

TOWN FAIR CENTER

LOUISVILLE, KY



SIZE

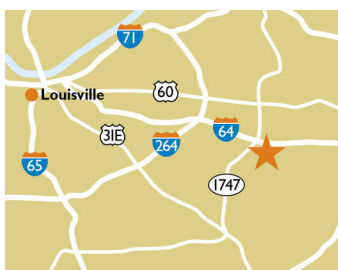
234,291 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
11,042	87,750	212,045
Households		
4,991	38,487	93,423
Median HH Income (\$)		
72,060	78,443	77,351

MAJOR TENANT(S)

Staples
Michaels



LOCATION

1915-1987 S. Hurstbourne Parkway | Louisville, KY 40220

PROPERTY HIGHLIGHTS

- Anchored by Michaels, Staples and Petco
- Other national tenants include GameStop and Sally Beauty
- Located off of S. Hurstbourne Parkway (68,200 AADT)
- Population exceeds 87,700 within a three-mile radius

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



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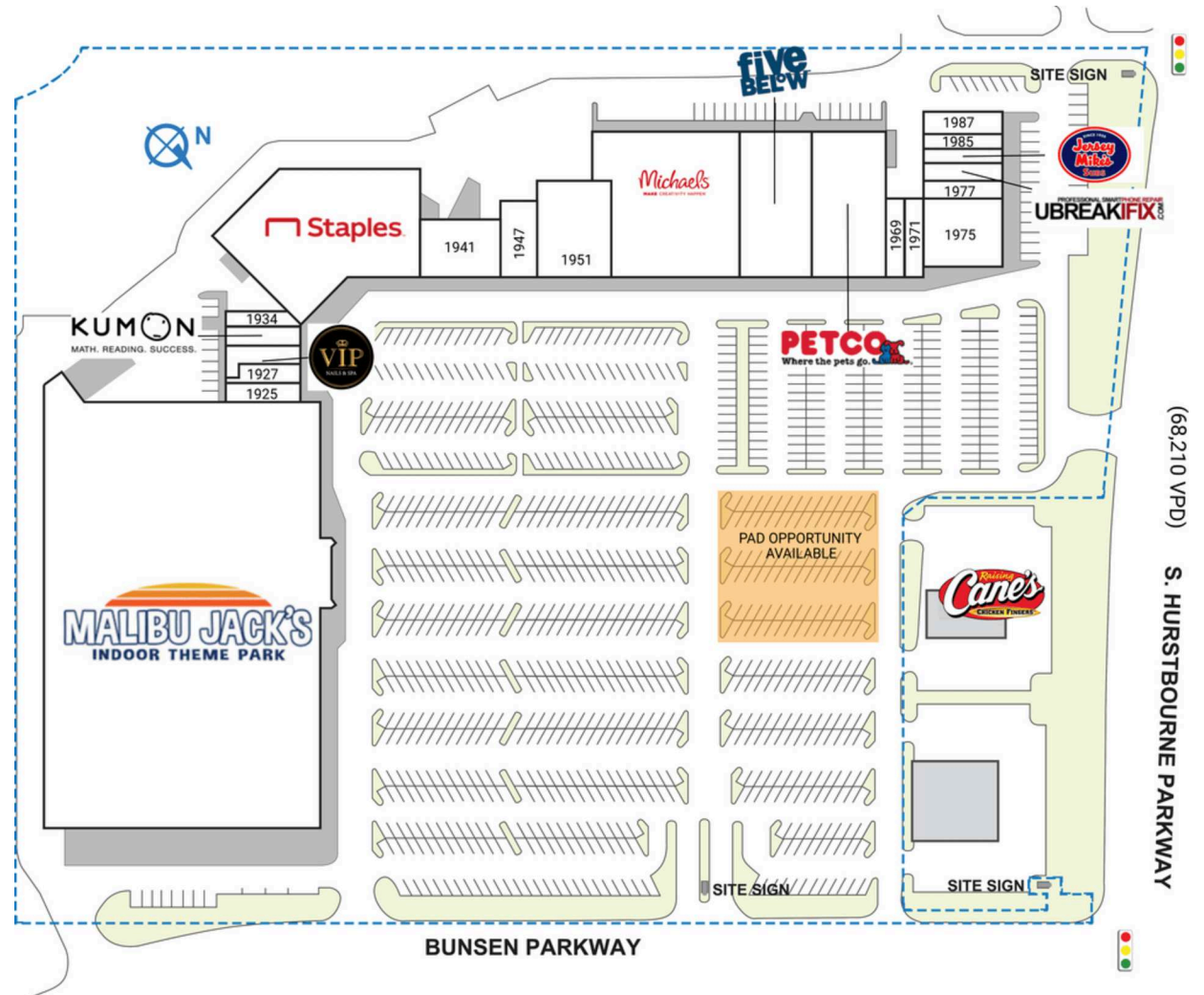
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SPACE	TENANT	SQ. FT.
1915	Malibu Jack's	128,020 SF
1925	Town Fair Liquor	1,600 SF
1927	ASL Salon	1,750 SF
1931	VIP Nails and Spa	1,400 SF
1933	Kumon Learning Center	1,651 SF
1934	Cell Phone Wholesalers	750 SF
1935	Staples	23,578 SF
1941	Horizon International Grocery	6,152 SF
1947	Eggholic	2,200 SF
1951	KPOT - Korean BBQ and Hot Pot	8,500 SF
1955	Michaels	19,500 SF
1959	Five Below	11,250 SF
1963	Petco	12,000 SF
1969	Popular Smoke	1,540 SF
1971	Brow Artistry	1,600 SF
1975	Pier 17	5,000 SF
1977	Gigi's Cupcakes	1,400 SF
1979	uBreakiFix	1,600 SF
1983	Jersey Mike's Subs	1,400 SF
1985	Jeff's Donuts	1,400 SF
1987	Shreeji Fast Food	2,000 SF
TOTAL SQ. FT.		234,291

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



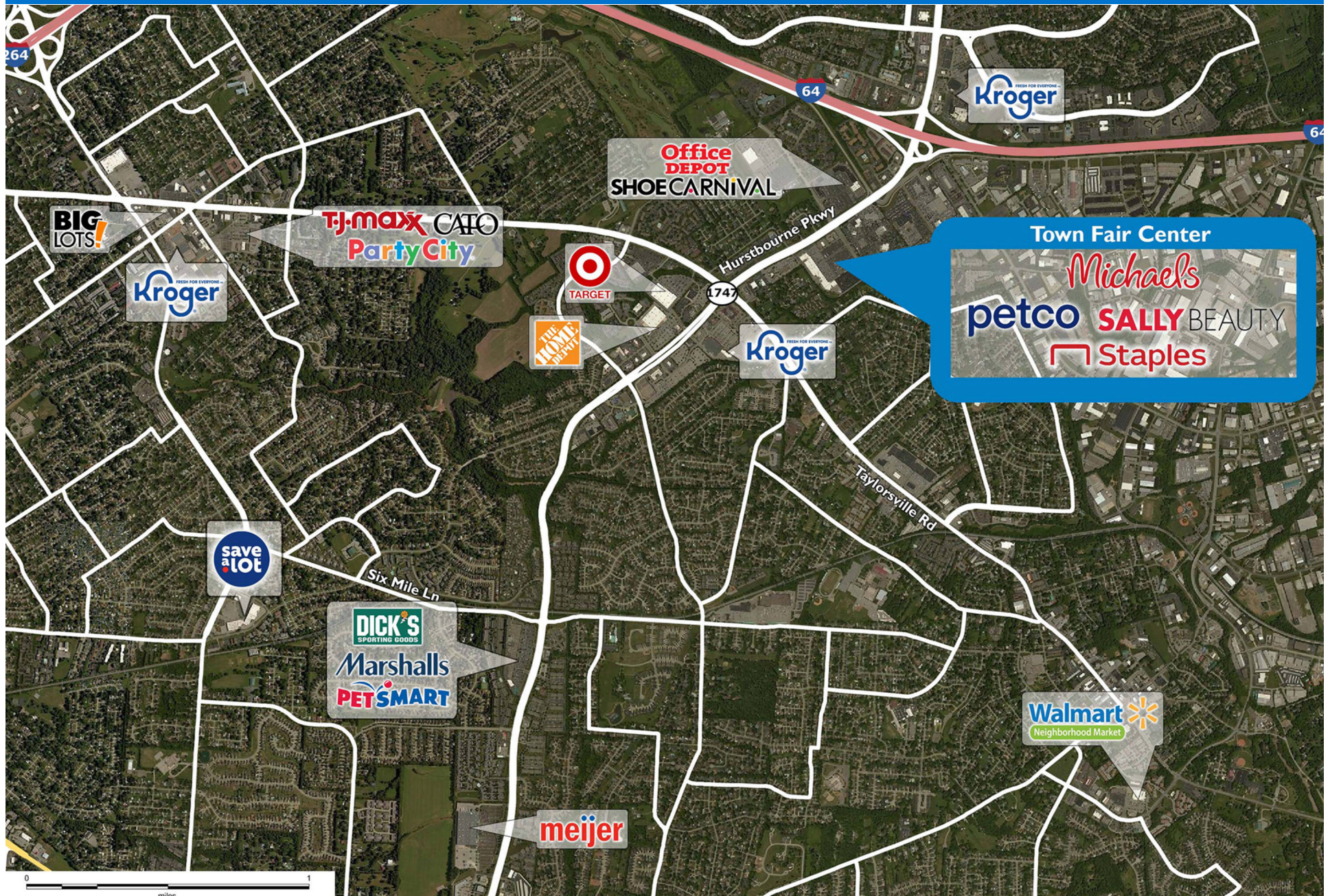
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.215995

Longitude: -85.583171

Town Fair Center Louisville, KY		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	11,042	87,750	215,586
	2028 Projected Population	11,363	91,251	223,139
	2010 Census Population	10,271	83,108	198,509
	2000 Census Population	9,771	78,441	182,448
	1990 Census Population	9,245	69,315	165,528
	Historical Annual Growth 1990 to 2000	0.55%	1.24%	0.98%
	Historical Annual Growth 2000 to 2010	0.50%	0.58%	0.85%
	Estimated Annual Growth 2010 to 2023	0.53%	0.40%	0.60%
	Projected Annual Growth 2023 to 2028	0.57%	0.79%	0.69%
	Median Age	39.0	41.3	40.1
Households	Q4 2023 Estimated Households	4,991	38,487	93,423
	2028 Projected Households	5,129	40,004	96,576
	2010 Census Households	4,572	36,355	86,052
	2000 Census Households	4,233	33,269	77,872
	1990 Census Households	3,728	27,900	68,210
	Historical Annual Growth 1990 to 2000	1.28%	1.78%	1.33%
	Historical Annual Growth 2000 to 2010	0.77%	0.89%	1.00%
	Estimated Annual Growth 2010 to 2023	0.64%	0.42%	0.60%
	Projected Annual Growth 2023 to 2028	0.55%	0.78%	0.67%
	Population per Household	2.19	2.26	2.28
Population by Race	White	65.3%	73.7%	72.7%
	Black or African American	13.5%	11.7%	13.2%
	Asian & Pacific Islander	9.1%	5.4%	4.4%
	Other Races	5.4%	4.2%	4.2%
	Hispanic Population	6.6%	5.1%	5.5%
Income	Average Household Income	\$88,669	\$98,187	\$99,910
	Median Household Income	\$72,060	\$78,443	\$77,351
	Per Capita Income	\$40,319	\$43,374	\$43,634
Education (Age 25+)	Elementary	1.6%	1.4%	1.6%
	Some High School	3.0%	2.7%	3.0%
	High School Graduate	22.0%	20.0%	20.2%
	Some College	18.8%	21.6%	21.2%
	Associates Degree Only	9.5%	9.1%	8.5%
	Bachelors Degree Only	28.7%	26.7%	27.0%
	Graduate Degree	16.3%	18.5%	18.4%
Business	Number of Businesses	588	4,177	9,419
	Total Number of Employees	6,322	48,313	105,293
	Employees per Business	10.75	11.57	11.18
	Residential Population per Business	18.78	21.01	22.89

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