

Shops of Forest Springs

Louisville, Kentucky



View Available Space



Use your phone's camera to scan the QR code. Or download a QR code scanner app.



For more information call (502) 491-4645
or visit rjthieneman.com/commercial

RJ

Shops of Forest Springs

Shops of Forest Springs offers quality restaurant, office and retail space for the LaGrange Road/ Pewee Valley area in Louisville, KY. The center's close proximity to 1-265 and LaGrange Road makes it the dominant grocery-anchored neighborhood retail destination in the area.

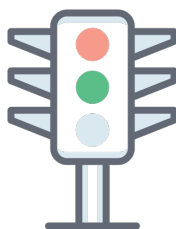
OVERVIEW

LOCATION	Corner of LaGrange Road (HWY 146) and Factory Lane	OTHER TENANTS AT&T, Starbucks, Jimmy John's, Brix Wine Bar, Bubbakoo's Burritos, Liquor World, El Nopal, Highland Cleaners, Harvey Eye, Forest Springs Family Dental, The UPS Store, Spa Nails, Great Clips, Ciao Bella Salon, Double Dragon II, Baskin Robbins, Benchmark Physical Therapy, Allstate, Boot Depot, See Spot Grooming, About Time Bar & Grill, Louisville Realty Group, Huntington Learning Center, RJ Thieneman, M&W Management, Forest Springs Nutrition, New Dawn Myotherapy Center, Fit Body Boot Camp, Oshii Ramen, Beauty Bar and Wellness
AVAILABLE	3,985 Sq. Ft.	
ANCHOR TENANTS	Kroger & Feeders Supply	
OUTLOTS	Taco Bell/Long John Silver's, Arby's, KFC, McDonald's, Thorntons, Park Community Credit Union, 24/7 Car Wash, Valvoline & Kroger Fuel	



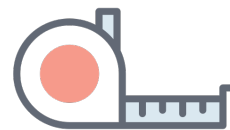
LOCATION

Corner of LaGrange Road
(HWY 146) and Factory Lane
Louisville, KY 40245



TRAFFIC COUNTS

Springs Station Road : 16,393
Old LaGrange Road : 50,252



TOTAL SQ. FOOTAGE

143,984 Sq. Ft.



ACCESS

9 Entrance Points



PARKING

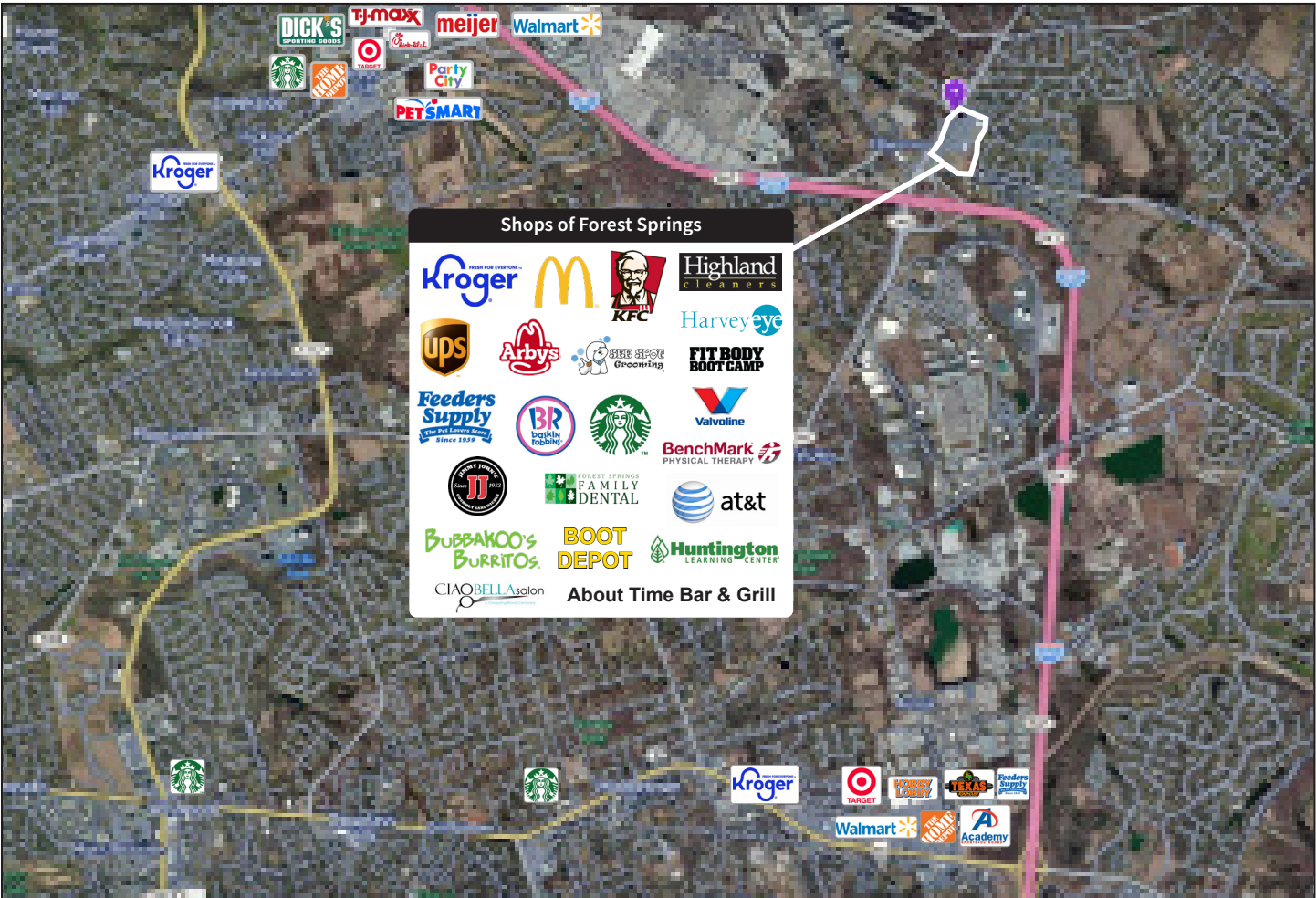
1,020 Spaces



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NEARBY COMPETITORS

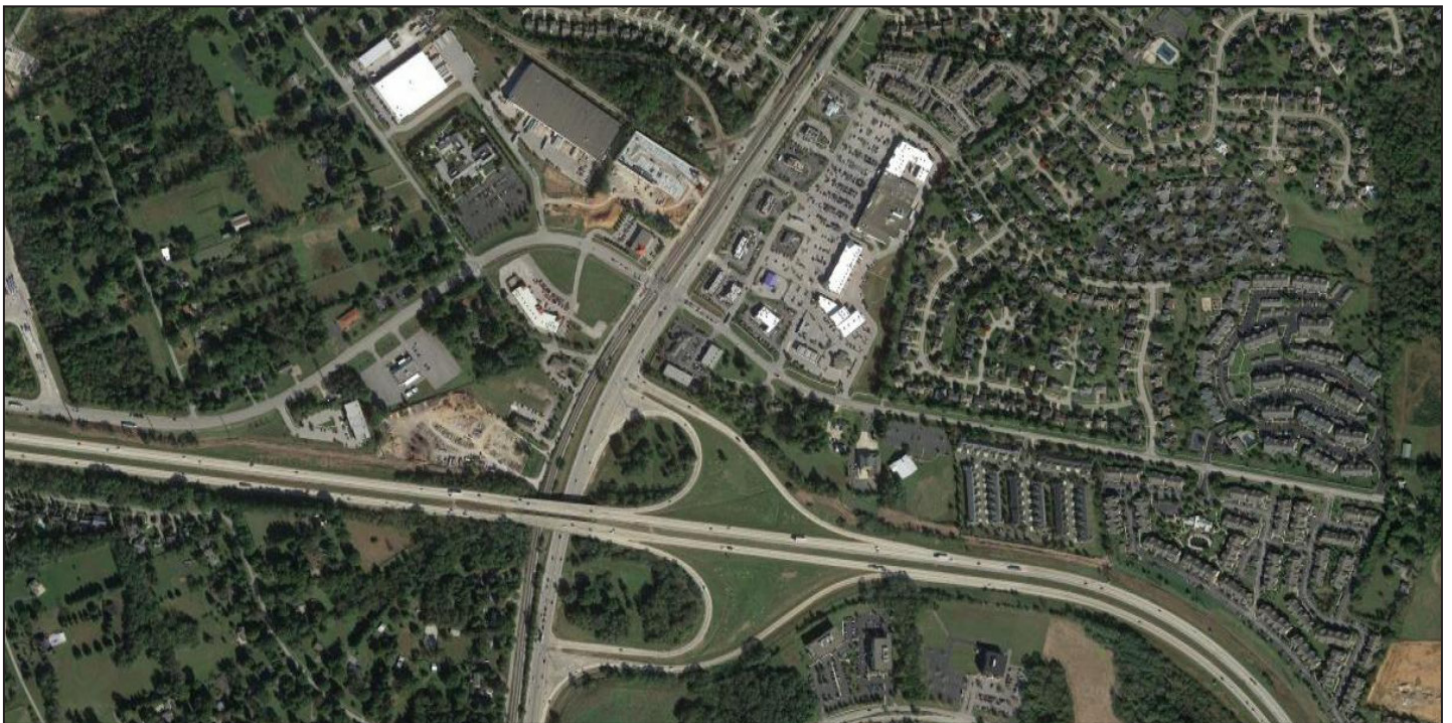
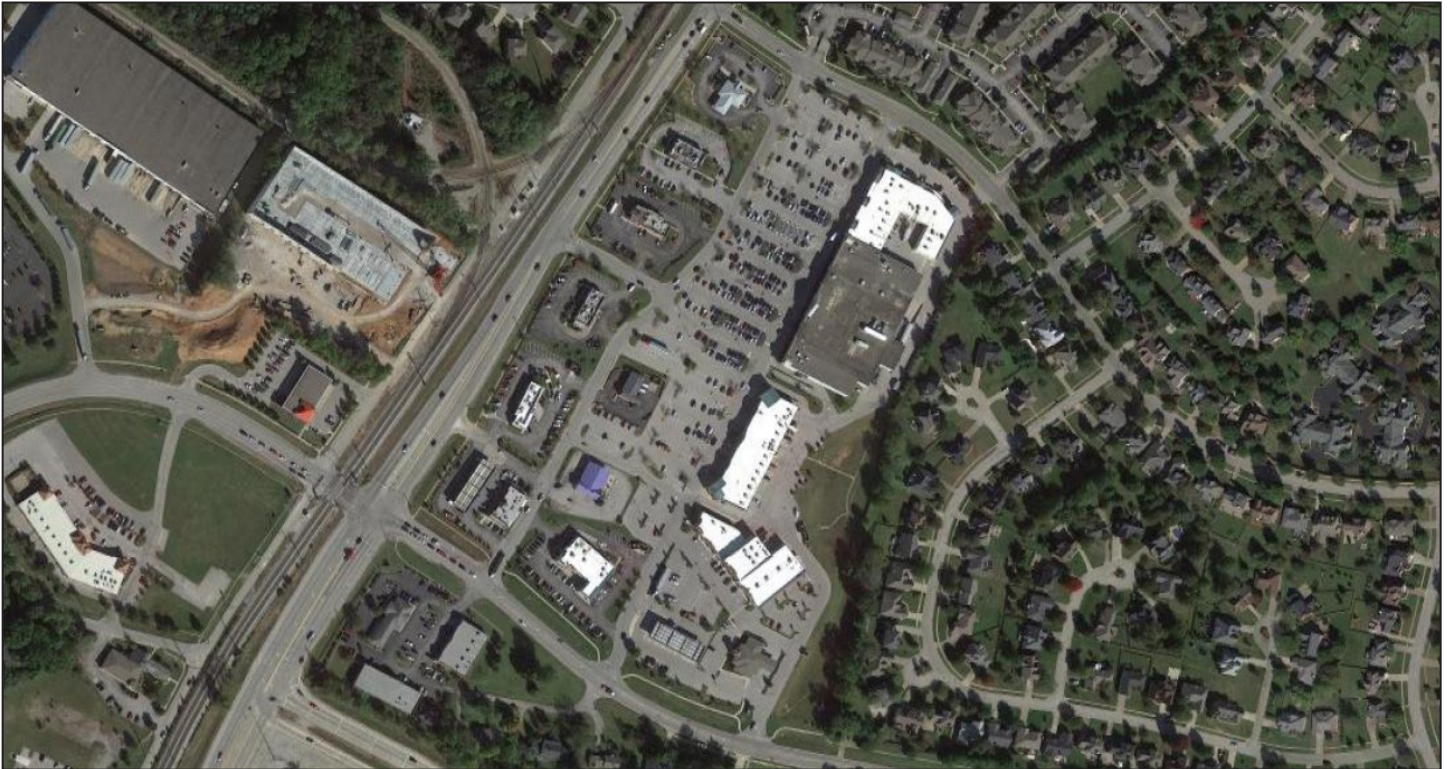


TRAFFIC

	AVG Daily Volume		AVG Daily Volume
LAGRANGE RD AT SPRINGS STATION RD	16,393	I-265 AT OLD LAGRANGE RD	50,252



AERIAL VIEWS



12450 LaGrange Road
Louisville, KY 40245

SUBLEASE

POPULATION

	1 mile	3 miles	5 miles
2025 PROJECTION	6,095	42,702	119,048
2020 ESTIMATE	6,006	41,827	116,252
2010 CENSUS	5,516	38,916	104,733
GROWTH 2020-2025	1.48%	2.09%	2.41%
GROWTH 2010-2020	8.88%	7.48%	11.00%

2020 POPULATION BY RACE

	1 mile	3 miles	5 miles
WHITE	4,934	32,942	96,346
BLACK	498	5,045	10,379
AM INDIAN & ALASKAN	11	87	228
ASIAN	443	2,704	6,818
HAWAIIAN & PACIFIC ISLAND	7	34	63
OTHER	113	1,015	2,418

POPULATION BY HISPANIC ORIGIN

	1 mile	3 miles	5 miles
NON-HISPANIC	5,765	39,813	110,943
HISPANIC	241	2,014	5,309



HOUSEHOLDS

	1 mile	3 miles	5 miles
2025 PROJECTION	2,288	16,367	47,038
2020 ESTIMATE	2,246	16,017	45,934
2010 CENSUS	2,022	14,830	41,354
GROWTH 2020-2025	1.87%	2.19%	2.40%
GROWTH 2010-2020	11.08%	8.00%	11.08%

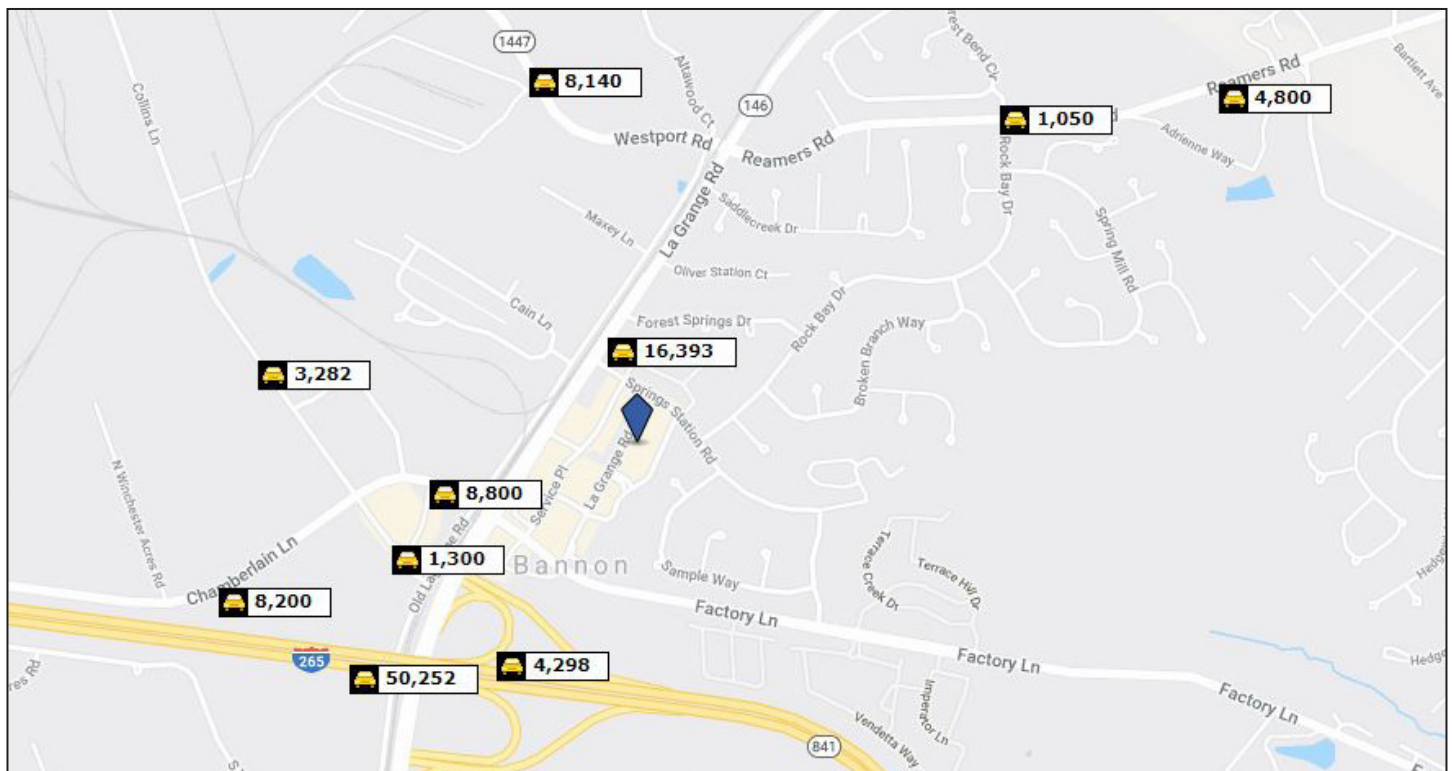
2020 HOUSEHOLDS BY HH INCOME

	1 mile	3 miles	5 miles
<\$25,000	154	1,521	3,941
\$25,000 - \$50,000	211	2,217	6,711
\$50,000 - \$75,000	247	2,717	7,923
\$75,000 - \$100,000	323	2,100	5,602
\$100,000 - \$125,000	297	1,839	5,299
\$125,000 - \$150,000	214	1,405	4,186
\$150,000 - \$200,000	313	1,473	5,185
\$200,000+	487	2,743	7,085

2020 AVG HOUSEHOLD INCOME	\$143,520	\$122,667	\$121,193
2020 MED HOUSEHOLD INCOME	\$115,824	\$93,481	\$94,595



AVERAGE DAILY TRAFFIC VOLUME



	Street	Cross Street	Cross Street Dist	Count Year	AVG Daily Volume	Volume Type	Miles from Subject Prop
	LAGRANGE	SPRINGS STATION RD	.04 SW	2018	16,393	MPSI	.16
1	BAY DR	REAMERS RD	.02 S	2018	1,050	MPSI	.70
2	CHAMBERLAIN LN	CHAMBERLAIN CROSSING DR	.03 W	2012	8,800	AADT	.31
3	I-265	LAGRANGE RD	.11 W	2012	4,298	AADT	.36
4	COLLINS LN	FACTORY LN	.02 SE	2012	1,300	AADT	.38
5	I-265	OLD LAGRANGE RD	.06 E	2018	50,252	MPSI	.52
6	COLLINS LN	CHAMBERLAIN CROSSING	.08 SE	2018	3,282	MPSI	.56
7	WESTPORT RD	ROLLINGTON RD	.11 NW	2018	8,140	MPSI	.56

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connecting PEOPLE AND PLACES

By designing carefully-planned neighborhoods that are located near schools, shopping centers, dining and other amenities, RJ Thieneman's efforts result in stronger communities. Since 1958, RJ Thieneman has managed and developed more than 20 of these communities in the Louisville area. We also specialize in commercial real estate and currently manage over 800,000 sq. ft. of retail and office space in Louisville and throughout the region. Through our successful residential and commercial projects, we are connecting people and places.



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