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) 550-0706
or visit rjthieneman.com/commercial

RJTHIENEMAN
DEVELOPMENT • INVESTMENT • MANAGEMENT

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
AVAILABLE	4,625 Sq. Ft.
ANCHOR TENANTS	Kroger & Feeders Supply
OUTLOTS	Taco Bell, Arby's, KFC, McDonald's, Thorntons, Park Community Credit Union, 24/7 Car Wash, Valvoline & Kroger Fuel

OTHER TENANTS

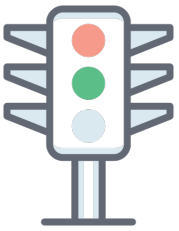
AT&T, Starbucks, Jimmy John's, Brix Wine Bar, Bubbakoo's Burritos, Liquor World, Highland Cleaners, Harvey Eye, Forest Springs Family Dental, The UPS Store, Spa Nails, Great Clips, Ciao Bella Salon, Double Dragon II, Baskin Robbins, Allstate, See Spot Grooming, About Time Bar & Grill, Louisville Realty Group, Huntington Learning Center, RJ Thieneman, M&W Management, Forest Springs Nutrition, New Dawn Myotherapy Center, Fit Body Boot Camp, Oishii Ramen, Beauty Bar and Wellness, Core Health Center, AAA, Sumo Revolving Sushi Bar, The Hot Spot



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



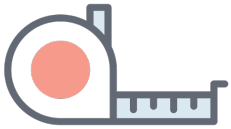
ACCESS
9 Entrance Points



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

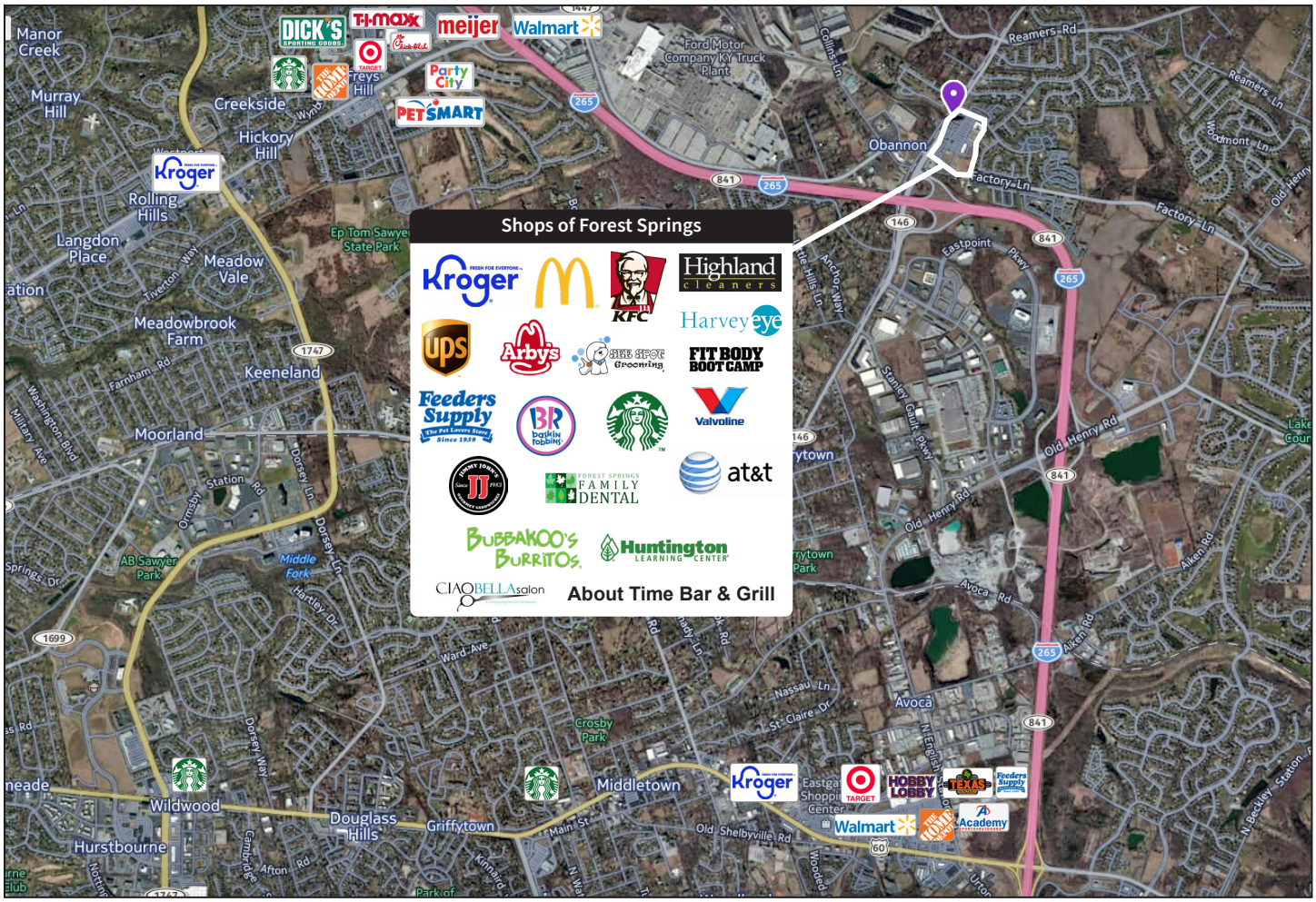


PARKING
1,020 Spaces



TOTAL SQ. FOOTAGE
143,984 Sq. Ft.

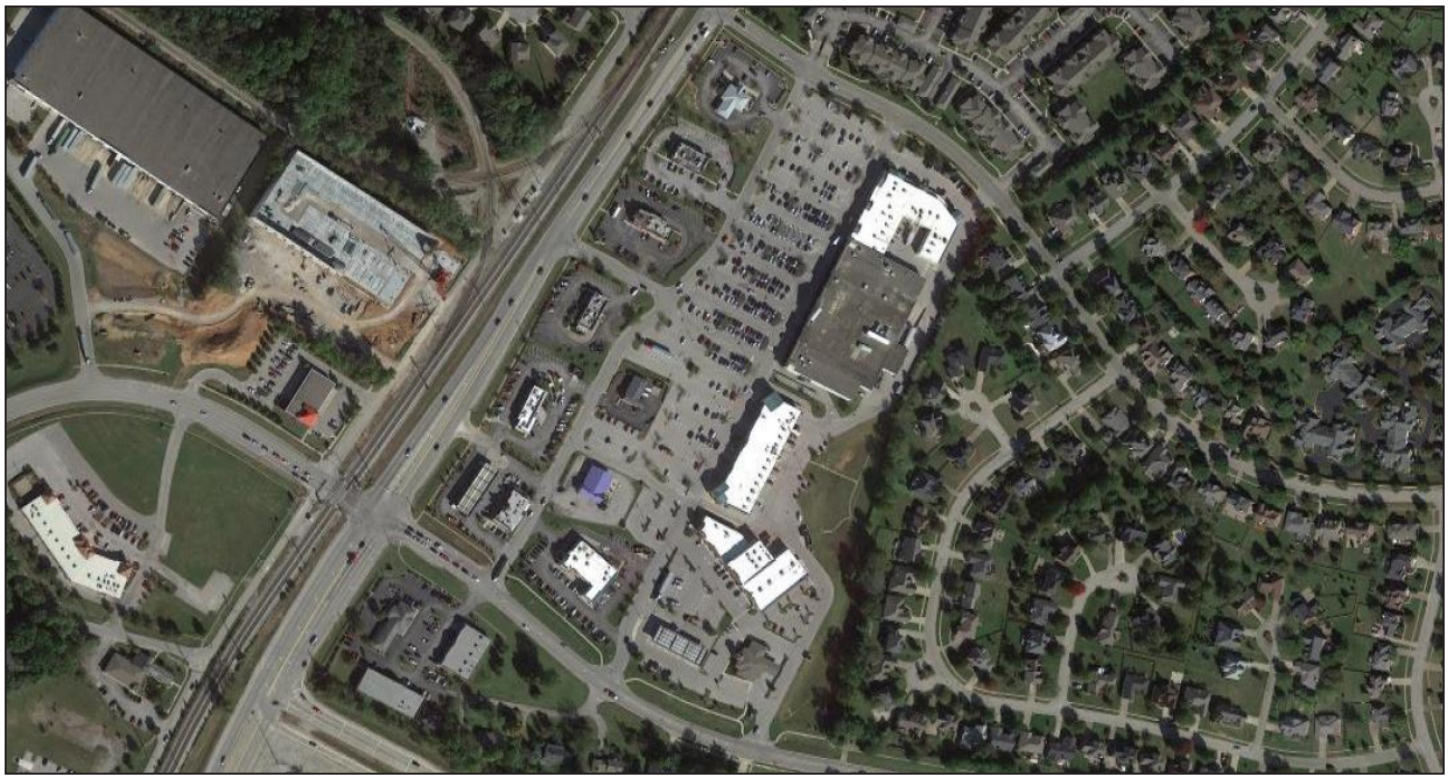
NEARBY COMPETITORS



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





SHOPS OF FOREST SPRINGS

12450 LaGrange Road
Louisville, KY 40245



SPACE	TENANT	SQ FT
OUTPARCELS		
12412	Thorntons Gas	
12410	24/7 Car Wash	
12414	Valvoline	
12416	McDonald's	
12420	KFC	
12424	Arby's	
12434	Taco Bell	
12440	Kroger Wine & Spirits	
PHASE I		
12450	Kroger	66,000
12464	Core Health Center	1,600
12466	Forest Springs Family Dental	1,600
12468	The UPS Store	1,600
12470	Spa Nails	1,600
12472	Oishii Ramen	1,600
12474	Huntington Learning Center	1,600
12476	Boot Depot - Available October 2027	4,625
12478	Forest Springs Nutrition	1,400
12480	Double Dragon II	1,500
12484	Allstate	2,600
12488	RJ Thieneman / Louisville Realty Group	3,124
12490	M&W Management	1,000
12492	New Dawn Myotherapy Center	1,000
PHASE II - 12418 SUITES		
S. 100	Liquor World	3,600
S. 110	Brix Wine Bar	1,808
S. 115	The Hot Spot	1,600
S. 120	Sumo Revolving Sushi Bar	4,000
S. 140	Fit Body Boot Camp	4,000
S. 145	See Spot Grooming	1,600
S. 150	Great Clips	1,600
S. 155	Baskin Robbins	1,600
S. 160	Highland Cleaners	1,900
O'BANNON STATION - 12406 SUITES		
S. 101	About Time Bar & Grill	2,505
S. 103-104	AAA	2,385
S. 105	Edward Jones	950
S. 106-107	Ciao Bella Salon	3,037
S. 110	Feeders Supply	10,000
S. 201	Beauty Bar and Wellness	1,070
S. 202	Harvey Eye	3,168
12911	Starbucks	1,868
12915	Jimmy John's	1,950
12919	Bubbakoo's Burritos	1,950
12923	AT&T	2,344
13003	Kroger Fuel	n/a
13011	Park Community Credit Union	n/a

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

RJTHIENEMAN PROPERTY

RJT (502) 550-0706
rjthieneman.com/commercial

POPULATION	2 mile	5 miles	10 miles
2020 POPULATION	20,221	123,771	348,149
2024 POPULATION	20,752	124,302	343,111
2029 PROJECTION	20,821	124,730	343,279
GROWTH 2020-2024	0.7%	0.1%	-0.4%
GROWTH 2024-2029	0.1%	0.1%	0%
MEDIAN AGE	39.6	41.7	41.9
BACHELOR'S DEGREE OR HIGHER	51%	53%	49%
U.S. ARMED FORCES	0	86	361

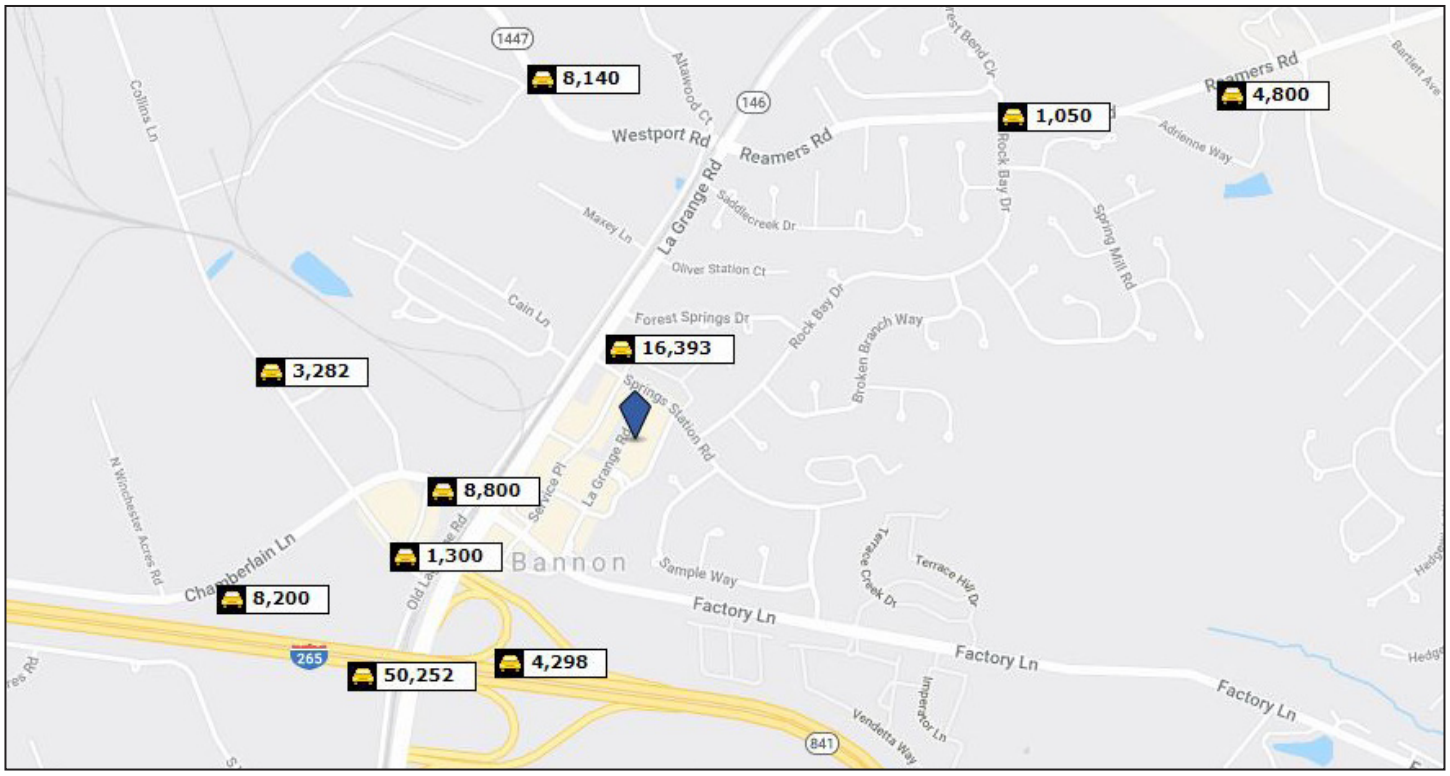
POPULATION BY RACE	2 mile	5 miles	10 miles
WHITE	14,909	97,653	271,787
BLACK	2,852	10,466	29,764
AMERICAN INDIAN & ALASKAN	9	64	201
ASIAN	996	5,860	12,914
HAWAIIAN OR PACIFIC ISLANDER	5	31	90
TWO OR MORE RACES	1,983	10,228	28,356
HISPANIC ORIGIN	1,040	5,414	15,923

HOUSING	2 mile	5 miles	10 miles
MEDIAN HOME VALUE	$341,195	$331,156	$310,026
MEDIAN YEAR BUILT	1998	1993	1983

HOUSEHOLDS	2 mile	5 miles	10 miles
2020 HOUSEHOLDS	7,833	50,077	141,556
2024 HOUSEHOLDS	8,071	50,224	139,275
2029 HOUSEHOLD PROJECTION	8,097	50,283	139,019
GROWTH 2020-2024	1.4%	0.8%	0.3%
GROWTH 2024-2029	0.1%	0%	0%
OWNER OCCUPIED	5,447	36,460	100,612
RENTER OCCUPIED	2,650	13,793	38,406
AVG HOUSEHOLD SIZE	2.5	2.4	2.4
AVG HOUSEHOLD VEHICLES	2	2	2
TOTAL CONSUMER SPENDING	$305.6M	$1.9B	$5.1B

INCOME	2 mile	5 miles	10 miles
AVG HOUSEHOLD INCOME	$129,101	$128,075	$120,309
MED HOUSEHOLD INCOME	$96,086	$98,079	$91,031
<$25,000	809	4,134	11,974
$25,000 - $50,000	1,087	7,435	23,837
$50,000 - $75,000	1,155	7,672	22,084
$75,000 - $100,000	1,166	6,361	18,311
$100,000 - $125,000	795	5,318	14,811
$125,000 - $150,000	531	4,296	11,120
$150,000 - $200,000	957	5,809	14,846
$200,000+	1,569	9,202	22,291

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
8							



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.