



Executive Summary

Anchorage Plaza- Phase Three
12910 Factory Ln, Louisville, Kentucky, 40245
Rings: 1, 3, 5 mile radii

Prepared by Charlotte Hollkamp
Latitude: 38.28821
Longitude: -85.51154

	1 mile	3 miles	5 miles
Population			
2000 Population	1,335	31,309	84,509
2010 Population	3,697	42,318	109,408
2018 Population	4,280	45,553	121,103
2023 Population	4,600	48,000	128,090
2000-2010 Annual Rate	10.72%	3.06%	2.62%
2010-2018 Annual Rate	1.79%	0.90%	1.24%
2018-2023 Annual Rate	1.45%	1.05%	1.13%
2018 Male Population	48.7%	48.4%	47.9%
2018 Female Population	51.3%	51.6%	52.1%
2018 Median Age	34.3	38.9	41.0

In the identified area, the current year population is 121,103. In 2010, the Census count in the area was 109,408. The rate of change since 2010 was 1.24% annually. The five-year projection for the population in the area is 128,090 representing a change of 1.13% annually from 2018 to 2023. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 34.3, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	81.0%	76.7%	80.6%
2018 Black Alone	8.9%	12.3%	9.1%
2018 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2018 Asian Alone	6.3%	6.5%	6.0%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	0.9%	1.5%	1.7%
2018 Two or More Races	2.5%	2.7%	2.3%
2018 Hispanic Origin (Any Race)	4.7%	4.5%	4.4%

Persons of Hispanic origin represent 4.4% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 39.4 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	489	11,581	32,607
2010 Households	1,576	16,162	43,329
2018 Total Households	1,858	17,438	47,790
2023 Total Households	2,005	18,416	50,483
2000-2010 Annual Rate	12.42%	3.39%	2.88%
2010-2018 Annual Rate	2.02%	0.93%	1.19%
2018-2023 Annual Rate	1.53%	1.10%	1.10%
2018 Average Household Size	2.30	2.59	2.50

The household count in this area has changed from 43,329 in 2010 to 47,790 in the current year, a change of 1.19% annually. The five-year projection of households is 50,483, a change of 1.10% annually from the current year total. Average household size is currently 2.50, compared to 2.49 in the year 2010. The number of families in the current year is 32,727 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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Median Household Income			
2018 Median Household Income	\$100,529	\$88,482	\$87,476
2023 Median Household Income	\$105,676	\$96,236	\$95,495
2018-2023 Annual Rate	1.00%	1.69%	1.77%
Average Household Income			
2018 Average Household Income	\$123,290	\$123,702	\$118,900
2023 Average Household Income	\$131,460	\$131,122	\$127,167
2018-2023 Annual Rate	1.29%	1.17%	1.35%
Per Capita Income			
2018 Per Capita Income	\$50,724	\$47,393	\$47,275
2023 Per Capita Income	\$54,404	\$50,329	\$50,470
2018-2023 Annual Rate	1.41%	1.21%	1.32%

Current median household income is \$87,476 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$95,495 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$118,900 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$127,167 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$47,275 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$50,470 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	536	12,165	34,408
2000 Owner Occupied Housing Units	451	9,427	25,630
2000 Renter Occupied Housing Units	38	2,154	6,977
2000 Vacant Housing Units	47	584	1,801
2010 Total Housing Units	1,686	17,193	45,978
2010 Owner Occupied Housing Units	896	12,364	32,914
2010 Renter Occupied Housing Units	680	3,798	10,415
2010 Vacant Housing Units	110	1,031	2,649
2018 Total Housing Units	1,909	18,146	49,830
2018 Owner Occupied Housing Units	932	12,737	34,319
2018 Renter Occupied Housing Units	925	4,701	13,471
2018 Vacant Housing Units	51	708	2,040
2023 Total Housing Units	2,060	19,130	52,538
2023 Owner Occupied Housing Units	998	13,506	36,473
2023 Renter Occupied Housing Units	1,007	4,910	14,010
2023 Vacant Housing Units	55	714	2,055

Currently, 68.9% of the 49,830 housing units in the area are owner occupied; 27.0%, renter occupied; and 4.1% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 45,978 housing units in the area - 71.6% owner occupied, 22.7% renter occupied, and 5.8% vacant. The annual rate of change in housing units since 2010 is 3.64%. Median home value in the area is \$266,434, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.69% annually to \$289,685.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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