

FOR LEASE

# TRADEWINDS WEST

4443 CANE RUN ROAD | LOUISVILLE, KY



## INLINE SPACE

### SMALL SHOP SPACE AVAILABLE

- + High traffic area near the signalized intersection of Cane Run Road and S. Crums Lane
- + Dollar Tree, Dollar General and Citi Trends anchor this busy center
- + Cane Run Road traffic count: 32,600 CPD

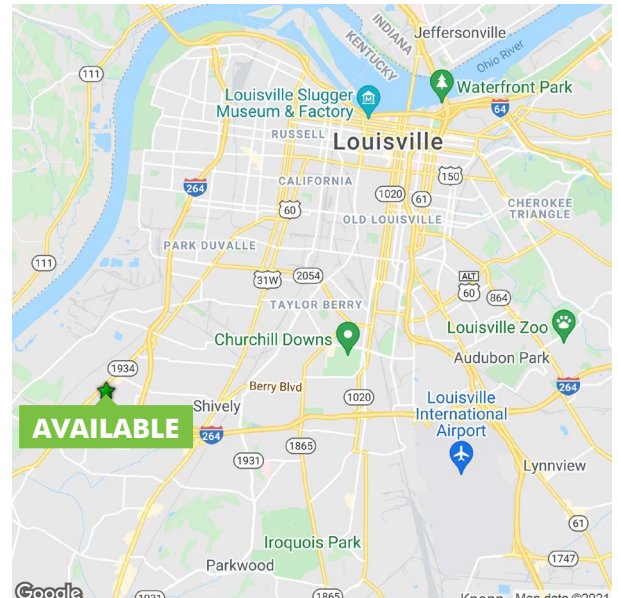
## CONTACT US

### Clay Hunt

Vice President  
+1 502 412 7607  
clay.hunt@cbre.com

### Bryan Schwartz

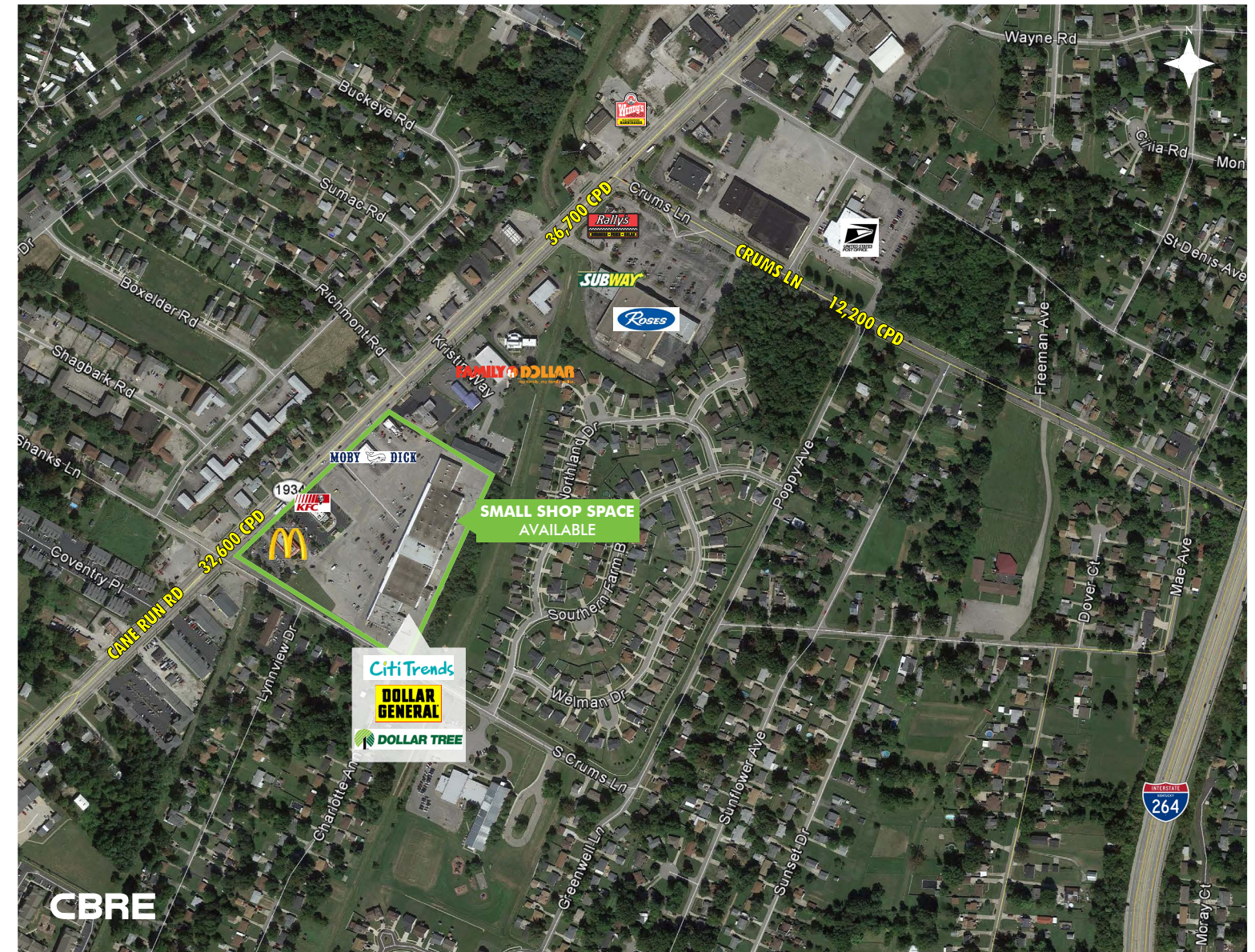
Associate  
+1 502 412 7635  
bryan.schwartz@cbre.com



FOR LEASE

# TRADEWINDS WEST

4443 CANE RUN ROAD | LOUISVILLE, KY



FOR LEASE

# TRADEWINDS WEST

4443 CANE RUN ROAD | LOUISVILLE, KY

## 2020 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>DAYTIME POPULATION</b>			
<b>2020 Daytime Population</b>	<b>7,365</b>	<b>61,328</b>	<b>169,323</b>
Daytime Workers	2,010 27.3%	22,014 35.9%	58,573 34.6%
Daytime Residents	5,355 72.7%	39,314 64.1%	110,750 65.4%
<b>HOUSEHOLDS</b>			
2020 Households - Current Year Estimate	3,654	26,684	73,418
2025 Households - Five Year Projection	3,734	26,787	73,637
2010 Households - Census	3,441	26,363	73,227
2000 Households - Census	3,366	25,813	74,430
2010-2020 Annual Household Growth Rate	0.59%	0.12%	0.03%
<b>POPULATION</b>			
2020 Population - Current Year Estimate	9,187	66,232	182,915
2025 Population - Five Year Projection	9,411	66,600	183,699
2010 Population - Census	8,602	64,935	181,021
2000 Population - Census	8,205	62,972	182,251
2010-2020 Annual Population Growth Rate	0.64%	0.19%	0.10%
2020-2025 Annual Population Growth Rate	0.48%	0.11%	0.09%
<b>RACE AND ETHNICITY</b>			
<b>2020 Population</b>	<b>9,187</b>	<b>66,232</b>	<b>182,915</b>
White	3,567 38.8%	33,260 50.2%	89,263 48.8%
Black or African American	5,114 55.7%	28,703 43.3%	79,152 43.3%
Asian	60 0.7%	932 1.4%	4,210 2.3%
American Indian or Alaska Native	22 0.2%	143 0.2%	435 0.2%
Pacific Islander	5 0.1%	32 0.0%	110 0.1%
Other Race	145 1.6%	1,156 1.7%	3,827 2.1%
Two or More Races	273 3.0%	2,006 3.0%	5,918 3.2%
Hispanic	365 4.0%	2,885 4.4%	9,928 5.4%
White Non-Hispanic	3,404 37.1%	31,904 48.2%	84,521 46.2%
<b>HOUSEHOLD INCOME</b>			
2020 Average Household Income	\$54,287	\$55,564	\$53,971
2025 Average Household Income	\$59,710	\$61,215	\$58,656
2020 Median Household Income	\$43,710	\$42,033	\$39,344
2025 Median Household Income	\$47,456	\$45,727	\$41,779
2020 Per Capita Income	\$21,442	\$22,439	\$21,671
2025 Per Capita Income	\$23,524	\$24,677	\$23,514

## CONTACT US

### Clay Hunt

Vice President  
+1 502 412 7607  
clay.hunt@cbre.com

### Bryan Schwartz

Associate  
+1 502 412 7635  
bryan.schwartz@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.