchored retail center
- Other tenants include Barnes & Noble, Bearnos Pizza, Arctic Scoop, Great Clips, Brick House Tavern
- 54,046 ADT on Hurstbourne Lane
- 7.34 acres
- New right in, right out
- Zoned C-1
- Located in the premier retail trade area of Shelbyville Rd and Hurstbourne Pkwy
- New roof and parking lot scheduled for Summer 2018

OFFERING DETAILS

Price: **\$11,500,000**
 Year Built: **1995**
 NOI: **\$849,771**
 Cap Rate: **7.4%**



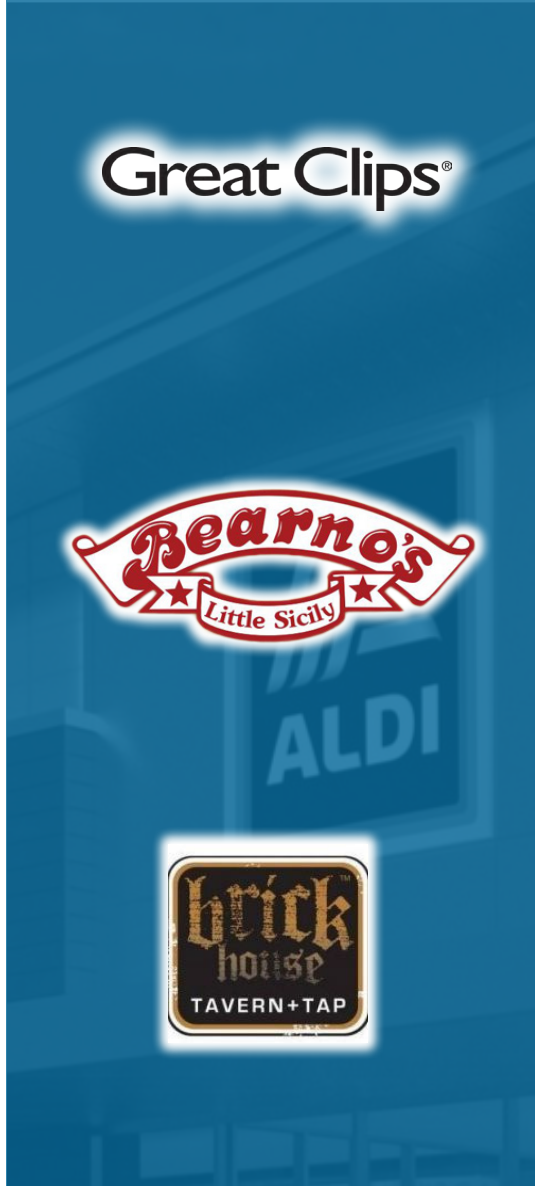




Aldi is an established retailer with over 7,000 stores worldwide. Aldi sells quality products at competitive prices with Aldi's products, in some cases, being 30% cheaper than those of competitors. Aldi can do this because it operates efficiently. This means reducing costs in all areas of the business - saving time, space, effort and energy. Everything Aldi does is focused around giving its customers value for money. Aldi's approach is to use lean methods.

Barnes & Noble, Inc., a Fortune 500 company, is the bookseller with the largest number of retail outlets in the United States, and a retailer of content, digital media, and educational products. As of October 15, 2017, the company operates 633 retail stores in all 50 U.S. states. Barnes & Noble operates mainly through its Barnes & Noble Booksellers chain of bookstores. The company's headquarters are at 122 Fifth Avenue in New York City. They are a public company on the NYSE (BKS.)

Arctic Scoop uses liquid nitrogen as a freezing agent, and are able to thus make ice cream instantly in front of the customer, forming a cloud as ice cream is mixed. All ingredients are natural, without preservatives. Flavors and add-in combinations are also endless. Arctic Scoop offers catering, parties, delivery and offers its products whole-sale.



Great Clips is a 100% franchised company with more than 4,200 salons across North America—each one offering a great haircut at a great location at a great price. They pride themselves on making it easy for customers to get a great haircut at a time and place that's convenient for them with an online check-in service. They're open evenings and weekends, no appointments necessary. Zip Clips, Inc. is the franchise, and operates 12 stores in the Louisville Metro Area.

Berno's Pizza is a pizza franchise based in Louisville, Kentucky with 14 locations in Kentucky and Indiana. Berno's Pizza serves Sicilian pizza and their original pizza commonly referred to as Louisville-style Pizza. In addition to pizza, Berno's is known for its stromboli steak sandwich. The company also sells other food products including salads, pasta, and Italian sandwiches.

Brick House is a modern sports-pub chain boasting recliners, plus they have a high-concept bar, food and a huge selection of beer. Brick House Tavern is owned by Landry's, Inc. which owns and operates more than 600 restaurants, hotels, and casinos.



SUMMARY PROFILE				
2000-2010 Census, 2015 Estimates with 2020 Projections				
Calculated using Weighted Block Centroid from Block Groups				
				RS1
801 S Hurstbourne Pkwy		1 mi radius	3 mi radius	5 mi radius
Louisville, KY 40222				
POPULATION	2015 Estimated Population	10,921	76,577	195,000
	2020 Projected Population	11,095	77,910	197,767
	2010 Census Population	10,960	75,378	192,696
	2000 Census Population	10,500	73,424	179,796
	Projected Annual Growth 2015 to 2020	0.3%	0.3%	0.3%
	Historical Annual Growth 2000 to 2015	0.3%	0.3%	0.6%
	2015 Median Age	43.2	40.4	40.7
HOUSEHOLDS	2015 Estimated Households	4,962	34,566	86,156
	2020 Projected Households	5,142	35,907	89,236
	2010 Census Households	4,898	33,414	83,640
	2000 Census Households	4,589	31,215	76,292
	Projected Annual Growth 2015 to 2020	0.7%	0.8%	0.7%
	Historical Annual Growth 2000 to 2015	0.5%	0.7%	0.9%
RACE AND ETHNICITY	2015 Estimated White	81.0%	82.4%	82.8%
	2015 Estimated Black or African American	7.5%	9.2%	9.7%
	2015 Estimated Asian or Pacific Islander	7.2%	4.0%	3.5%
	2015 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2015 Estimated Other Races	4.0%	4.3%	3.9%
	2015 Estimated Hispanic	4.9%	5.4%	4.7%
INCOME	2015 Estimated Average Household Income	\$95,398	\$79,655	\$82,657
	2015 Estimated Median Household Income	\$78,898	\$64,302	\$65,732
	2015 Estimated Per Capita Income	\$43,366	\$36,083	\$36,612
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	0.6%	2.4%	2.0%
	2015 Estimated Some High School (Grade Level 9 to 11)	3.0%	3.1%	3.2%
	2015 Estimated High School Graduate	15.0%	20.5%	20.2%
	2015 Estimated Some College	19.9%	22.3%	21.6%
	2015 Estimated Associates Degree Only	5.2%	7.7%	8.0%
	2015 Estimated Bachelors Degree Only	31.1%	26.8%	27.2%
	2015 Estimated Graduate Degree	25.1%	17.2%	18.0%
BUSINESS	2015 Estimated Total Businesses	1,016	5,855	12,105
	2015 Estimated Total Employees	14,693	77,880	152,330
	2015 Estimated Employee Population per Business	14.5	13.3	12.6
	2015 Estimated Residential Population per Business	10.7	13.1	16.1

