

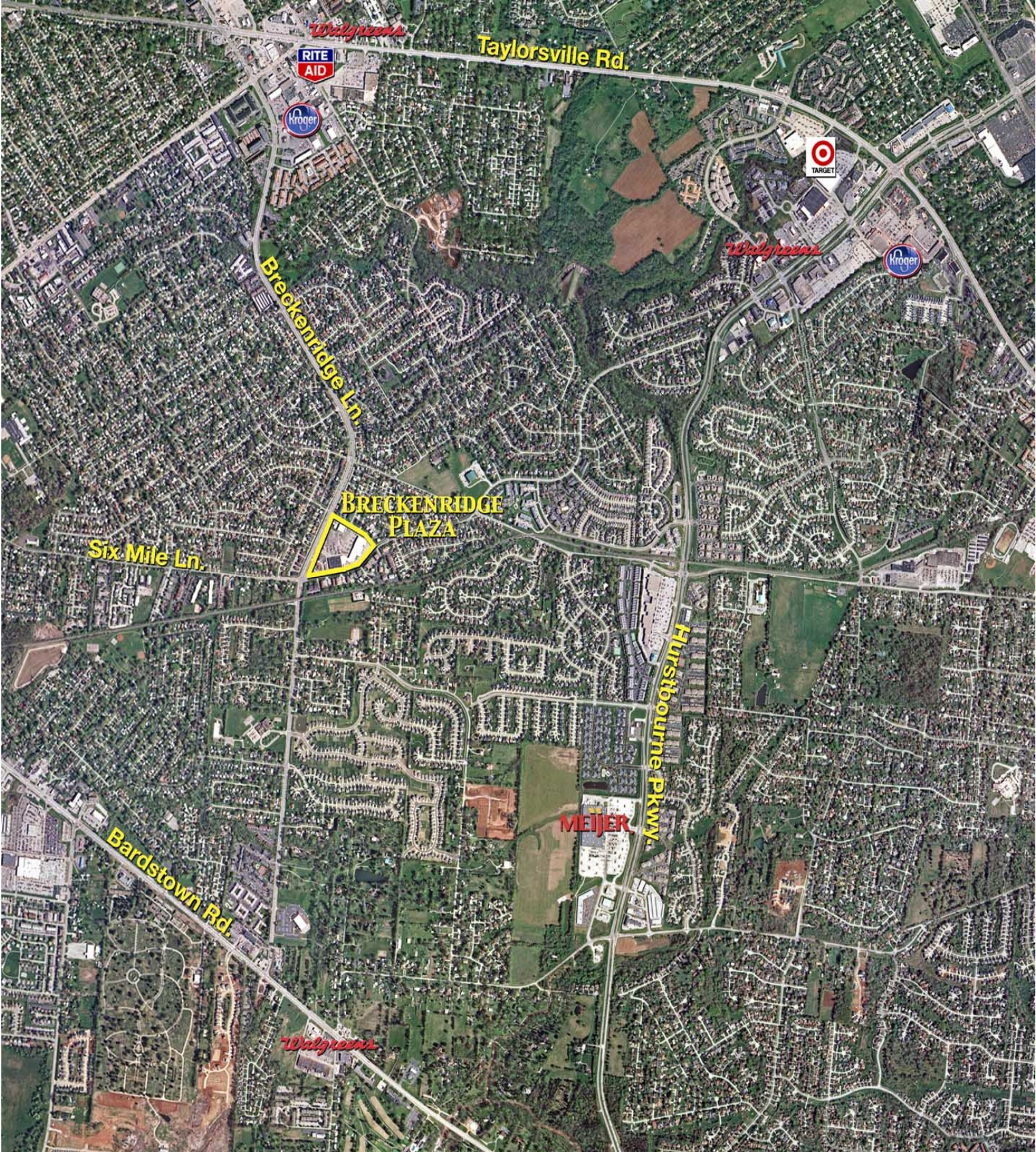
BRECKENRIDGE PLAZA



PREPARED BY:

R.J. THIENEMAN
12488 LAGRANGE ROAD
LOUISVILLE, KY 40245
(502) 491-4645

RJTHIENEMAN
DEVELOPMENT • INVESTMENT • MANAGEMENT



3403-3453 Breckenridge Ln - Breckenridge Plaza



Location: Breckenridge Plaza
 Southeast Cluster
 Southeast Submarket
 Jefferson County
 Louisville, KY 40220

Center Type: Neighborhood Center
 Bldg Status: Built 1974

Total GLA: 110,782 SF
 # of Bldgs: 6
 Levels: 1
 Land Area: 75.26 AC

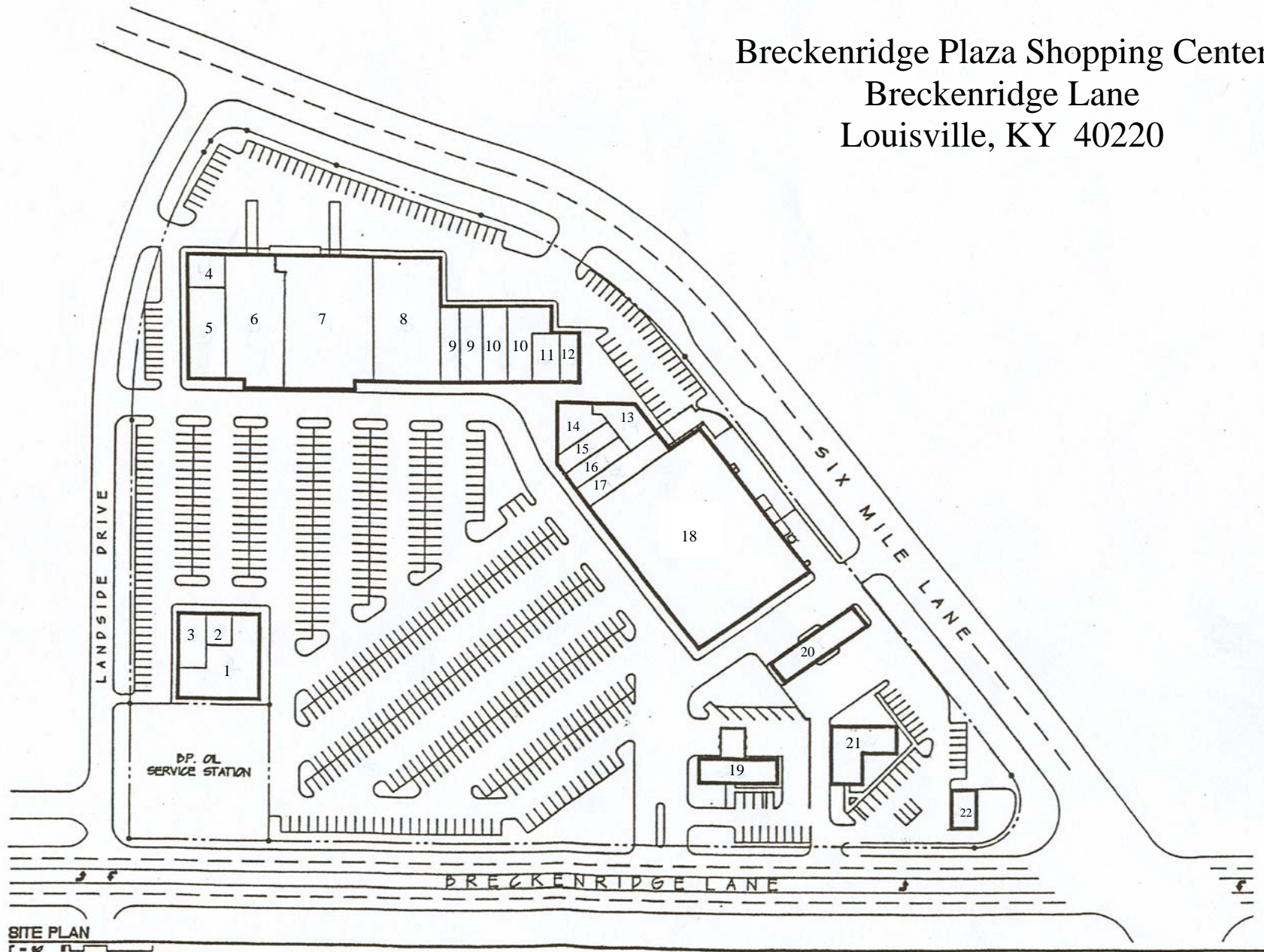
Developer: T. Crady & Robert J. Thieneman, Trustees
 Management: Crady Thieneman & Associates LLC
 Recorded Owner: Crady Thieneman & Associates LLC
 True Owner: Crady Thieneman & Associates LLC

Total Avail: 8,235 SF
 % Leased: 92.6%
 Max Contig: 3,000 SF
 Smallest Space: 800 SF
 Bldg Vacant: 8,235 SF

Features: Freeway Visibility, Pylon Sign, Signalized Intersection
 Street Frontage: Six Mile Ln 1,415' Landside Dr 920' Breckenridge Ln 1,083'
 Parking: 773 Surface Spaces

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P P 1 / Suite 3411	800	800	800	\$9.00/mg	Vacant	Negotiable	Direct
P P 1 / Suite 3413	1,400	1,400	1,400	\$9.00/mg	Vacant	Negotiable	Direct
P P 1 / Suite 3433	1,635	1,635	1,635	\$9.00/mg	Vacant	Negotiable	Direct
P P 1 / Suite 3449	1,400	1,400	1,400	\$9.00/mg	Vacant	Negotiable	Direct
P P 1 / Suite 3447	3,000	3,000	3,000	\$16.00/nnn	Vacant	Negotiable	Direct

Breckenridge Plaza Shopping Center
 Breckenridge Lane
 Louisville, KY 40220



SITE PLAN

- #1 - 3403: Active Day
- #2 - 3405: Skip's Shears Plus
- #3 - 3407: Active Day
- #4 - 3413: Available (1,400 sf)
- #5 - 3415: Liquor Palace 4
- #6 - 3417: Family Dollar
- #7 - 3417A: Save-A-Lot
- #8 - 3419: Horner Novelty

- #9 - 3423: Jock's
- #10 - 3425: Kentucky School Service
- #11 - 3429: Wood'n'Hope Chest
- #12 - 3431: MSD
- #13 - 3433: Available (1,635 sf)
- #14 - 3435: Lanceta Trading Co.
- #15 - 3437: Red Sun Chinese Restaurant
- #16 - 3439: Foxy Nails

- #17 - 3439A: Mama Leah's Kiddie Care
- #18 - 3441: Bingo City of Breckenridge
- #19 - 3447: Available (3,000 sf)
- #20 - 3449: Available (1,400 sf)
- #21 - 3451: Breckenridge Animal Hospital
- #22 - 3453: Mobil 1 Lube Express

Retail Occupancy Report



Breckenridge Plaza
 3403-3453 Breckenridge Ln
 Louisville, KY 40220

Total GLA: 110,782 SF
 Occupied SF: 102,547 SF (92.6%)

	1 Mile	3 Mile	5 Mile
2010 Population	14,447	92,120	231,887
Daytime Employment	863	42,913	147,004
2010 Med HH Income	\$69,515	\$57,202	\$59,218

Property Address	Owner	% Owned	SF of Center Owned
3411-3441 Breckenridge Ln	Crady Thieneman & Associates LLC	83.02%	91,975
3403-3407 Breckenridge Ln	Crady Thieneman & Associates LLC	8.12%	9,000
3447 Breckenridge Ln	Crady Thieneman & Associates LLC	2.71%	3,000
3449 Breckenridge Ln	Crady Thieneman & Associates LLC	1.26%	1,400
3451 Breckenridge Ln	Crady Thieneman & Associates LLC	3.62%	4,007
3453 Breckenridge Ln	Crady Thieneman & Associates LLC	1.26%	1,400

Tenants	Tenant Name	Anchor	Store Type	SF Occupied
	Family Dollar	Y	Dollar/Variety/Thrift	8,254
	Save-A-Lot	Y	Supermarket	16,174
	Active Day	N	-	7,960
	Bingo City of Breckenridge	N	Church/Comm Hall	30,000
	Breckenridge Animal Hospital	N	MD/DDS	4,007
	Foxy Nails	N	Nail Salon	1,485
	Horner Novelty	N	Hobby	10,650
	Jock's Sports Bar & Grille	N	Restaurant	4,250
	Kentucky School Services	N	-	5,040
	Lanceta Trading Company	N	Supermarket	1,380
	Liquor Palace 4	N	Liquor	3,823
	Mama Leah's Kiddie Care	N	Daycare	2,650
	Pennzoil 10 Minute Oil Change Center	N	-	1,400
	Red Sun Chinese Restaurant	N	Restaurant	1,434
	Skip's Shears Plus	N	-	1,040

Demographic Market Comparison Report

1 mile radius

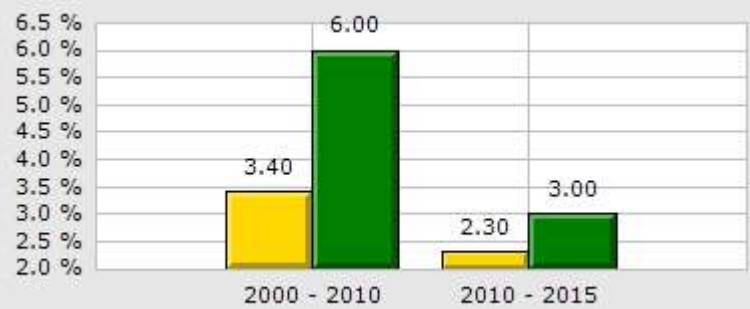
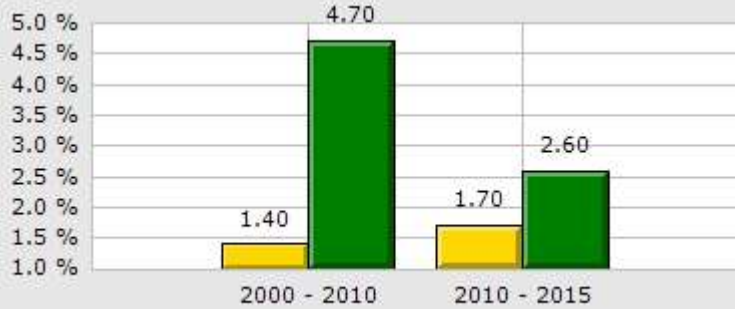
Breckenridge Plaza				
3403-3453 Breckenridge Ln, Louisville, KY 40220				
Type: Shopping Center/Neighborhood Center				
County: Jefferson				
	1 Mile		County	
Population				
Growth 2000 - 2010	1.10%		4.70%	
Growth 2010 - 2015	1.10%		2.60%	
2010 Blue Collar	1,096	17.76%	63,448	23.64%
2010 White Collar	5,076	82.24%	204,956	76.36%
2010 Population By Race				
White	10,961	75.88%	538,670	74.17%
Black Afr Am	2,653	18.37%	146,741	20.21%
Am Indian Alaskan	32	0.22%	2,433	0.34%
Asian	280	1.94%	14,534	2.00%
Hawaiian Pacif Islldr	3	0.02%	546	0.08%
Other Race	208	1.44%	8,807	1.21%
Two or More	308	2.13%	14,516	2.00%
Households				
Growth 2000 - 2010	3.40%		6.00%	
Growth 2010 - 2015	1.80%		3.00%	
Renter Occupied	1,741	28.52%	109,129	35.87%
Owner Occupied	4,363	71.48%	195,115	64.13%
2010 Households by HH Income				
Income < \$35,000	1,376	22.54%	97,923	32.19%
Income \$35,000 - \$74,999	1,901	31.14%	106,543	35.02%
Income \$75,000 - \$149,999	2,545	41.69%	82,492	27.11%
Income \$150,000 - \$249,999	229	3.75%	12,203	4.01%
Income \$250,000+	53	0.87%	5,079	1.67%
2010 Median Household Income				
2010 Median Household Income	\$69,515		\$53,341	
2010 Median Age				
2010 Median Age	41.40		38.80	

Breckenridge Plaza
3403-3453 Breckenridge Ln, Louisville, KY 40220

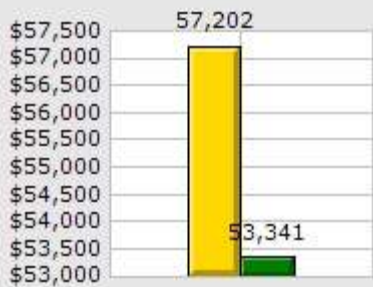
Type: Shopping Center/Neighborhood Center
County: Jefferson

3 Mile
County

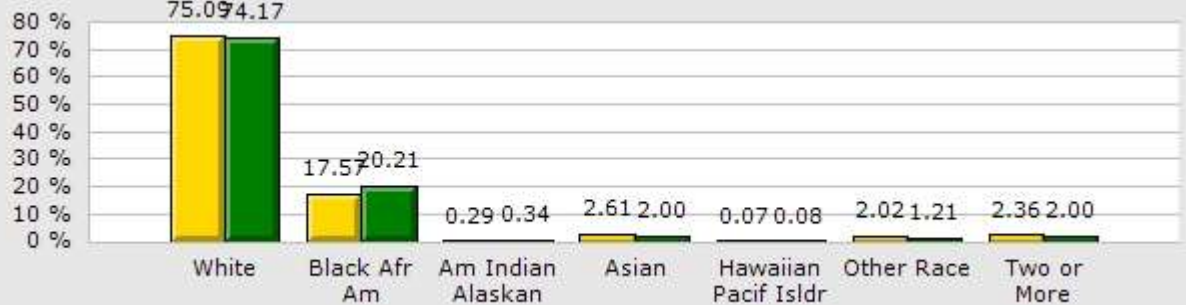
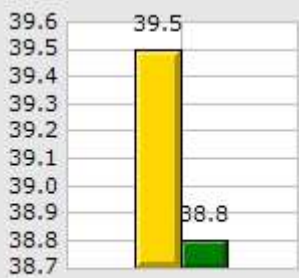
Population Growth Household Growth



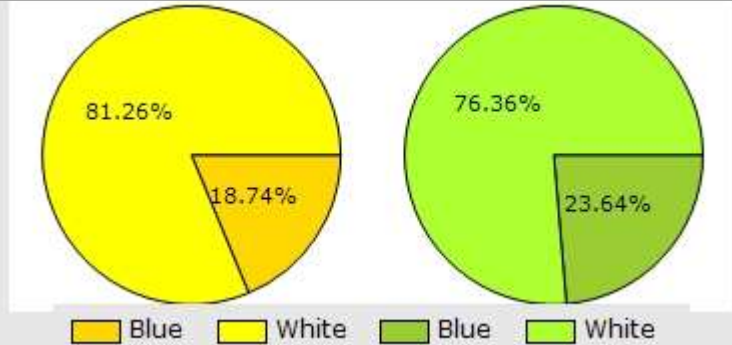
2010 Med Household Inc 2010 Households by Household Income



2010 Median Age 2010 Population by Race



2010 Renter vs. Owner 2010 Blue vs. White Collar



Demographic Market Comparison Report

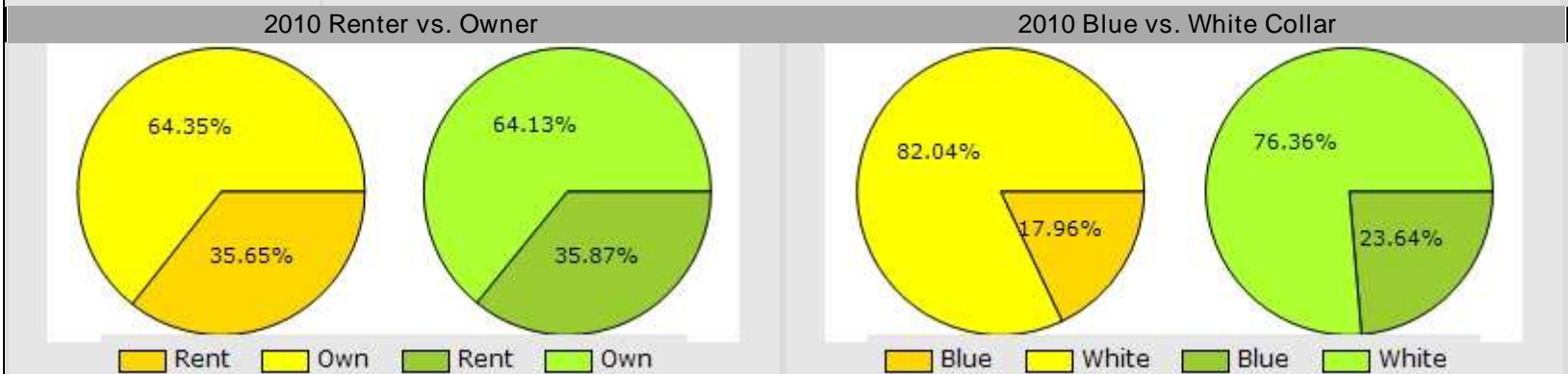
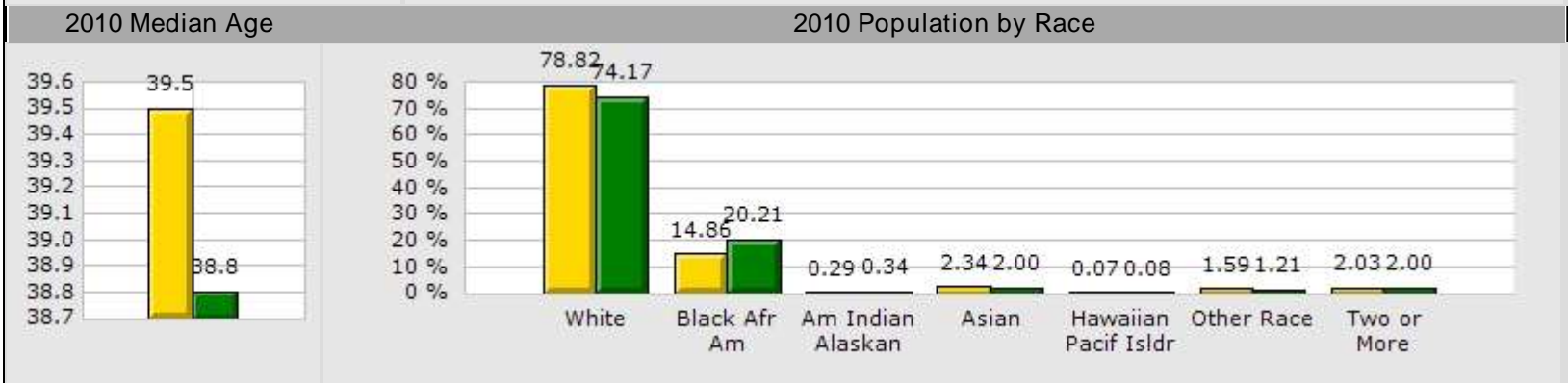
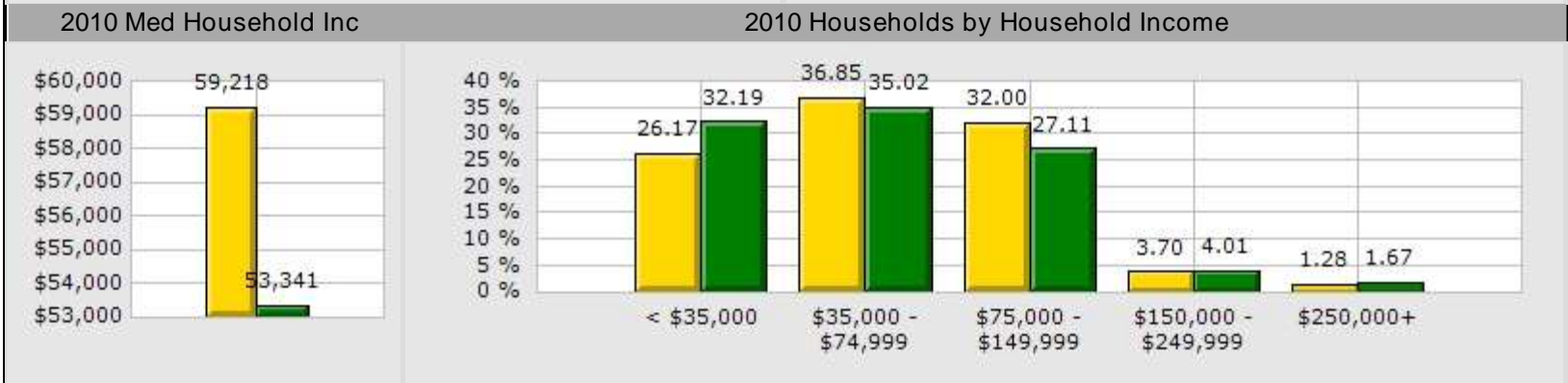
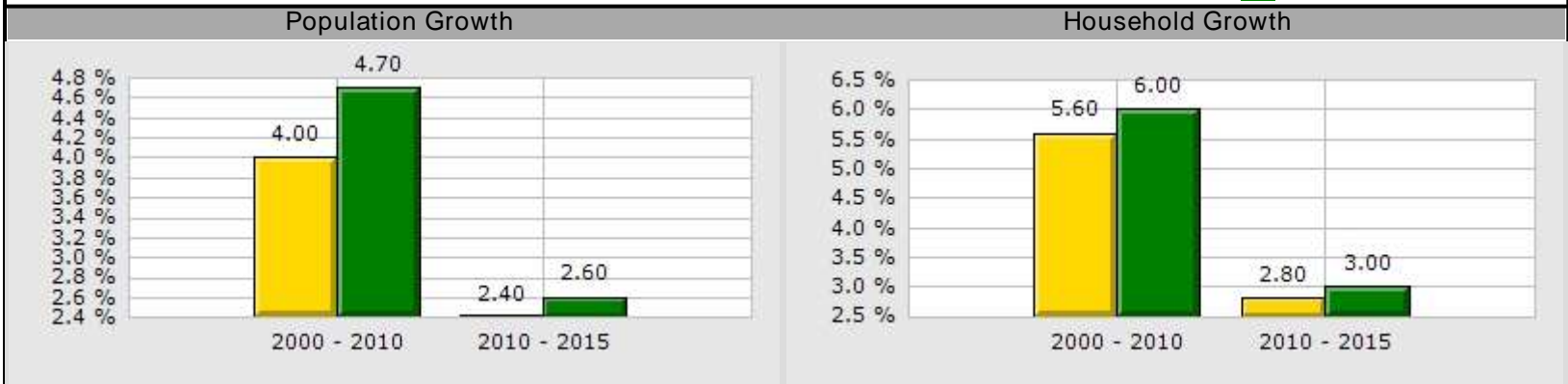
3 mile radius

Breckenridge Plaza				
3403-3453 Breckenridge Ln, Louisville, KY 40220				
Type: Shopping Center/Neighborhood Center				
County: Jefferson				
	3 Mile		County	
Population				
Growth 2000 - 2010	1.40%		4.70%	
Growth 2010 - 2015	1.70%		2.60%	
2010 Blue Collar	6,870	18.74%	63,448	23.64%
2010 White Collar	29,787	81.26%	204,956	76.36%
2010 Population By Race				
White	69,174	75.09%	538,670	74.17%
Black Afr Am	16,185	17.57%	146,741	20.21%
Am Indian Alaskan	267	0.29%	2,433	0.34%
Asian	2,401	2.61%	14,534	2.00%
Hawaiian Pacif Islldr	60	0.07%	546	0.08%
Other Race	1,863	2.02%	8,807	1.21%
Two or More	2,171	2.36%	14,516	2.00%
Households				
Growth 2000 - 2010	3.40%		6.00%	
Growth 2010 - 2015	2.30%		3.00%	
Renter Occupied	15,422	38.28%	109,129	35.87%
Owner Occupied	24,867	61.72%	195,115	64.13%
2010 Households by HH Income				
Income < \$35,000	10,738	26.65%	97,923	32.19%
Income \$35,000 - \$74,999	15,663	38.88%	106,543	35.02%
Income \$75,000 - \$149,999	12,484	30.99%	82,492	27.11%
Income \$150,000 - \$249,999	1,071	2.66%	12,203	4.01%
Income \$250,000+	332	0.82%	5,079	1.67%
2010 Median Household Income				
2010 Median Household Income	\$57,202		\$53,341	
2010 Median Age				
2010 Median Age	39.50		38.80	

Breckenridge Plaza
3403-3453 Breckenridge Ln, Louisville, KY 40220

Type: Shopping Center/Neighborhood Center
County: Jefferson

5 Mile
County



Demographic Market Comparison Report

5 mile radius

Breckenridge Plaza				
3403-3453 Breckenridge Ln, Louisville, KY 40220				
Type: Shopping Center/Neighborhood Center				
County: Jefferson				
	5 Mile		County	
Population				
Growth 2000 - 2010	4.00%		4.70%	
Growth 2010 - 2015	2.40%		2.60%	
2010 Blue Collar	17,061	17.96%	63,448	23.64%
2010 White Collar	77,954	82.04%	204,956	76.36%
2010 Population By Race				
White	182,764	78.82%	538,670	74.17%
Black Afr Am	34,458	14.86%	146,741	20.21%
Am Indian Alaskan	673	0.29%	2,433	0.34%
Asian	5,435	2.34%	14,534	2.00%
Hawaiian Pacif Islldr	168	0.07%	546	0.08%
Other Race	3,686	1.59%	8,807	1.21%
Two or More	4,704	2.03%	14,516	2.00%
Households				
Growth 2000 - 2010	5.60%		6.00%	
Growth 2010 - 2015	2.80%		3.00%	
Renter Occupied	35,903	35.65%	109,129	35.87%
Owner Occupied	64,802	64.35%	195,115	64.13%
2010 Households by HH Income				
Income < \$35,000	26,358	26.17%	97,923	32.19%
Income \$35,000 - \$74,999	37,105	36.85%	106,543	35.02%
Income \$75,000 - \$149,999	32,227	32.00%	82,492	27.11%
Income \$150,000 - \$249,999	3,724	3.70%	12,203	4.01%
Income \$250,000+	1,290	1.28%	5,079	1.67%
2010 Median Household Income	\$59,218		\$53,341	
2010 Median Age	39.50		38.80	

Consumer Spending Report

Breckenridge Plaza

3403-3453 Breckenridge Ln, Louisville, KY 40220

Building Type: Shopping Center
 Center Type: Neighborhood Center
 Center GLA: 110,782 SF
 Year Built: 1974
 Total Available: 8,235 SF
 % Leased: 92.57%
 Rent/SF/Yr: \$11.52



2010 Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$241,302	\$1,425,651	\$3,793,217
Total Apparel	\$8,322	\$49,480	\$131,967
Women's Apparel	3,432	20,195	53,849
Men's Apparel	1,976	11,681	31,183
Girl's Apparel	729	4,303	11,517
Boy's Apparel	578	3,438	9,157
Infant Apparel	587	3,607	9,567
Footwear (excl. Infants)	1,313	7,881	20,958
Other Apparel Prod/Services	1,020	6,257	16,694
Total Entertainment	\$22,965	\$133,622	\$357,772
Sports and Recreation	923	5,352	14,374
TV, Radio and Sound Equipment	8,024	47,875	127,028
Reading Materials	1,051	6,113	16,206
Travel	12,681	72,610	195,683
Photographic Equipment	286	1,672	4,482
Total Food At Home	\$19,758	\$118,360	\$313,099
Cereal Products	1,197	7,199	19,051
Bread & Bakery Products	2,652	15,777	41,642
Seafood	1,045	6,251	16,645
Meat/Poultry/Fish/Eggs	6,639	39,903	105,486
Dairy Products	3,185	19,050	50,299
Fruits and Vegetables	5,039	30,178	79,977
Total Food Away From Home	\$19,894	\$118,400	\$314,972
Breakfast and Brunch	1,903	11,456	30,309
Dinner	9,350	55,429	147,636
Lunch	6,475	38,772	103,024
Snacks and Non Alcoholic Bev	1,459	8,772	23,290
Catered Affairs	707	3,971	10,713

Consumer Spending Report

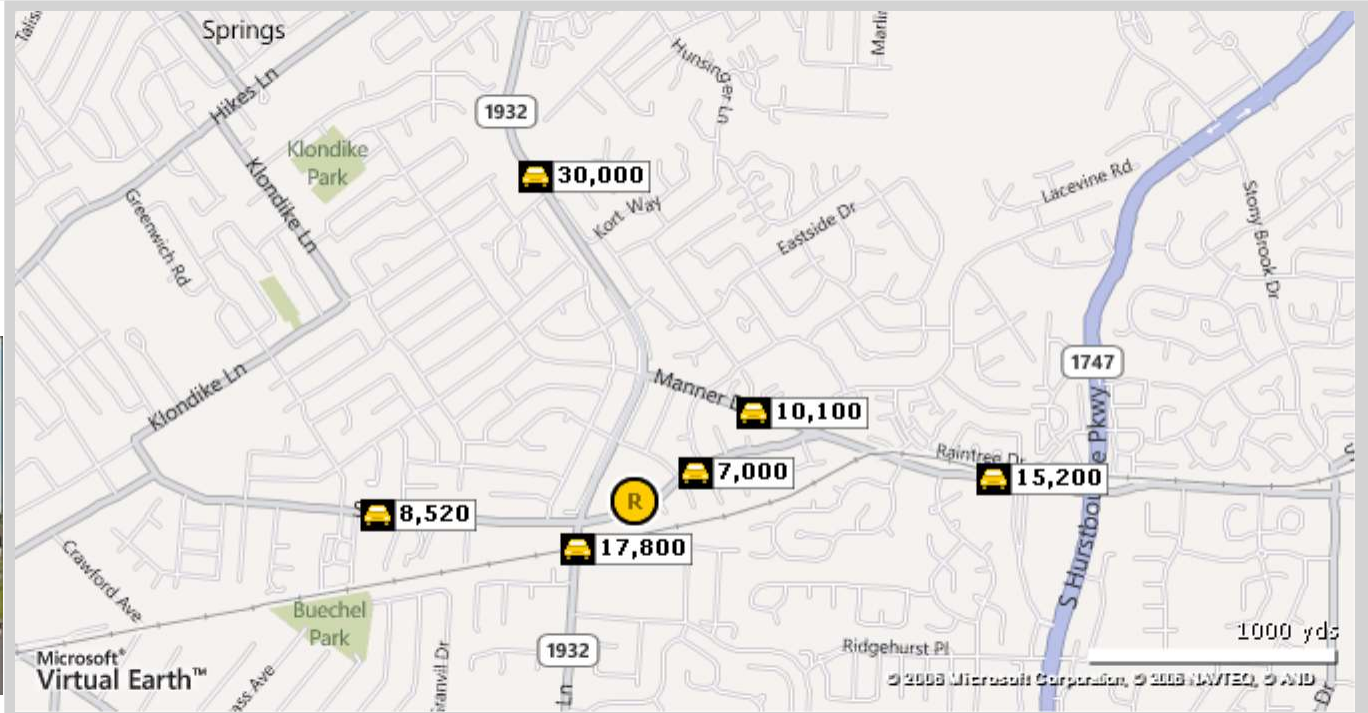
Breckenridge Plaza			
3403-3453 Breckenridge Ln, Louisville, KY 40220			
Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
Total Alcoholic Beverages	\$3,866	\$22,960	\$61,094
Alcoholic Bev. at Home	2,200	13,047	34,794
Alcoholic Bev. away from Home	1,666	9,913	26,299
Total Furniture/Appliances	\$22,235	\$129,772	\$347,778
Bedroom Furniture	1,175	6,981	18,831
Living Room Furniture	1,951	11,374	30,570
Other Living & Family Room Furniture	523	3,001	8,139
Other Furniture	264	1,484	3,993
Major Appliances	1,954	11,332	30,190
Small Appliances	4,552	26,677	71,380
Misc Household Equipment	11,817	68,922	184,675
Total Transportation/Maint.	\$53,307	\$316,302	\$840,034
New Autos/Trucks/Vans	14,464	84,019	225,491
Used Vehicles	12,855	77,924	205,731
Purchase of RVs or Boats	1,607	9,138	24,820
Gasoline	17,959	107,300	283,175
Diesel Fuel	288	1,684	4,475
Automotive Maintenance/Repair	6,134	36,238	96,342
Total Health Care	\$10,426	\$61,123	\$161,083
Medical Services	6,106	35,651	94,510
Prescription Drugs	3,277	19,392	50,519
Medical Supplies	1,043	6,081	16,053
Total Education/Day Care	\$19,178	\$110,461	\$295,687
Education	8,516	48,956	130,713
Room and Board	860	4,785	12,992
Tuition/School Supplies	7,510	43,111	115,056
Day Care, Nursery & Preschool	2,293	13,609	36,927

Traffic Count Report

Breckenridge Plaza

3403-3453 Breckenridge Ln, Louisville, KY 40220

Building Type: Shopping Center
 Center Type: Neighborhood Center
 Center GLA: 110,782 SF
 Year Built: 1974
 Total Available: 8,235 SF
 % Leased: 92.57%
 Rent/SF/Yr: \$0.96



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Six Mile Ln	Hunsinger Ln	0.02 NE	2010	7,000	ADT	.16
2	Breckenridge Ln	Six Mile Ln	0.06 N	2010	17,800	ADT	.17
3	Manner Dale Dr	Manner Pointe Dr	0.01 E	2010	10,100	ADT	.35
4	Six Mile Ln	Wisteria Landing Cir	0.05 W	2010	8,520	ADT	.60
5	Breckenridge Ln	Sudbury Ln	0.05 SE	2010	30,000	ADT	.79
6	Six Mile Ln	Hurstborne Ridge Blvd	0.07 E	2010	15,200	ADT	.84