

FOR SALE

# Development Opportunity

100-101 ENGLISH STATION WAY & 14101-14111 ACADEMY RIDGE BLVD, LOUISVILLE, KY

RETAIL



## SHELBYVILLE ROAD AT I-265

### DEVELOPMENT OPPORTUNITY

- + ±4.4 acres
  - Zoned C-1 Commercial
  - Shelbyville Road frontage
- + ±3.48 acres
  - Zoned OR3 Office/Residential
  - Interstate 265 frontage
- + ±4.4 acres
  - Zoned C1 Commercial
  - Shelbyville Road frontage
- + ±3.47 acres
  - Zoned R5A Residential
  - Interstate 265 frontage
- + ±1.83 acres
  - Zoned R5A Residential
  - English Station Way frontage
- + ±7.26 acres
  - Zoned R5A Residential
  - Frontage along English Station Way



### PROPERTY FEATURES

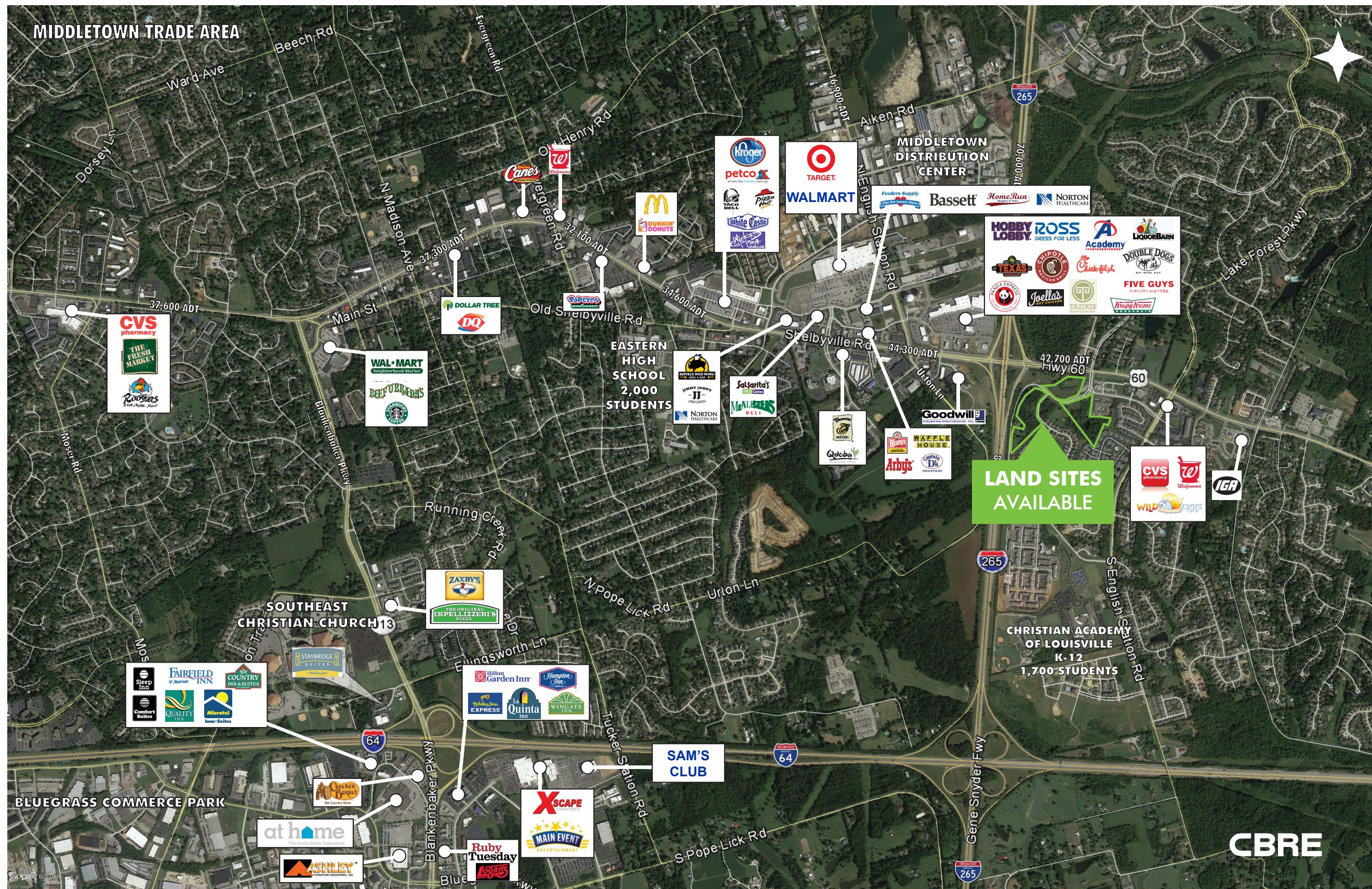
- + High traffic, high income area
- + Trade area includes Walmart, Hobby Lobby, Academy Sports, Kroger, Target, Ross Dress for Less
- + Traffic counts: Shelbyville Road: 41,800 ADT; Interstate 265: 86,900 ADT

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## DAYTIME POPULATION

### 2018 Daytime Population

Daytime Workers

Daytime Residents

1 MILE

3 MILES

5 MILES

7 MILES

8,727

5,319 60.9%

3,408 39.1%

52,252

37,076 71.0%

15,176 29.0%

143,386

97,205 67.8%

46,181 32.2%

230,518

135,942 59.0%

94,576 41.0%



## HOUSEHOLDS

2018 Households - Current Year Estimate

2023 Households - Five Year Projection

2010 Households - Census

2000 Households - Census

2,581

2,919

1,726

1,130

12,320

13,185

10,641

7,718

39,700

42,078

35,600

27,118

83,570

87,381

77,395

62,583



## POPULATION

2018 Population - Current Year Estimate

2023 Population - Five Year Projection

2010 Population - Census

2000 Population - Census

2010-2018 Annual Population Growth Rate

2018-2023 Annual Population Growth Rate

6,672

7,541

4,549

3,182

4.75%

2.48%

30,794

32,978

26,688

20,516

1.75%

1.38%

99,152

105,269

88,414

68,621

1.40%

1.20%

206,439

216,305

190,249

157,433

0.99%

0.94%



## RACE AND ETHNICITY

### 2018 Population

White

Black or African American

Asian

American Indian or Alaska Native

Pacific Islander

Other Race

Two or More Races

Hispanic

White Non-Hispanic

6,672

5,638 84.5%

339 5.1%

517 7.7%

14 0.2%

1 0.0%

72 1.1%

91 1.4%

200 3.0%

5,507 82.5%

30,794

25,642 83.3%

2,454 8.0%

1,618 5.3%

49 0.2%

12 0.0%

395 1.3%

623 2.0%

1,149 3.7%

24,958 81.0%

99,152

81,469 82.2%

8,426 8.5%

5,252 5.3%

160 0.2%

74 0.1%

1,624 1.6%

2,147 2.2%

4,335 4.4%

79,069 79.7%

206,439

165,857 80.3%

20,724 10.0%

10,336 5.0%

357 0.2%

129 0.1%

3,947 1.9%

5,088 2.5%

10,448 5.1%

160,180 77.6%



## HOUSEHOLD INCOME

2018 Average Household Income

2023 Average Household Income

2018 Median Household Income

2023 Median Household Income

2018 Per Capita Income

2023 Per Capita Income

\$154,059

\$155,833

\$113,520

\$113,593

\$58,014

\$58,907

\$132,053

\$138,790

\$96,441

\$102,209

\$52,692

\$55,332

\$121,169

\$128,710

\$88,374

\$95,853

\$48,550

\$51,445

\$106,946

\$115,851

\$79,302

\$86,863

\$43,687

\$47,200

## CONTACT US

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