

Mount Washington Development Sites



- Kroger-adjacent retail pads available
- All utilities to sites and roads, curbs and guttering complete
- Located in the heart of the growing community of Mount Washington's commercial sector.
- Zoned B-1 and B-2

Lots vary from .6 acres up to 10.69 acres contiguous



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Lot sizes and pricing

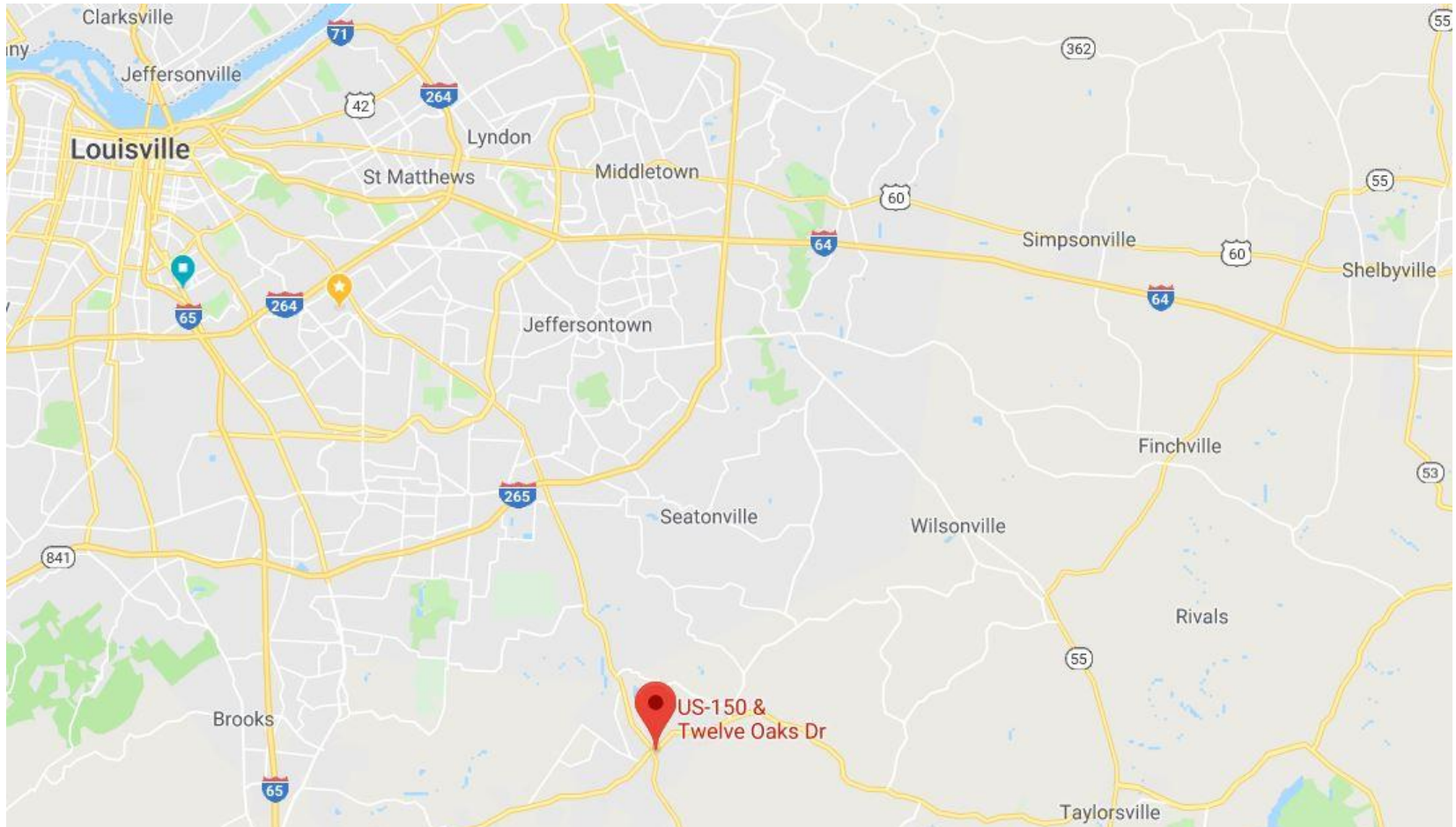
3

Lot 5	1.181 Acres	\$437,227
Lot 6	0.867 Acres	\$302,132
Lot 7	0.700 Acres	\$243,936
Lot 8	0.717 Acres	\$249,860
Lot 9	0.957 Acres	\$354,339
Lot 14	0.603 Acres	\$210,133
Lot 15	0.742 Acres	\$258,572
Lot 20	0.789 Acres	\$274,951

Lot 27	0.715 Acres	\$249,163
Lot 29	0.599 Acres	\$208,740
Lot 32	0.673 Acres	\$234,408
Lot 36	1.335 Acres	\$465,220.80
Lot 38	4.222 Acres	\$1,287,372
Lot 39	6.466 Acres	\$1,971,613
Lot 40-B	1.6166 Acres	\$510,538
Lot 41A	4.3648 Acres	\$2,200,000

Area Map

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**11 minutes
to I-265**

**17 minutes
to I-65**

**23 minutes
to I-264**

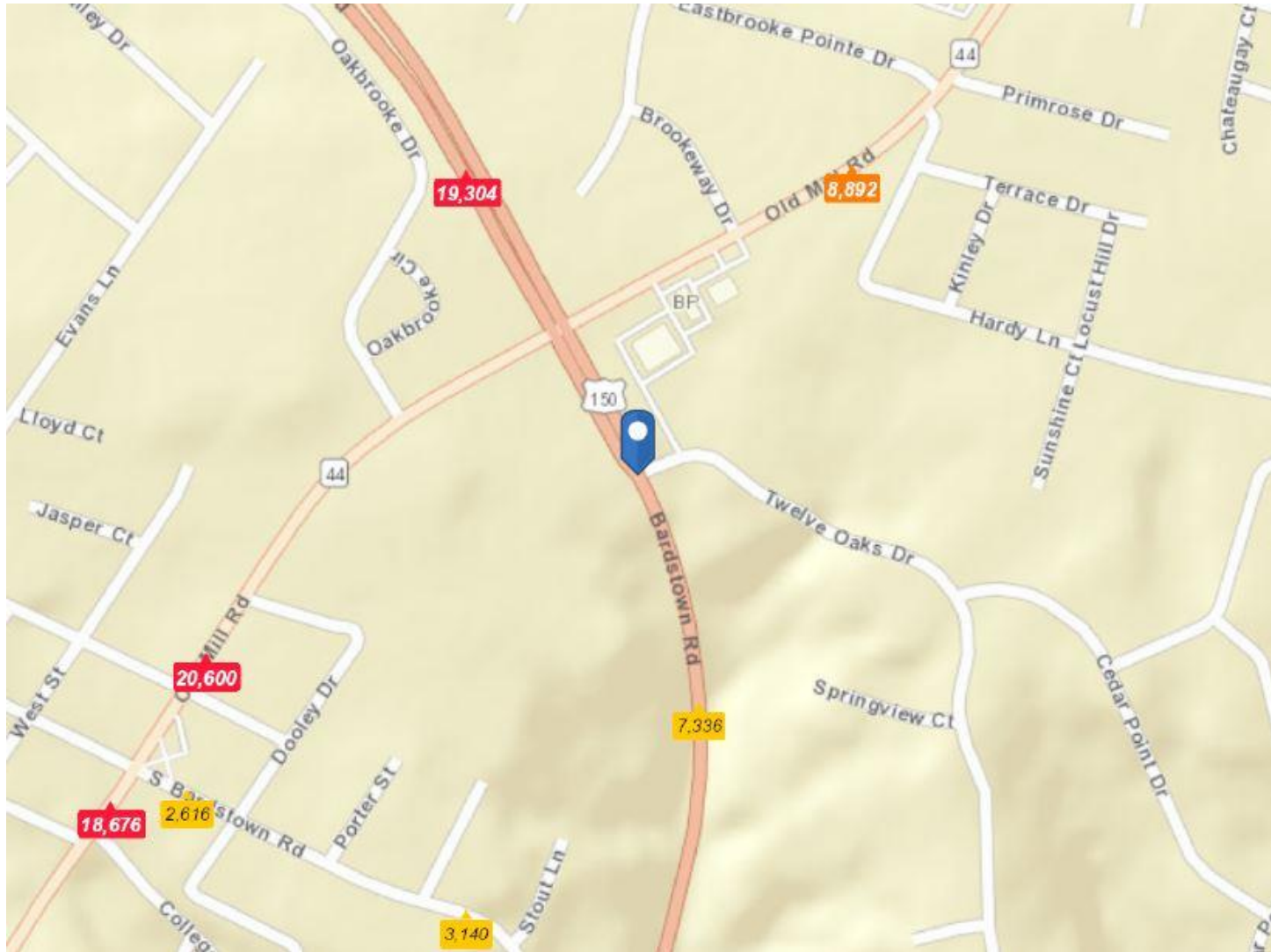
**26 minutes to
Louisville Int'l Airport**

**36 minutes to
Downtown Louisville**

Nearby Business



Traffic Count



Demographics

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	1 mile	3 miles	5 miles
Population			
2000 Population	3,269	11,837	19,319
2010 Population	3,866	16,081	28,901
2019 Population	4,306	18,325	33,802
2024 Population	4,624	19,729	36,449
2000-2010 Annual Rate	1.69%	3.11%	4.11%
2010-2019 Annual Rate	1.17%	1.42%	1.71%
2019-2024 Annual Rate	1.44%	1.49%	1.52%
2019 Male Population	48.6%	48.9%	49.4%
2019 Female Population	51.4%	51.1%	50.6%
2019 Median Age	41.2	40.4	41.3

In the identified area, the current year population is 33,802. In 2010, the Census count in the area was 28,901. The rate of change since 2010 was 1.71% annually. The five-year projection for the population in the area is 36,449 representing a change of 1.52% annually from 2019 to 2024. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 41.2, compared to U.S. median age of 38.5.

Race and Ethnicity

	1 mile	3 miles	5 miles
2019 White Alone	95.3%	95.1%	94.9%
2019 Black Alone	1.2%	1.4%	1.7%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2019 Asian Alone	0.6%	0.7%	0.8%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	0.8%	0.7%	0.6%
2019 Two or More Races	1.8%	2.0%	1.8%
2019 Hispanic Origin (Any Race)	2.1%	2.1%	2.1%

Persons of Hispanic origin represent 2.1% of the population in the identified area compared to 18.6% 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 13.5 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2019 Wealth Index	91	93	103
2000 Households	1,258	4,325	6,925
2010 Households	1,566	6,129	10,778
2019 Total Households	1,751	6,977	12,561
2024 Total Households	1,877	7,494	13,515
2000-2010 Annual Rate	2.21%	3.55%	4.52%
2010-2019 Annual Rate	1.21%	1.41%	1.67%
2019-2024 Annual Rate	1.40%	1.44%	1.47%
2019 Average Household Size	2.45	2.62	2.69

The household count in this area has changed from 10,778 in 2010 to 12,561 in the current year; a change of 1.67% annually. The five-year projection of households is 13,515, a change of 1.47% annually from the current year total. Average household size is currently 2.69, compared to 2.67 in the year 2010. The number of families in the current year is 9,650 in the specified area.

Demographics (cont.)

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	14.7%	14.0%	13.9%
Median Household Income			
2019 Median Household Income	\$59,964	\$66,744	\$75,912
2024 Median Household Income	\$69,779	\$78,990	\$87,027
2019-2024 Annual Rate	3.08%	3.43%	2.77%
Average Household Income			
2019 Average Household Income	\$80,442	\$85,182	\$91,605
2024 Average Household Income	\$93,032	\$98,831	\$104,820
2019-2024 Annual Rate	2.95%	3.02%	2.73%
Per Capita Income			
2019 Per Capita Income	\$31,130	\$32,474	\$34,181
2024 Per Capita Income	\$35,922	\$37,597	\$39,025
2019-2024 Annual Rate	2.90%	2.97%	2.69%

Households by Income

Current median household income is \$75,912 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$87,027 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$91,605 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$104,820 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$34,181 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$39,025 in five years, compared to \$36,530 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2019 Housing Affordability Index	160	168	169
2000 Total Housing Units	1,319	4,528	7,215
2000 Owner Occupied Housing Units	995	3,528	5,961
2000 Renter Occupied Housing Units	263	797	964
2000 Vacant Housing Units	61	203	290
2010 Total Housing Units	1,666	6,500	11,384
2010 Owner Occupied Housing Units	1,194	4,894	9,106
2010 Renter Occupied Housing Units	372	1,235	1,672
2010 Vacant Housing Units	100	371	606
2019 Total Housing Units	1,869	7,408	13,257
2019 Owner Occupied Housing Units	1,292	5,436	10,447
2019 Renter Occupied Housing Units	459	1,540	2,113
2019 Vacant Housing Units	118	431	696
2024 Total Housing Units	2,002	7,954	14,258
2024 Owner Occupied Housing Units	1,415	5,942	11,359
2024 Renter Occupied Housing Units	462	1,552	2,156
2024 Vacant Housing Units	125	460	743

Currently, 78.8% of the 13,257 housing units in the area are owner occupied; 15.9%, renter occupied; and 5.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 11,384 housing units in the area - 80.0% owner occupied, 14.7% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 7.00%. Median home value in the area is \$215,808, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.26% annually to \$253,362.