

# Kroger Plaza

Winchester, Kentucky



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# Kroger Plaza

Kroger Plaza is a neighborhood retail center in Winchester, KY. Located on the west side of Bypass Road at Highway 1958 within the primary retail corridor and shadow-anchored by Kroger. Other prominent anchor tenants include Beall's, Cato and Sun Tan City.

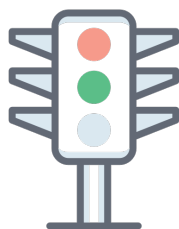
## OVERVIEW

<b>LOCATION</b>	1518-1623 Bypass Road	<b>OTHER TENANTS</b> Papa John's, Kort Physical Therapy, Sally Beauty Supply, U.S. Marines, The UPS Store, Nails Pro, Great Clips, H&R Block, Jade Garden, Cato, Sun Tan City, T-Mobile, One Main Financial, Bluegrass Chiro
<b>AVAILABLE</b>	5,000 Sq. Ft.	
<b>ANCHOR TENANTS</b>	Kroger & Beall's	
<b>OUTLOTS</b>	Goodwill, Golden Corral, Sonic and Speedway Super America	



### LOCATION

1518-1623 Bypass Road  
Winchester, KY 40391



### TRAFFIC COUNTS

Redwing Drive : 21,182  
Frontier Way : 23,015



### TOTAL SQ. FOOTAGE

53,989 Sq. Ft.



### ACCESS

4 Entrance Points



### PARKING

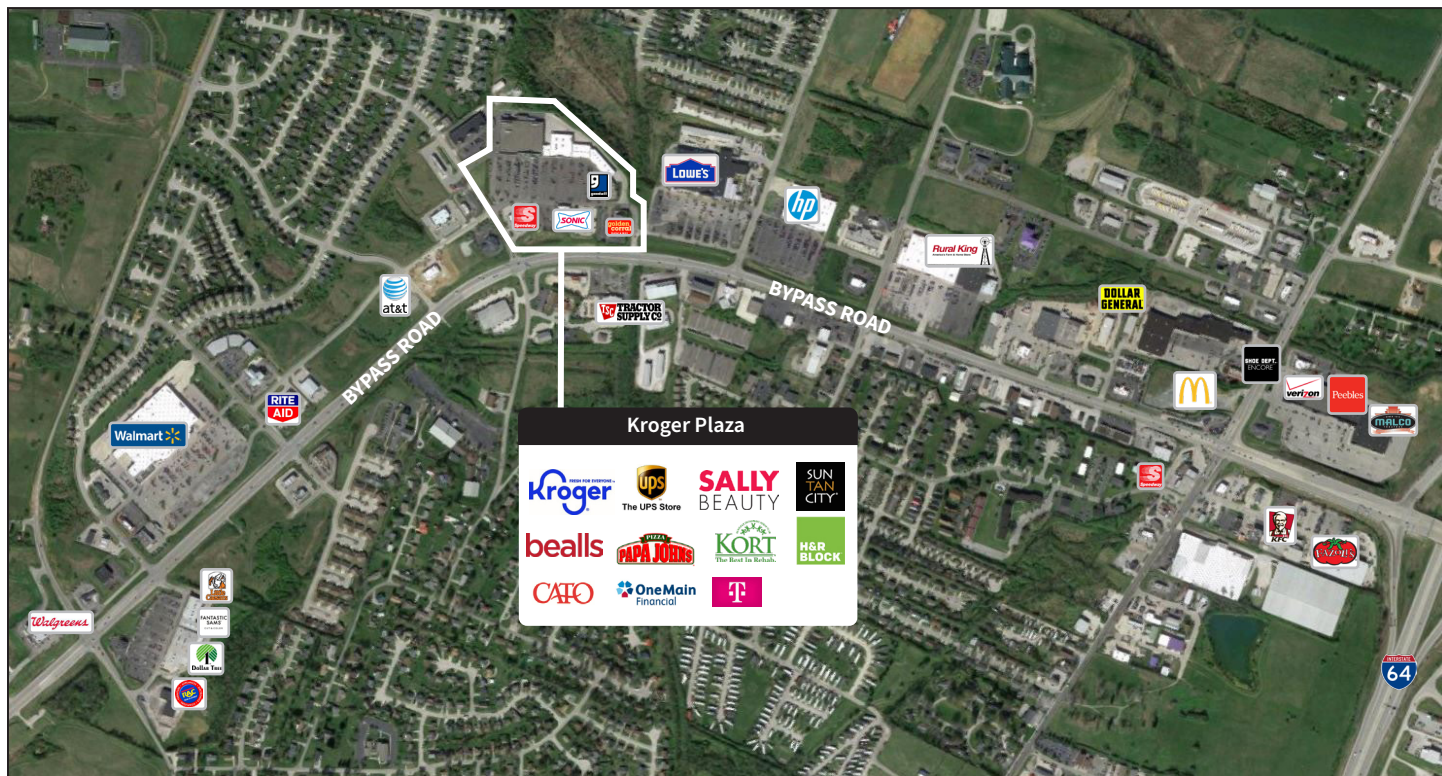
216 Spaces



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## NEARBY COMPETITORS



## TRAFFIC

	AVG Daily Volume		AVG Daily Volume
BYPASS RD/ REDWING DR	21,182	BYPASS RD/ FRONTIER WAY	23,015



## AERIAL VIEWS



1661 Bypass Road  
Winchester, KY 40391

**KROGER PLAZA WINCHESTER**



SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT	SPACE	TENANT	SQ FT
1661	Kroger	60,088	1565	Available	1,000	1533	One Main Financial	1,800	1607	Papa John's	1,470
1593	Bluegrass Chiro	1,500	1563	U.S. Marines	1,000	1529	H&R Block	4,000	1611	H&R Block	1,470
1586	Sally Beauty Supply	1,500	1547	Kort Physical Therapy	3,600	1521	Sun Tan City	3,000	1615	T-Mobile	2,100
1575	Beall's	20,000	1541	Nails Pro	2,400				1619	The UPS Store	1,280
1569	CATO	4,160	1537	Great Clips	1,200				1623	Jade Garden	2,500

AN **RJTHIENEMAN** PROPERTY

AVAILABLE
  LEASED
  N.A.P. (NOT A PART)

## POPULATION

	2 mile	5 miles	10 miles
2020 POPULATION	17,801	30,307	43,754
2024 POPULATION	17,439	30,195	43,820
2029 PROJECTION	17,541	30,195	43,820
GROWTH 2020-2024	-0.5%	-1.0%	0%
GROWTH 2024-2029	0.1%	0.2%	0.2%
MEDIAN AGE	40.9	41	41.7
BACHELOR'S DEGREE OR HIGHER	22%	19%	25%
U.S. ARMED FORCES	0	0	0

## POPULATION BY RACE

	2 mile	5 miles	10 miles
WHITE	14,902	26,134	37,891
BLACK	1,116	1,629	2,110
AMERICAN INDIAN & ALASKAN	52	82	109
ASIAN	140	192	621
HAWAIIAN OR PACIFIC ISLANDER	10	17	17
TWO OR MORE RACES	1,220	2,141	3,071
HISPANIC ORIGIN	839	1,348	1,840

## HOUSING

	2 mile	5 miles	10 miles
MEDIAN HOME VALUE	\$177,396	\$172,318	\$215,873
MEDIAN YEAR BUILT	1980	1980	1986



## HOUSEHOLDS

	2 mile	5 miles	10 miles
<b>2020 HOUSEHOLDS</b>	7,445	12,353	17,454
<b>2024 HOUSEHOLDS</b>	7,305	12,316	17,480
<b>2029 HOUSEHOLD PROJECTION</b>	7,348	12,429	17,648
<b>GROWTH 2020-2024</b>	0.2%	0.4%	0.6%
<b>GROWTH 2024-2029</b>	0.1%	0.2%	0.2%
<b>OWNER OCCUPIED</b>	4,507	7,557	11,772
<b>RENTER OCCUPIED</b>	2,842	4,872	5,876
<b>AVG HOUSEHOLD SIZE</b>	2.3	2.4	2.5
<b>AVG HOUSEHOLD VEHICLES</b>	2	2	2
<b>TOTAL CONSUMER SPENDING</b>	\$208.6M	\$349.4M	\$550.9M

## INCOME

	2 mile	5 miles	10 miles
<b>AVG HOUSEHOLD INCOME</b>	\$76,054	\$74,561	\$87,112
<b>MED HOUSEHOLD INCOME</b>	\$59,121	\$57,653	\$66,051
<b>&lt;\$25,000</b>	1,636	2,798	3,233
<b>\$25,000 - \$50,000</b>	1,486	2,540	3,167
<b>\$50,000 - \$75,000</b>	1,312	2,326	3,316
<b>\$75,000 - \$100,000</b>	1,043	1,746	2,388
<b>\$100,000 - \$125,000</b>	749	1,160	1,816
<b>\$125,000 - \$150,000</b>	378	627	1,154
<b>\$150,000 - \$200,000</b>	361	566	1,210
<b>\$200,000+</b>	339	554	1,196



## AVERAGE DAILY TRAFFIC VOLUME



	Street	Cross Street	Cross Street Dist	Count Year	AVG Daily Volume	Volume Type	Miles from Subject Prop
1	BYPASS RD	REDWING DR	.10 NW	2018	21,182	MPSI	.23
2	BYPASS RD	FRONTIER WAY	.02 N	2018	23,015	MPSI	.29
3	BYPASS RD	KEFFER RD	.08 N	2018	18,112	MPSI	.58
4	REDWING DR	CANARY LN	.07 W	2018	4,137	MPSI	.28
5	COLBY RD	MCCLURE RD	.04 W	2018	8,525	MPSI	.80





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