

Retail For Lease

ANCHORAGE PLAZA: 12905 FACTORY LANE, LOUISVILLE, KY 40245

Executive Summary



OFFERING SUMMARY

Gross Building Area:	5,528 SF
First Floor:	Leased
Second Floor	1,484-3,125 SF
Lease Rate:	\$19.00 SF/yr (NNN)
Lot Size:	2.303 Acres
Year Built:	2000, 2001 & 2020
Building Size:	28,140 SF
Number Of Buildings:	4
Zoning:	C-1
Traffic Count:	28,600

PROPERTY HIGHLIGHTS

- Excellent visibility and accessibility along Factory Lane, LaGrange Road & Gene Snyder (I-265)
- Positioned in Northeast Jefferson County within a high-growth corridor
- Close proximity to offices, hospitals, hotels, child care, grocery stores, & more
- Convenient access to public transit
- Located adjacent to Gene Snyder (I-265) On/Off Ramps (Exit 30: KY-146 (LaGrange Road) Anchorage/PeWee Valley)

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,253	18,818	53,181
Total Population:	5,297	47,938	131,297
Average HH Income:	\$133,860	\$135,880	\$133,451

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Property Description

PROPERTY OVERVIEW

Leasing now! A new construction, two-story retail and office development on Factory Lane and LaGrange Road.

This beautiful, highly- anticipated two-story free-standing building overlooks Factory Lane, LaGrange Road and the Gene Snyder Freeway (I-265). It's strategic location, will make Anchorage Plaza the ideal space for any user. The other tenants featured in this center include: Subway, Beam Family Dentistry, Belle Nails, White Buddha, Ms. Bargain, Golden Finger Asian Massage, Cloud 9 Smoke Shop, The Beez Kneez, Old School NY Pizza, Load It, Stock Yards Bank & Trust and F.LY. Fitness Studio.

Great location, just off the Gene Snyder Freeway, directly across the street from a Kroger anchored shopping center, within one mile of the Ford Heavy Truck Plant and Eastpoint Business Park, and within 1.8 miles of recently announced Publix. This center has access to more than 35,026 employees within a three-mile radius.

Ample exposure and signage along Factory Lane and New LaGrange Road. There are over 28,600 (2015: Louisville Metro Public Works) vehicles per day on this section of LaGrange Road, with numbers on the rise every day. The intersection of Factory Lane and LaGrange Road also features a lighted intersection, allowing excellent ingress and egress.

Anchorage Plaza is perfectly positioned in one of Louisville's most affluent and fastest growing commercial and residential corridors. The property is in a cornerstone position at what is becoming one of the area's busiest traffic and highest growth corners.

The trade area for this new development has experienced tremendous residential and commercial growth over the past five years. The five-mile trade area population is 131,297 with an average household income of \$133,451 (one-mile trade area average household income is \$133,860).

Already a highly dense residential market, containing 53,181 households within a five-mile radius, the area surrounding Anchorage Plaza is primed for commercial development. This is a remarkable opportunity to get in on a location right before



FOR MORE INFORMATION:

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Available Spaces

LEASE TYPE | NNN

TOTAL SPACE | 1,484 - 3,125 SF

LEASE TERM | Negotiable

LEASE RATE | \$19.00 SF/yr



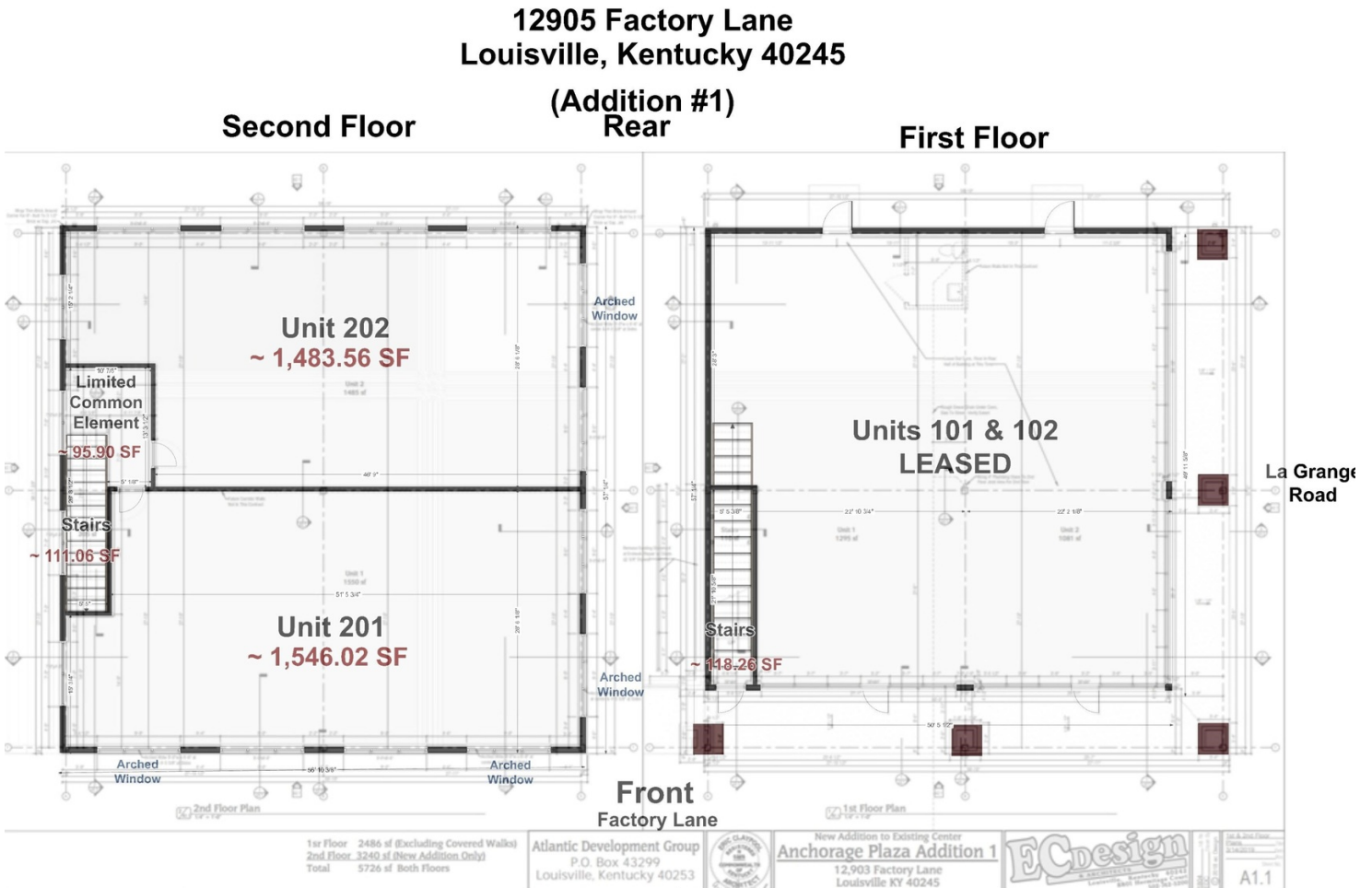
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
12905 Factory Lane	1,484 - 3,125 SF	NNN	\$19.00 SF/yr	Second Floor



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Floor Plan: Addition #1



To View a 2D/3D Interactive Floor Plan, Visit:
<https://Floorplanner.com/Projects/62035698>

No representations or warranties of any nature whatsoever are given or intended and any person using this information should always rely on their own inquiries.

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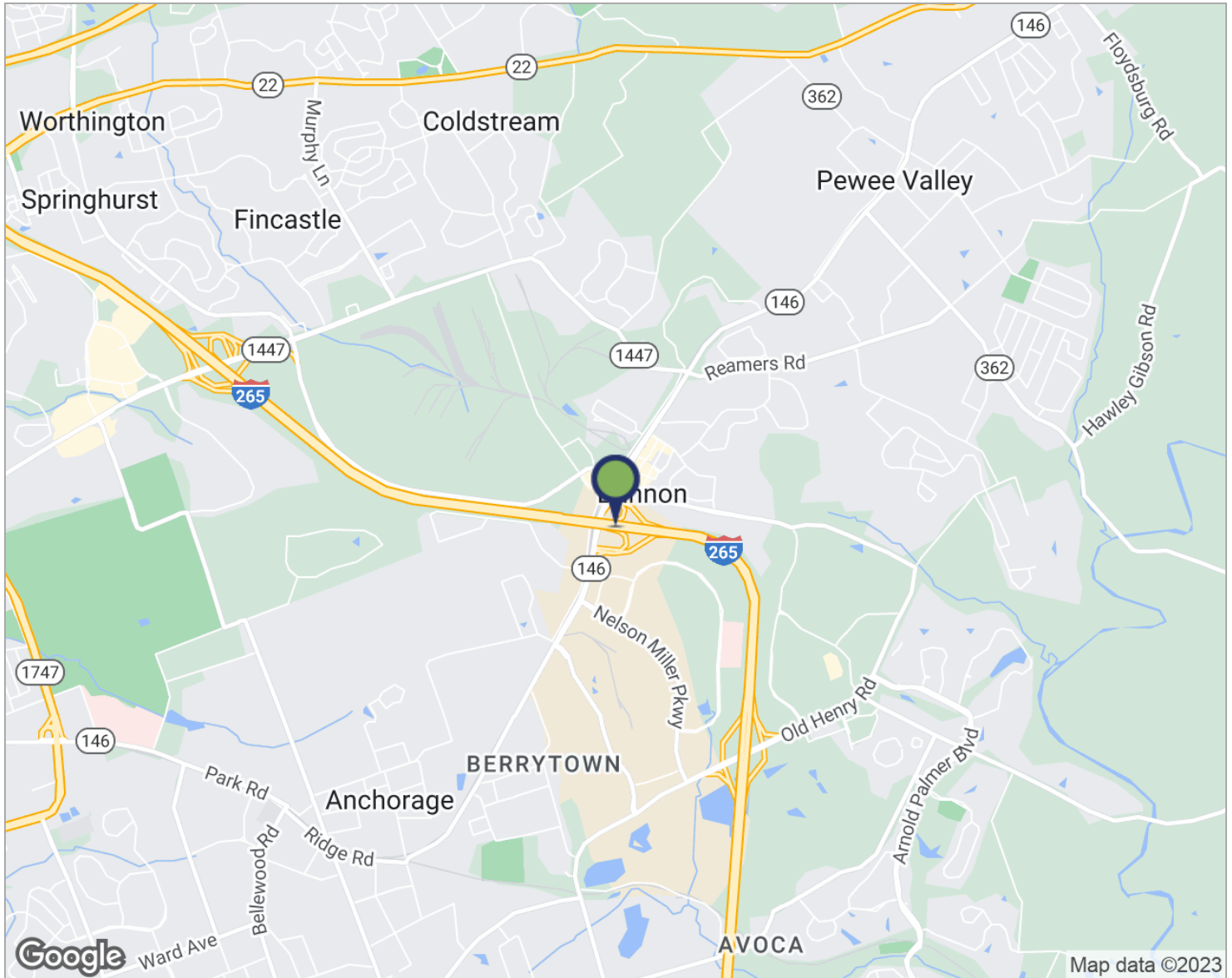
Retailer Map



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Location Map



LOCATION DESCRIPTION

- Excellent Frontage & Visibility
- Immediate Access & Direct Visibility to I-265
- Immediately North of the Gene Snyder Freeway (I-265)
- Heavily Trafficked, Lighted Intersection
- Ample Signage Opportunities
- Directly Across from Kroger Anchored Center



2022 Demographic Summary Report

Anchorage Plaza
12903 Factory Ln, Louisville, Kentucky, 40245
Rings: 1, 3, 5 mile radii

Prepared by Charlotte Hollkamp
Latitude: 38.28833
Longitude: -85.51225

		1 mile	3 miles	5 miles
POPULATION	2022 Total Estimated Population	5,297	47,938	131,297
	2027 Total Projected Population	5,375	48,943	134,724
	2010 Total Census Population	4,095	41,954	110,534
	2000 Total Census Population	1,590	31,229	85,270
	2010-2020 Population: Historical Annual Growth Rate	1.87%	1.00%	1.37%
	2020-2022 Population: Estimated Annual Growth Rate	3.24%	1.54%	1.63%
	2022-2027 Population: Projected Annual Growth Rate	0.29%	0.42%	0.52%
	2022 Estimated Median Age	34.9	39.5	41.5
	2022 Total Daytime Population	13,439	57,853	148,596
	Workers	11,053	34,659	85,516
Residents	2,386	23,194	63,080	
HOUSEHOLDS	2022 Estimated Households	2,253	18,818	53,181
	2027 Projected Households	2,281	19,237	54,599
	2010 Census Households	1,602	16,023	43,959
	2000 Census Households	520	11,544	33,090
	2010-2020 Households: Historical Annual Growth Rate	2.54%	1.21%	1.60%
	2020-2022 Households: Estimated Annual Growth Rate	4.15%	1.88%	1.69%
	2022-2027 Households: Projected Annual Growth Rate	0.25%	0.44%	0.53%
	2022 Estimated Average Household Size	2.34	2.53	2.44
RACE & ETHNICITY	2022 Estimated White Alone	3,911	34,638	99,868
	2022 Estimated Black Alone	562	5,618	11,670
	2022 Estimated American Indian Alone	9	87	296
	2022 Estimated Asian Alone	322	2,957	8,139
	2022 Estimated Pacific Islander Alone	1	22	51
	2022 Estimated Some Other Race Alone	106	1,004	2,470
	2022 Estimated Two or More Races	386	3,611	8,803
	2022 Estimated Hispanic Origin	294	2,564	6,310
INCOME	2022 Estimated Average Household Income	\$133,860	\$135,880	\$133,451
	2022 Estimated Median Household Income	\$100,375	\$93,236	\$96,615
	2022 Estimated Per Capita Income	\$58,868	\$53,025	\$54,034
	2022 Estimated Average Home Value	\$379,054	\$371,921	\$362,696
	2022 Estimated Median Home Value	\$351,156	\$316,435	\$324,516
EDUCATION (AGE 25+)	2022 Estimated: Less than 9th Grade	28	390	1,006
	2022 Estimated: 9th - 12th Grade, No Diploma	51	725	1,830
	2022 Estimated: High School Graduate	292	4,470	11,714
	2022 Estimated: GED/Alternative Credential	21	669	1,828
	2022 Estimated: Some College, No Degree	601	5,689	15,101
	2022 Estimated: Associate Degree	245	2,704	7,418
	2022 Estimated: Bachelor's Degree	1,498	10,767	31,279
	2022 Estimated: Graduate/Professional Degree	841	7,464	21,972
BUSINESS	2022 Estimated Total Businesses	505	2,272	6,335
	2022 Estimated Total Employees	11,603	35,026	83,455
	2022 Estimated Total Residential Population	5,297	47,938	131,297
	2022 Estimated Employee Population per Business	23	15	13
	2022 Estimated Residential Population per Business	10	21	21