

# ROBBINS PROPERTIES

## Leasing Opportunity at Middletown Pointe 13006 Shelbyville Road; Middletown (Louisville), KY



**ROBBINS PROPERTIES**

Leasing • Property Management • Investment Sales

**Mark Robbins, Principal**

Phone: 615.301.6571

Mobile: 615.473.7731

www.robbs-properties.com

mrobbs@robbs-properties.com

|                       | <u>1 MILE</u> | <u>3 MILE</u> | <u>5 MILE</u> |
|-----------------------|---------------|---------------|---------------|
| POPULATION            | 5,612         | 39,412        | 125,202       |
| AVG. HOUSEHOLD INCOME | \$112,781     | \$130,848     | \$117,231     |

**TRAFFIC COUNT 56,000+ CARS PER DAY NEAR THE  
INTERSECTION OF N ENGLISH STATION RD.  
4.34 PARKING SPACES PER 1,000 SF**



# ROBBINS PROPERTIES

Leasing Opportunity at Middletown Centre  
13006 Shelbyville Road; Middletown (Louisville), KY



## MIDDLETOWN POINTE

### TENANTS

PANARA BREAD,  
MATTRESS FIRM

QDOBA

ADJACENT TENANTS INCLUDE GOLF  
HEADQUARTERS, SHERWIN WILLIAMS,  
CITY NAILS

**2,400 SF (20' WIDE BY  
80' DEEP)**

**AVAILABLE**



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[mrobbs@robbs-properties.com](mailto:mrobbs@robbs-properties.com)

CENTER IS LOCATED DIAGONALLY ACROSS FROM TARGET AND WAL-  
MART SUPER CENTER

GREAT LOCATION ONLY 12 MILES EAST OF LOUISVILLE ON U. S. 60  
(SHELBYVILLE ROAD) JUST WEST OF THE GENE SNYDER FREEWAY

HIGH TRAFFIC CENTER

SHARE A SIGNALIZED ENTRANCE WITH PANERA BREAD, WAL-MART,  
TARGET AND OTHER RETAILERS, RESTAURANTS

**AREA IS GROWING!**





SCHEDULE B - SECTION 2  
SEPTEMBER 24, 2014

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. — Not a Survey Matter.
- Unrecorded easements, discrepancies, or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose. — None Indicated on Survey.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. — Not a Survey Matter.
- State, Metro and School District Taxes assessed as of January 1, 2014 are a lien but are not yet due and payable. — Not a Survey Matter.
- Future special assessments which are not shown as existing liens by the public records. — Not a Survey Matter.
- Subject to the rights of others in and to that portion of premises in question that may lie within any roadway. — Not a Survey Matter.
- The policy will insure neither the location of any storage, garage or parking space, or any other of the limited elements, the right to use which is assigned with the conveyance nor the correctness of any such designated or any such limited common element. — Not a Survey Matter.
- Covenants, conditions, restrictions and easements contained in the Reciprocal Easement and Operating Agreement dated and recorded on May 17, 2012 in Deed Book 9886, Page 835, in the Office of the Clerk aforesaid. Pertaining to the covenants and restrictions, if any, described, the following is expressly omitted therefrom: any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Any covenant and restriction, or any part thereof, omitted as described above shall in no event be construed as forming a part of this Commitment, or as an existing covenant and restriction disclosed by the public records. — Impacts Survey as Noted.
- Right-of-way in favor of the Louisville Gas & Electric of record in Deed Book 4193, Pages 465 and 466, both in the Office aforesaid. — Not a Survey Matter.
- Passway of indefinite location affecting 12 Feet to a graveyard of record in Deed Book 1504, Page 599; Deed Book 520, Page 349; Deed Book 594, Page 2; Deed Book 940, Page 288; Deed Book 1028, Page 592 and Deed Book 1181, Page 538, all in Office of Clerk aforesaid. — Not a Survey Matter.
- Land Use Restriction of record in Deed Book 9716, Page 193, in the Office of the Clerk aforesaid. — Impacts Survey as Noted.
- Reciprocal Easement and Operating Agreement of record in Deed Book 9886, Page 835 and amended by Amendment to Reciprocal Easement and Operating Agreement of record in Deed Book 9978, Page 769, both in the Office of the Clerk aforesaid. — Not a Survey Matter.
- Private Access Easement of record in Deed Book 9886, Page 835, in the Office of the Clerk aforesaid. — Impacts Survey as Noted.
- Usage and Sign Agreement and Restrictions of record in Deed Book 9886, Page 835, in the Office of the Clerk aforesaid. — Not a Survey Matter.
- Binding Elements, conditions and Parking Requirements, Case NO. 12958 and 17193 on file with the Louisville Metro Planning Commission. — Impacts Survey as Noted.
- Reciprocal Access Easement and Utility and Maintenance Agreement of record in Deed Book 5740, Page 65 and amended in Deed Book 9724, Page 970, both in the Office aforesaid. — Ratified by Deed Book 9886, Page 835.
- Sanitary Sewer and Drainage Easement of record in Deed Book 9916, Page 416 in the Office of the Clerk aforesaid. — Impacts Survey as Noted.
- Subject to the building limit lines, easements, restrictions, conditions, provisions and dedications as shown on the Minor Plat of record in Deed Book 9886, Page 835 in the Office of the Clerk aforesaid. — Impacts Survey as Noted.
- Easement in favor of Louisville Gas and Electric Company, dated October 11, 2012, of record in Deed Book 10016, Page 710 in the Office of the Clerk aforesaid. — Impacts Survey as Noted.
- Memorandum of Lease with ZRC Operations Company, recorded on March 22, 2013, in Deed Book 10041, Page 144, in the Office of the Clerk aforesaid. — Not a Survey Matter.
- Occupants in possession and tenants under leases. — Not a Survey Matter.

NOTE: AN OWNER'S POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING PREPRINTED EXCEPTIONS:

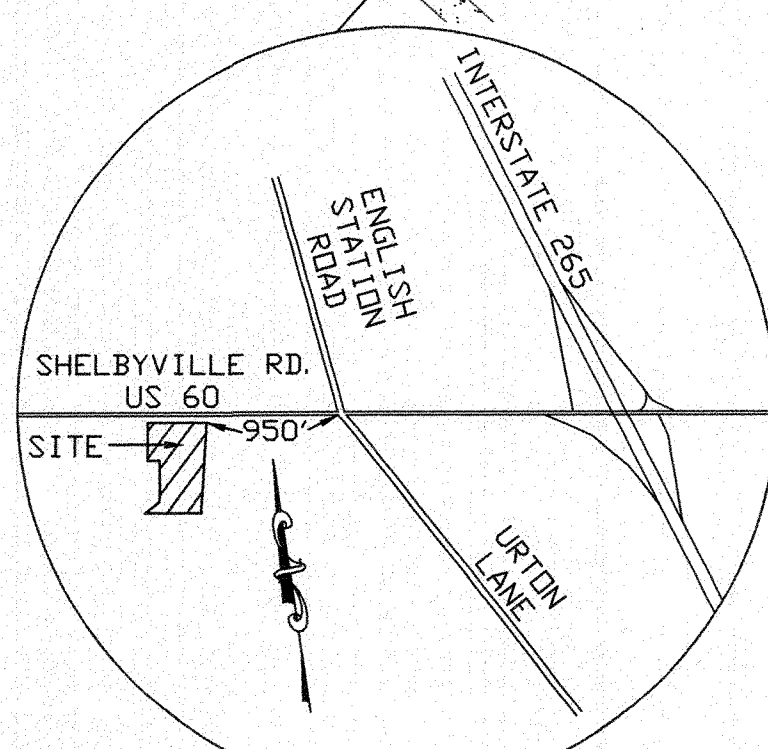
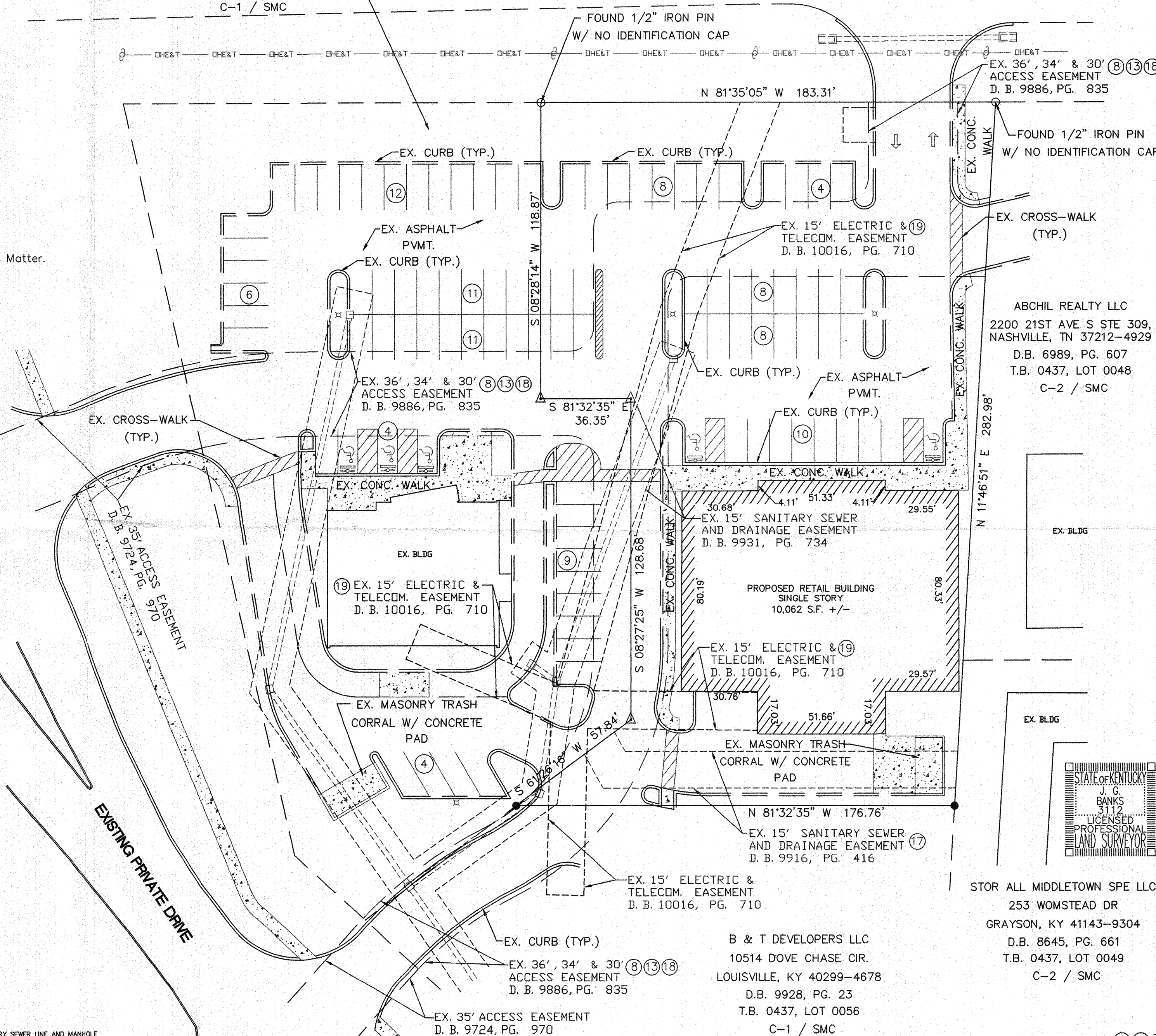
- Rights or claims of parties other than Insured in actual possession of any or all of the property. — Note A Survey Matter.
- Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose. — None Noted in Title Commitment.
- Unfiled Mechanic's or Materialman's Liens. — Not a Survey Matter.

LEGEND:

|  |                                     |
|--|-------------------------------------|
|  | EX. SANITARY SEWER LINE AND MANHOLE |
|  | EX. GREASE TRAP ACCESS MANHOLES     |
|  | EX. WATERLINE                       |
|  | EX. FIRE HYDRANT                    |
|  | EX. WATER VALVE                     |
|  | EX. WATER METER                     |
|  | EX. WATER MANHOLE                   |
|  | EX. GAS MAIN                        |
|  | EX. GAS VALVE                       |
|  | EX. GAS METER                       |
|  | EX. STORM LINE AND DRAINAGE INLET   |
|  | EX. STORM MANHOLE                   |
|  | EX. WHEEL STOP                      |
|  | EX. HANDICAP SPACE / PAINT          |
|  | EX. PARKING SPACES                  |
|  | SURVEY TITLE COMMITMENT MATTER      |

B & T DEVELOPERS LLC  
10514 DOVE CHASE CIR.  
LOUISVILLE, KY 40299-4678  
D.B. 9928, PG. 23  
T.B. 0437, LOT 0055  
C-1 / SMC

EXISTING SHELBYVILLE ROAD  
R/W VARIES



LOCATION MAP:  
N.T.S.

SURVEYORS CERTIFICATE

To Shelpoint, LLC (insured), Citizens First Bank (Lender), Commonwealth Land Title Insurance Company (insurer):

This is to certify that this map or plat and the survey on which it is based were made with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes NO items of Table A thereof. The field work was completed on October 29, 2014.

Date of Plat or Map: November 16, 2014

J.G. Banks, P.L.S. #3112

BEGLEY CO.  
PO BOX 55910  
LEXINGTON, KY 40555-5910  
D.B. 6418, PG. 761  
T.B. 0023, LOT 0676  
C-2 / SMC

WAFFLE HOUSE INC 1001  
PO BOX 6450  
NORCROSS, GA 30091-6450  
D.B. 6400, PG. 706  
T.B. 0023, LOT 0675  
C-2 / SMC

U B LTD  
1903 STANLEY GAULT PKWY  
LOUISVILLE, KY 40223-4159  
D.B. 6721, PG. 161  
T.B. 0023, LOT 0673  
C-2 / SMC

SURVEYOR'S CERTIFICATE  
NOVEMBER, 2014

The undersigned, being a duly licensed and qualified surveyor in the State of Kentucky, does hereby certify to the following parties:

(Insured) SHELPOINT, LLC  
(Lender) CITIZENS FIRST BANK  
(Insurer) COMMONWEALTH LAND TITLE INSURANCE COMPANY  
The this survey print is a true and accurate survey based on a reinspection of the following described real estate (the "Premises"):

I certify that this map or plat and the survey on which it is based were made:  
(a) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1 (except in states that require record monument platting), 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 15 and 16 of Table A thereof;  
(b) pursuant to the Accuracy Standards as adopted by ALTA, ACSM, NSPS and ACSM and in effect on the date of this certification, and the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance; and (c) meets the current minimum standards requirements of the State of Kentucky;

I further certify:  
(a) that this survey was prepared by me or under my supervision and was actually made on the ground April, 2013 and that the instrumentation and field procedures utilized in the preparation of this survey were made by random traverse and electronic measuring equipment and that a minimum linear closure of 1:15000 was obtained and that the survey reflects boundary lines of the described land which creates a mathematically closed figure;  
(b) that there are no discrepancies between the measured boundary lines of the subject property as shown on the survey map and as described in the legal description of record, except as specifically shown on this survey print;  
(c) that the information, courses and distances shown on this survey print accurately represent the boundaries and are of the Premises;  
(d) that the title lines shown on this survey print and the lines of actual possession are the same;  
(e) that it shows a fixed and determinable position and location of the Premises (including the position of the point of beginning) with regards to the metes and bounds description included on the survey print;  
(f) that the boundary lines of the parcels collectively constituting the Premises are contiguous with each other and contain no gaps, gores or overlaps, as described in their most respective legal descriptions of record as provided to the undersigned.

I further certify:  
(a) that, to the extent locatable, the survey accurately reflects the location, width and recording data of all easements, right-of-ways, setback or building restriction lines and other survey-related matters shown in the "Title Report" COMMONWEALTH TITLE INSURANCE COMPANY Commitment No. 00229 dated September 24, 2014;  
(b) that the property depicted on the survey is the same property described in the Title Report;  
(c) that there is no observable evidence of easements, servitude's, right-of-ways, paths or uses affecting the Premises that would be visible by a physical inspection of the Premises, or that are known by the undersigned, other than those shown hereon; and  
(d) that the survey accurately reflects the location, width and recording data of all setback or building restriction lines per recorded documents provided to the surveyor or obtained by the surveyor from the applicable zoning authority;

I further certify that the survey accurately shows (to the extent visible and located at or above grade):  
(a) the exterior footprint, type, location and dimensions of all existing buildings situated on the Premises and the distances from each building to the nearest facing exterior property line and to adjacent buildings on the Premises;  
(b) the location and types of all other structures and improvements on the Premises or within five feet outside of the boundary lines;  
(c) the location, dimensions and types of all driveways or other curb cuts along any abutting streets and the width of the abutting streets;  
(d) the location, dimensions and types of all parking areas, and that the numbers of parking spaces have been accurately located and stated hereon;  
(e) the location and types of all storm drainage systems for the collection and disposal of all observable surface drainage;  
(f) evidence of all utility services for the Premises and whether they enter the Premises through adjoining public streets and easements (listed on the Title Report or otherwise known to the undersigned), or the point of entry and location of such utilities which pass through or are located on adjoining private land; and  
(g) utility transformers located on the Premises;

I further certify that (to the extent visible and located at or above grade), except as specifically shown:  
(a) there are no protrusions, encroachments or overhangs on adjoining premises, streets, alleys, easements or right-of-ways by any of said buildings, structures or other improvements situated on the Premises;  
(b) there are no encroachments, protrusions or overhangs on the Premises by buildings, structures or other improvements situated on adjoining premises;  
(c) there is no evidence of easements, right-of-ways, servitude's, uses, roads, sidewalks, drainage ways, streams, rivers, waterways, ditches, springs, ponds, lakes or drainage located on, running across or affecting the Premises that would be visible by inspection of the Premises, or that are known by the undersigned, and;  
(d) no part of the surveyed property serves any adjoining property, street or alley for drainage, ingress or egress;

I further certify that ingress and egress to the Premises is provided by SHELBYVILLE ROAD upon which the Premises abuts, the same being a paved and dedicated right-of-way maintained by Louisville Metro Department of Public Works.

By scaled map location and graphic plotting only, the subject property does lie in ZONE X, per Flood Insurance Rate Map Community Panel Number 21111C0049E with an effective date of December 5, 2006, respectively.

(Except as shown on the survey), no portion of the property shown on the survey lies within a Special Flood Hazard Area, as described on the Flood Insurance Map for the community in which the subject property is located. (The survey correctly indicates the zone designation of any area shown as being within a Special Flood Hazard Area.)

I further certify that, except as specifically shown:  
(a) there was no observable evidence of earth moving work, building construction or building additions within recent months;  
(b) there was no observable evidence of recent street or sidewalk construction or repairs adjacent to the Premises;  
(c) there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill; and  
(d) there have been no changes to the right-of-way lines immediately adjacent to the Premises, either completed or proposed (to the extent this information is available from the controlling jurisdiction);

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

J.G. Banks, PLS #3112

STOR ALL MIDDLETOWN SPE LLC  
253 WOMSTEAD DR  
GRAYSON, KY 41143-9304  
D.B. 8645, PG. 661  
T.B. 0437, LOT 0049  
C-2 / SMC

1115 ZONING

ZONED: C-1  
FORM DISTRICT: SUBURBAN MARKETPLACE CORRIDOR  
PLANNING COMMISSION DOCKET OR CASE NO.: 12958 & 17193  
Information gathered from the following recorded Plats & Deeds:  
Deed Book 9928, Page 23

LEGAL DESCRIPTION

Being all of Lot 1 as shown on a Minor Subdivision Plat, the original of which is attached to, and recorded with, an instrument of record in Deed Book 9886, Page 835, in the Office of the County Clerk of Jefferson County, Kentucky.

Being a part of the same property conveyed to B & T Developers, a Kentucky Limited Liability Company, by Deed dated August 8, 2012, of record in Deed Book 9928, Page 23, in the Office of the County Clerk of Jefferson County, Kentucky.

ALTA/ACSM LAND  
TITLE SURVEY

1.018 ACRES

SHELPOINT, LLC

SITE ADDRESS:  
13006 SHELBYVILLE ROAD  
LOUISVILLE, KY 40245  
D.B. 9928, PG. 23  
TAX BLOCK 437, LOT 54  
MIDDLETOWN / JEFFERSON COUNTY, KENTUCKY  
OWNER:  
B&T DEVELOPERS, LLC  
10514 DOVE CHASE CIRCLE  
LOUISVILLE, KY 40299-4678

NOVEMBER 16, 2014 SCALE: 1"=30'

C. R. P. & ASSOCIATES, INC.  
7321 New LaGrange Road, Suite 111  
Louisville, KY. 40222  
(502)423-8747





## Market Profile

13006 Shelbyville Rd, Louisville, Kentucky, 40243  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 38.24296  
Longitude: -85.51341

|                                | 5 minutes | 10 minutes | 15 minutes |
|--------------------------------|-----------|------------|------------|
| <b>Population Summary</b>      |           |            |            |
| 2000 Total Population          | 7,186     | 45,818     | 166,320    |
| 2010 Total Population          | 8,216     | 58,879     | 199,259    |
| 2019 Total Population          | 11,139    | 66,394     | 217,883    |
| 2019 Group Quarters            | 87        | 400        | 3,425      |
| 2024 Total Population          | 12,322    | 70,526     | 227,505    |
| 2019-2024 Annual Rate          | 2.04%     | 1.21%      | 0.87%      |
| 2019 Total Daytime Population  | 17,042    | 108,056    | 266,775    |
| Workers                        | 11,809    | 77,131     | 165,830    |
| Residents                      | 5,233     | 30,925     | 100,945    |
| <b>Household Summary</b>       |           |            |            |
| 2000 Households                | 3,002     | 18,169     | 67,900     |
| 2000 Average Household Size    | 2.39      | 2.49       | 2.40       |
| 2010 Households                | 3,527     | 24,264     | 83,048     |
| 2010 Average Household Size    | 2.31      | 2.41       | 2.36       |
| 2019 Households                | 4,760     | 27,308     | 90,420     |
| 2019 Average Household Size    | 2.32      | 2.42       | 2.37       |
| 2024 Households                | 5,267     | 29,025     | 94,350     |
| 2024 Average Household Size    | 2.32      | 2.42       | 2.37       |
| 2019-2024 Annual Rate          | 2.04%     | 1.23%      | 0.85%      |
| 2010 Families                  | 2,470     | 16,531     | 53,968     |
| 2010 Average Family Size       | 2.79      | 2.96       | 2.94       |
| 2019 Families                  | 3,292     | 18,384     | 58,036     |
| 2019 Average Family Size       | 2.82      | 2.98       | 2.96       |
| 2024 Families                  | 3,619     | 19,459     | 60,363     |
| 2024 Average Family Size       | 2.83      | 2.98       | 2.97       |
| 2019-2024 Annual Rate          | 1.91%     | 1.14%      | 0.79%      |
| <b>Housing Unit Summary</b>    |           |            |            |
| 2000 Housing Units             | 3,173     | 19,349     | 72,033     |
| Owner Occupied Housing Units   | 74.2%     | 72.4%      | 68.2%      |
| Renter Occupied Housing Units  | 20.5%     | 21.5%      | 26.0%      |
| Vacant Housing Units           | 5.4%      | 6.1%       | 5.7%       |
| 2010 Housing Units             | 3,805     | 25,737     | 88,247     |
| Owner Occupied Housing Units   | 72.9%     | 69.7%      | 66.6%      |
| Renter Occupied Housing Units  | 19.8%     | 24.6%      | 27.5%      |
| Vacant Housing Units           | 7.3%      | 5.7%       | 5.9%       |
| 2019 Housing Units             | 5,128     | 28,663     | 95,337     |
| Owner Occupied Housing Units   | 62.6%     | 65.8%      | 65.2%      |
| Renter Occupied Housing Units  | 30.2%     | 29.5%      | 29.6%      |
| Vacant Housing Units           | 7.2%      | 4.7%       | 5.2%       |
| 2024 Housing Units             | 5,624     | 30,344     | 99,227     |
| Owner Occupied Housing Units   | 61.3%     | 65.6%      | 65.7%      |
| Renter Occupied Housing Units  | 32.3%     | 30.0%      | 29.4%      |
| Vacant Housing Units           | 6.3%      | 4.3%       | 4.9%       |
| <b>Median Household Income</b> |           |            |            |
| 2019                           | \$90,505  | \$101,190  | \$84,640   |
| 2024                           | \$103,217 | \$109,844  | \$98,465   |
| <b>Median Home Value</b>       |           |            |            |
| 2019                           | \$288,670 | \$315,288  | \$267,085  |
| 2024                           | \$323,529 | \$336,987  | \$288,644  |
| <b>Per Capita Income</b>       |           |            |            |
| 2019                           | \$47,997  | \$53,634   | \$46,335   |
| 2024                           | \$54,591  | \$60,031   | \$52,825   |
| <b>Median Age</b>              |           |            |            |
| 2010                           | 41.8      | 41.0       | 39.3       |
| 2019                           | 45.2      | 43.0       | 41.2       |
| 2024                           | 46.0      | 43.8       | 42.2       |

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

March 10, 2020



## Market Profile

13006 Shelbyville Rd, Louisville, Kentucky, 40243  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 38.24296  
Longitude: -85.51341

|   | 5 minutes | 10 minutes | 15 minutes |
|---|-----------|------------|------------|
| <b>2019 Households by Income</b>                  |           |            |            |
| Household Income Base                             | 4,760     | 27,308     | 90,420     |
| <\$15,000   | 5.5%      | 3.7%       | 4.7%       |
| \$15,000 - \$24,999                               | 3.8%      | 3.3%       | 4.3%       |
| \$25,000 - \$34,999                               | 6.8%      | 5.4%       | 6.4%       |
| \$35,000 - \$49,999                               | 8.6%      | 9.4%       | 11.4%      |
| \$50,000 - \$74,999                               | 16.6%     | 14.9%      | 16.8%      |
| \$75,000 - \$99,999                               | 12.7%     | 12.4%      | 14.0%      |
| \$100,000 - \$149,999                             | 21.3%     | 23.1%      | 21.3%      |
| \$150,000 - \$199,999                             | 12.0%     | 12.7%      | 10.2%      |
| \$200,000+  | 12.6%     | 15.2%      | 10.8%      |
| Average Household Income                          | \$120,796 | \$131,748  | \$112,215  |
| <b>2024 Households by Income</b>                  |           |            |            |
| Household Income Base                             | 5,267     | 29,025     | 94,350     |
| <\$15,000   | 4.3%      | 3.0%       | 3.7%       |
| \$15,000 - \$24,999                               | 3.1%      | 2.7%       | 3.4%       |
| \$25,000 - \$34,999                               | 5.9%      | 4.6%       | 5.4%       |
| \$35,000 - \$49,999                               | 7.7%      | 8.3%       | 10.1%      |
| \$50,000 - \$74,999                               | 14.7%     | 13.1%      | 14.9%      |
| \$75,000 - \$99,999                               | 11.9%     | 11.4%      | 13.2%      |
| \$100,000 - \$149,999                             | 22.9%     | 24.1%      | 23.3%      |
| \$150,000 - \$199,999                             | 14.8%     | 15.5%      | 13.3%      |
| \$200,000+  | 14.7%     | 17.2%      | 12.8%      |
| Average Household Income                          | \$136,349 | \$147,342  | \$128,015  |
| <b>2019 Owner Occupied Housing Units by Value</b> |           |            |            |
| Total   | 3,211     | 18,849     | 62,162     |
| <\$50,000   | 0.5%      | 0.3%       | 0.6%       |
| \$50,000 - \$99,999                               | 0.7%      | 0.5%       | 1.2%       |
| \$100,000 - \$149,999                             | 5.7%      | 4.9%       | 8.7%       |
| \$150,000 - \$199,999                             | 16.1%     | 8.3%       | 16.5%      |
| \$200,000 - \$249,999                             | 14.2%     | 13.1%      | 17.3%      |
| \$250,000 - \$299,999                             | 16.6%     | 18.6%      | 16.7%      |
| \$300,000 - \$399,999                             | 20.3%     | 28.7%      | 20.1%      |
| \$400,000 - \$499,999                             | 11.8%     | 12.3%      | 9.3%       |
| \$500,000 - \$749,999                             | 9.4%      | 8.0%       | 5.7%       |
| \$750,000 - \$999,999                             | 2.9%      | 3.7%       | 2.7%       |
| \$1,000,000 - \$1,499,999                         | 1.1%      | 1.1%       | 0.6%       |
| \$1,500,000 - \$1,999,999                         | 0.4%      | 0.3%       | 0.2%       |
| \$2,000,000 +                                     | 0.3%      | 0.5%       | 0.4%       |
| Average Home Value                                | \$349,852 | \$367,545  | \$317,001  |
| <b>2024 Owner Occupied Housing Units by Value</b> |           |            |            |
| Total   | 3,448     | 19,905     | 65,212     |
| <\$50,000   | 0.1%      | 0.1%       | 0.2%       |
| \$50,000 - \$99,999                               | 0.3%      | 0.2%       | 0.5%       |
| \$100,000 - \$149,999                             | 2.7%      | 2.5%       | 5.4%       |
| \$150,000 - \$199,999                             | 11.7%     | 6.1%       | 13.9%      |
| \$200,000 - \$249,999                             | 12.7%     | 11.1%      | 16.3%      |
| \$250,000 - \$299,999                             | 17.0%     | 18.5%      | 17.7%      |
| \$300,000 - \$399,999                             | 23.2%     | 31.5%      | 23.0%      |
| \$400,000 - \$499,999                             | 14.4%     | 14.4%      | 11.2%      |
| \$500,000 - \$749,999                             | 12.1%     | 9.4%       | 6.9%       |
| \$750,000 - \$999,999                             | 3.3%      | 4.1%       | 3.2%       |
| \$1,000,000 - \$1,499,999                         | 1.4%      | 1.3%       | 0.8%       |
| \$1,500,000 - \$1,999,999                         | 0.7%      | 0.4%       | 0.3%       |
| \$2,000,000 +                                     | 0.4%      | 0.6%       | 0.5%       |
| Average Home Value                                | \$389,059 | \$395,423  | \$346,610  |

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

March 10, 2020



## Market Profile

13006 Shelbyville Rd, Louisville, Kentucky, 40243  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 38.24296  
Longitude: -85.51341

|                               | 5 minutes | 10 minutes | 15 minutes |
|-------------------------------|-----------|------------|------------|
| <b>2010 Population by Age</b> |           |            |            |
| Total                         | 8,216     | 58,880     | 199,259    |
| 0 - 4                         | 6.2%      | 6.1%       | 6.3%       |
| 5 - 9                         | 7.2%      | 7.1%       | 6.6%       |
| 10 - 14                       | 7.1%      | 7.1%       | 6.5%       |
| 15 - 24                       | 10.6%     | 10.5%      | 11.1%      |
| 25 - 34                       | 10.2%     | 11.2%      | 13.6%      |
| 35 - 44                       | 13.0%     | 13.8%      | 13.6%      |
| 45 - 54                       | 16.6%     | 15.6%      | 14.8%      |
| 55 - 64                       | 14.5%     | 14.0%      | 13.0%      |
| 65 - 74                       | 8.1%      | 8.0%       | 7.4%       |
| 75 - 84                       | 4.8%      | 4.7%       | 4.9%       |
| 85 +                          | 1.8%      | 2.0%       | 2.3%       |
| 18 +                          | 74.9%     | 75.5%      | 76.7%      |
| <b>2019 Population by Age</b> |           |            |            |
| Total                         | 11,139    | 66,392     | 217,884    |
| 0 - 4                         | 5.3%      | 5.4%       | 5.6%       |
| 5 - 9                         | 6.1%      | 6.3%       | 6.1%       |
| 10 - 14                       | 6.9%      | 6.9%       | 6.5%       |
| 15 - 24                       | 10.9%     | 10.7%      | 11.1%      |
| 25 - 34                       | 9.4%      | 10.7%      | 12.2%      |
| 35 - 44                       | 11.3%     | 12.5%      | 13.4%      |
| 45 - 54                       | 13.5%     | 13.3%      | 12.9%      |
| 55 - 64                       | 15.5%     | 14.2%      | 13.5%      |
| 65 - 74                       | 12.5%     | 11.6%      | 10.5%      |
| 75 - 84                       | 6.2%      | 5.8%       | 5.4%       |
| 85 +                          | 2.5%      | 2.6%       | 2.7%       |
| 18 +                          | 77.7%     | 77.4%      | 78.0%      |
| <b>2024 Population by Age</b> |           |            |            |
| Total                         | 12,322    | 70,527     | 227,504    |
| 0 - 4                         | 5.1%      | 5.3%       | 5.5%       |
| 5 - 9                         | 5.9%      | 6.1%       | 5.9%       |
| 10 - 14                       | 6.4%      | 6.5%       | 6.2%       |
| 15 - 24                       | 10.6%     | 10.3%      | 10.9%      |
| 25 - 34                       | 9.9%      | 10.8%      | 12.1%      |
| 35 - 44                       | 10.9%     | 12.5%      | 13.2%      |
| 45 - 54                       | 12.7%     | 12.7%      | 12.6%      |
| 55 - 64                       | 14.0%     | 13.1%      | 12.6%      |
| 65 - 74                       | 13.6%     | 12.4%      | 11.3%      |
| 75 - 84                       | 8.0%      | 7.4%       | 6.8%       |
| 85 +                          | 2.8%      | 2.8%       | 2.8%       |
| 18 +                          | 78.6%     | 78.2%      | 78.6%      |
| <b>2010 Population by Sex</b> |           |            |            |
| Males                         | 3,886     | 28,179     | 95,373     |
| Females                       | 4,330     | 30,700     | 103,886    |
| <b>2019 Population by Sex</b> |           |            |            |
| Males                         | 5,303     | 31,900     | 104,877    |
| Females                       | 5,836     | 34,494     | 113,006    |
| <b>2024 Population by Sex</b> |           |            |            |
| Males                         | 5,909     | 33,952     | 109,700    |
| Females                       | 6,413     | 36,574     | 117,805    |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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## Market Profile

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Latitude: 38.24296  
Longitude: -85.51341

|   | 5 minutes | 10 minutes | 15 minutes |
|---|-----------|------------|------------|
| <b>2010 Population by Race/Ethnicity</b>                  |           |            |            |
| Total   | 8,216     | 58,879     | 199,259    |
| White Alone   | 84.6%     | 85.4%      | 84.0%      |
| Black Alone   | 8.8%      | 7.1%       | 8.6%       |
| American Indian Alone                                     | 0.2%      | 0.2%       | 0.2%       |
| Asian Alone   | 3.0%      | 4.2%       | 3.6%       |
| Pacific Islander Alone                                    | 0.0%      | 0.1%       | 0.1%       |
| Some Other Race Alone                                     | 1.5%      | 1.4%       | 1.5%       |
| Two or More Races   | 1.9%      | 1.6%       | 2.0%       |
| Hispanic Origin   | 3.8%      | 3.4%       | 4.0%       |
| Diversity Index   | 32.9      | 31.2       | 33.9       |
| <b>2019 Population by Race/Ethnicity</b>                  |           |            |            |
| Total   | 11,140    | 66,395     | 217,884    |
| White Alone   | 80.5%     | 81.2%      | 79.9%      |
| Black Alone   | 9.8%      | 8.4%       | 10.0%      |
| American Indian Alone                                     | 0.2%      | 0.2%       | 0.2%       |
| Asian Alone   | 5.4%      | 6.2%       | 5.4%       |
| Pacific Islander Alone                                    | 0.0%      | 0.1%       | 0.1%       |
| Some Other Race Alone                                     | 1.8%      | 1.7%       | 2.0%       |
| Two or More Races   | 2.3%      | 2.2%       | 2.6%       |
| Hispanic Origin   | 4.9%      | 4.6%       | 5.3%       |
| Diversity Index   | 40.0      | 38.9       | 41.4       |
| <b>2024 Population by Race/Ethnicity</b>                  |           |            |            |
| Total   | 12,322    | 70,526     | 227,505    |
| White Alone   | 78.1%     | 78.6%      | 77.3%      |
| Black Alone   | 10.3%     | 9.1%       | 10.7%      |
| American Indian Alone                                     | 0.2%      | 0.2%       | 0.2%       |
| Asian Alone   | 6.7%      | 7.5%       | 6.6%       |
| Pacific Islander Alone                                    | 0.0%      | 0.1%       | 0.1%       |
| Some Other Race Alone                                     | 2.1%      | 2.0%       | 2.2%       |
| Two or More Races   | 2.6%      | 2.5%       | 3.0%       |
| Hispanic Origin   | 5.8%      | 5.6%       | 6.3%       |
| Diversity Index   | 44.3      | 43.4       | 45.9       |
| <b>2010 Population by Relationship and Household Type</b> |           |            |            |
| Total   | 8,216     | 58,879     | 199,259    |
| In Households   | 99.4%     | 99.4%      | 98.5%      |
| In Family Households                                      | 85.2%     | 84.1%      | 81.0%      |
| Householder   | 28.0%     | 27.8%      | 26.9%      |
| Spouse  | 22.0%     | 23.3%      | 21.6%      |
| Child   | 31.4%     | 29.8%      | 28.8%      |
| Other relative  | 2.5%      | 2.1%       | 2.3%       |
| Nonrelative   | 1.3%      | 1.1%       | 1.4%       |
| In Nonfamily Households                                   | 14.2%     | 15.3%      | 17.5%      |
| In Group Quarters   | 0.6%      | 0.6%       | 1.5%       |
| Institutionalized Population                              | 0.6%      | 0.6%       | 1.3%       |
| Noninstitutionalized Population                           | 0.1%      | 0.0%       | 0.2%       |

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

March 10, 2020



## Market Profile

13006 Shelbyville Rd, Louisville, Kentucky, 40243  
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Prepared by Esri  
Latitude: 38.24296  
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|  | 5 minutes | 10 minutes | 15 minutes |
|--|-----------|------------|------------|
| <b>2019 Population 25+ by Educational Attainment</b> |           |            |            |
| Total  | 7,897     | 46,946     | 154,029    |
| Less than 9th Grade                                  | 1.2%      | 0.9%       | 1.6%       |
| 9th - 12th Grade, No Diploma                         | 1.3%      | 1.8%       | 2.5%       |
| High School Graduate                                 | 12.7%     | 11.6%      | 14.5%      |
| GED/Alternative Credential                           | 3.2%      | 1.8%       | 2.3%       |
| Some College, No Degree                              | 19.5%     | 17.9%      | 19.9%      |
| Associate Degree                                     | 9.0%      | 7.0%       | 7.5%       |
| Bachelor's Degree                                    | 29.2%     | 33.9%      | 30.3%      |
| Graduate/Professional Degree                         | 24.0%     | 25.2%      | 21.4%      |
| <b>2019 Population 15+ by Marital Status</b>         |           |            |            |
| Total  | 9,107     | 54,029     | 178,120    |
| Never Married  | 25.5%     | 23.6%      | 26.8%      |
| Married  | 53.9%     | 60.9%      | 55.8%      |
| Widowed  | 5.9%      | 5.5%       | 5.8%       |
| Divorced   | 14.6%     | 10.0%      | 11.5%      |
| <b>2019 Civilian Population 16+ in Labor Force</b>   |           |            |            |
| Civilian Employed                                    | 97.7%     | 97.8%      | 97.6%      |
| Civilian Unemployed (Unemployment Rate)              | 2.3%      | 2.2%       | 2.4%       |
| <b>2019 Employed Population 16+ by Industry</b>      |           |            |            |
| Total  | 6,014     | 36,012     | 118,950    |
| Agriculture/Mining                                   | 0.1%      | 0.2%       | 0.3%       |
| Construction   | 3.2%      | 5.2%       | 5.3%       |
| Manufacturing  | 8.8%      | 9.8%       | 9.9%       |
| Wholesale Trade                                      | 4.9%      | 4.2%       | 3.7%       |
| Retail Trade   | 8.7%      | 10.0%      | 10.6%      |
| Transportation/Utilities                             | 5.4%      | 4.8%       | 6.1%       |
| Information  | 1.5%      | 1.6%       | 2.1%       |
| Finance/Insurance/Real Estate                        | 11.9%     | 11.3%      | 10.5%      |
| Services   | 52.6%     | 50.2%      | 48.6%      |
| Public Administration                                | 2.9%      | 2.6%       | 3.0%       |
| <b>2019 Employed Population 16+ by Occupation</b>    |           |            |            |
| Total  | 6,014     | 36,013     | 118,950    |
| White Collar   | 79.2%     | 79.9%      | 73.9%      |
| Management/Business/Financial                        | 23.7%     | 23.5%      | 20.1%      |
| Professional   | 27.5%     | 29.3%      | 27.4%      |
| Sales  | 13.4%     | 15.0%      | 13.3%      |
| Administrative Support                               | 14.6%     | 12.2%      | 13.2%      |
| Services   | 9.6%      | 8.9%       | 11.5%      |
| Blue Collar  | 11.2%     | 11.2%      | 14.6%      |
| Farming/Forestry/Fishing                             | 0.5%      | 0.1%       | 0.1%       |
| Construction/Extraction                              | 3.1%      | 2.5%       | 3.1%       |
| Installation/Maintenance/Repair                      | 1.3%      | 1.5%       | 2.1%       |
| Production   | 2.1%      | 3.1%       | 4.3%       |
| Transportation/Material Moving                       | 4.1%      | 4.0%       | 5.0%       |
| <b>2010 Population By Urban/ Rural Status</b>        |           |            |            |
| Total Population                                     | 8,216     | 58,879     | 199,259    |
| Population Inside Urbanized Area                     | 98.5%     | 96.7%      | 96.3%      |
| Population Inside Urbanized Cluster                  | 0.0%      | 0.0%       | 0.0%       |
| Rural Population                                     | 1.5%      | 3.3%       | 3.7%       |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

March 10, 2020





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|  | 5 minutes | 10 minutes | 15 minutes |
|--|-----------|------------|------------|
| <b>2010 Households by Type</b>                       |           |            |            |
| Total  | 3,527     | 24,263     | 83,047     |
| Households with 1 Person                             | 25.7%     | 27.0%      | 29.1%      |
| Households with 2+ People                            | 74.3%     | 73.0%      | 70.9%      |
| Family Households                                    | 70.0%     | 68.1%      | 65.0%      |
| Husband-wife Families                                | 55.2%     | 57.2%      | 52.0%      |
| With Related Children                                | 24.2%     | 25.1%      | 22.4%      |
| Other Family (No Spouse Present)                     | 14.8%     | 11.0%      | 13.0%      |
| Other Family with Male Householder                   | 3.5%      | 3.1%       | 3.5%       |
| With Related Children                                | 2.1%      | 1.8%       | 2.0%       |
| Other Family with Female Householder                 | 11.3%     | 7.9%       | 9.5%       |
| With Related Children                                | 7.6%      | 5.0%       | 6.1%       |
| Nonfamily Households                                 | 4.3%      | 4.9%       | 5.9%       |
| All Households with Children                         | 34.2%     | 32.2%      | 30.8%      |
| Multigenerational Households                         | 2.5%      | 1.9%       | 2.2%       |
| Unmarried Partner Households                         | 4.6%      | 4.2%       | 5.3%       |
| Male-female  | 3.9%      | 3.6%       | 4.5%       |
| Same-sex   | 0.7%      | 0.6%       | 0.7%       |
| <b>2010 Households by Size</b>                       |           |            |            |
| Total  | 3,527     | 24,264     | 83,048     |
| 1 Person Household                                   | 25.7%     | 27.0%      | 29.1%      |
| 2 Person Household                                   | 34.8%     | 35.7%      | 35.2%      |
| 3 Person Household                                   | 16.8%     | 15.5%      | 15.5%      |
| 4 Person Household                                   | 14.5%     | 13.9%      | 12.9%      |
| 5 Person Household                                   | 5.9%      | 5.7%       | 5.2%       |
| 6 Person Household                                   | 1.7%      | 1.7%       | 1.6%       |
| 7 + Person Household                                 | 0.6%      | 0.7%       | 0.6%       |
| <b>2010 Households by Tenure and Mortgage Status</b> |           |            |            |
| Total  | 3,527     | 24,264     | 83,048     |
| Owner Occupied                                       | 78.6%     | 73.9%      | 70.8%      |
| Owned with a Mortgage/Loan                           | 58.0%     | 54.7%      | 52.5%      |
| Owned Free and Clear                                 | 20.5%     | 19.2%      | 18.3%      |
| Renter Occupied                                      | 21.4%     | 26.1%      | 29.2%      |
| <b>2010 Housing Units By Urban/ Rural Status</b>     |           |            |            |
| Total Housing Units                                  | 3,805     | 25,737     | 88,247     |
| Housing Units Inside Urbanized Area                  | 98.3%     | 96.7%      | 96.7%      |
| Housing Units Inside Urbanized Cluster               | 0.0%      | 0.0%       | 0.0%       |
| Rural Housing Units                                  | 1.7%      | 3.3%       | 3.3%       |

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

March 10, 2020



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|   | 5 minutes                      | 10 minutes       | 15 minutes                 |
|---|--------------------------------|------------------|----------------------------|
| <b>Top 3 Tapestry Segments</b>                              |                                |                  |                            |
| 1.  | In Style (5B)                  | In Style (5B)    | Exurbanites (1E)           |
| 2.  | Exurbanites (1E)               | Exurbanites (1E) | In Style (5B)              |
| 3.  | Comfortable Empty Nesters (5A) | Top Tier (1A)    | Bright Young Professionals |
| <b>2019 Consumer Spending</b>                               |                                |                  |                            |
| Apparel & Services: Total \$                                | \$13,478,476                   | \$85,301,257     | \$245,116,295              |
| Average Spent   | \$2,831.61                     | \$3,123.67       | \$2,710.86                 |
| Spending Potential Index                                    | 132                            | 146              | 127                        |
| Education: Total \$   | \$10,856,044                   | \$68,672,617     | \$187,383,424              |
| Average Spent   | \$2,280.68                     | \$2,514.74       | \$2,072.37                 |
| Spending Potential Index                                    | 143                            | 158              | 130                        |
| Entertainment/Recreation: Total \$                          | \$21,307,667                   | \$132,649,340    | \$375,621,403              |
| Average Spent   | \$4,476.40                     | \$4,857.53       | \$4,154.18                 |
| Spending Potential Index                                    | 137                            | 149              | 127                        |
| Food at Home: Total \$                                      | \$32,113,066                   | \$200,960,334    | \$582,629,609              |
| Average Spent   | \$6,746.44                     | \$7,359.03       | \$6,443.59                 |
| Spending Potential Index                                    | 130                            | 142              | 125                        |
| Food Away from Home: Total \$                               | \$23,311,933                   | \$146,938,173    | \$422,942,515              |
| Average Spent   | \$4,897.46                     | \$5,380.77       | \$4,677.53                 |
| Spending Potential Index                                    | 133                            | 146              | 127                        |
| Health Care: Total \$                                       | \$38,900,291                   | \$238,341,615    | \$679,870,767              |
| Average Spent   | \$8,172.33                     | \$8,727.90       | \$7,519.03                 |
| Spending Potential Index                                    | 138                            | 147              | 127                        |
| HH Furnishings & Equipment: Total \$                        | \$14,120,279                   | \$87,873,343     | \$249,609,498              |
| Average Spent   | \$2,966.45                     | \$3,217.86       | \$2,760.56                 |
| Spending Potential Index                                    | 139                            | 151              | 129                        |
| Personal Care Products & Services: Total \$                 | \$5,878,713                    | \$36,713,559     | \$104,658,867              |
| Average Spent   | \$1,235.02                     | \$1,344.43       | \$1,157.47                 |
| Spending Potential Index                                    | 139                            | 152              | 131                        |
| Shelter: Total \$   | \$118,537,776                  | \$748,716,159    | \$2,129,834,732            |
| Average Spent   | \$24,902.89                    | \$27,417.47      | \$23,554.91                |
| Spending Potential Index                                    | 135                            | 148              | 127                        |
| Support Payments/Cash Contributions/Gifts in Kind: Total \$ | \$17,161,172                   | \$105,741,169    | \$294,186,031              |
| Average Spent   | \$3,605.29                     | \$3,872.17       | \$3,253.55                 |
| Spending Potential Index                                    | 145                            | 156              | 131                        |
| Travel: Total \$  | \$15,482,110                   | \$96,517,184     | \$266,521,932              |
| Average Spent   | \$3,252.54                     | \$3,534.39       | \$2,947.60                 |
| Spending Potential Index                                    | 145                            | 157              | 131                        |
| Vehicle Maintenance & Repairs: Total \$                     | \$7,609,791                    | \$47,174,855     | \$134,861,532              |
| Average Spent   | \$1,598.70                     | \$1,727.51       | \$1,491.50                 |
| Spending Potential Index                                    | 140                            | 151              | 130                        |

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

March 10, 2020