



Housing Profile

Shoppes at Forest Green
 10023 Forest Green Blvd, Louisville, Kentucky, 40223
 Ring: 1 mile radius

Prepared by Charlotte Hollkamp
 Latitude: 38.26339
 Longitude: -85.57101

| Population | | Households | |
|-----------------------|-------|------------------------------|-----------|
| 2010 Total Population | 8,606 | 2019 Median Household Income | \$94,715 |
| 2019 Total Population | 9,526 | 2024 Median Household Income | \$106,702 |
| 2024 Total Population | 9,928 | 2019-2024 Annual Rate | 2.41% |
| 2019-2024 Annual Rate | 0.83% | | |

| Housing Units by Occupancy Status and Tenure | Census 2010 | | 2019 | | 2024 | |
|--|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Total Housing Units | 3,537 | 100.0% | 3,855 | 100.0% | 4,000 | 100.0% |
| Occupied | 3,404 | 96.2% | 3,760 | 97.5% | 3,916 | 97.9% |
| Owner | 2,733 | 77.3% | 2,827 | 73.3% | 2,969 | 74.2% |
| Renter | 671 | 19.0% | 933 | 24.2% | 947 | 23.7% |
| Vacant | 133 | 3.8% | 95 | 2.5% | 84 | 2.1% |

| Owner Occupied Housing Units by Value | 2019 | | 2024 | |
|---------------------------------------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| Total | 2,825 | 100.0% | 2,970 | 100.0% |
| <\$50,000 | 19 | 0.7% | 8 | 0.3% |
| \$50,000-\$99,999 | 12 | 0.4% | 5 | 0.2% |
| \$100,000-\$149,999 | 417 | 14.8% | 330 | 11.1% |
| \$150,000-\$199,999 | 375 | 13.3% | 362 | 12.2% |
| \$200,000-\$249,999 | 330 | 11.7% | 284 | 9.6% |
| \$250,000-\$299,999 | 499 | 17.7% | 527 | 17.7% |
| \$300,000-\$399,999 | 870 | 30.8% | 1,039 | 35.0% |
| \$400,000-\$499,999 | 221 | 7.8% | 298 | 10.0% |
| \$500,000-\$749,999 | 46 | 1.6% | 61 | 2.1% |
| \$750,000-\$999,999 | 22 | 0.8% | 30 | 1.0% |
| \$1,000,000-\$1,499,999 | 10 | 0.4% | 18 | 0.6% |
| \$1,500,000-\$1,999,999 | 0 | 0.0% | 0 | 0.0% |
| \$2,000,000+ | 4 | 0.1% | 8 | 0.3% |
| Median Value | \$276,002 | | \$297,059 | |
| Average Value | \$284,619 | | \$308,628 | |

| Census 2010 Housing Units | Number | Percent |
|---------------------------|--------|---------|
| Total | 3,537 | 100.0% |
| In Urbanized Areas | 3,537 | 100.0% |
| In Urban Clusters | 0 | 0.0% |
| Rural Housing Units | 0 | 0.0% |

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Housing Profile

Shoppes at Forest Green
 10023 Forest Green Blvd, Louisville, Kentucky, 40223
 Ring: 1 mile radius

Prepared by Charlotte Hollkamp
 Latitude: 38.26339
 Longitude: -85.57101

| Census 2010 Owner Occupied Housing Units by Mortgage Status | | |
|---|--------|---------|
| | Number | Percent |
| Total | 2,733 | 100.0% |
| Owned with a Mortgage/Loan | 2,032 | 74.4% |
| Owned Free and Clear | 701 | 25.6% |

| Census 2010 Vacant Housing Units by Status | | |
|--|--------|---------|
| | Number | Percent |
| Total | 129 | 100.0% |
| For Rent | 25 | 19.4% |
| Rented- Not Occupied | 2 | 1.6% |
| For Sale Only | 42 | 32.6% |
| Sold - Not Occupied | 8 | 6.2% |
| Seasonal/Recreational/Occasional Use | 13 | 10.1% |
| For Migrant Workers | 0 | 0.0% |
| Other Vacant | 39 | 30.2% |

| Census 2010 Occupied Housing Units by Age of Householder and Home Ownership | | | |
|---|----------------|----------------------|---------------|
| | Occupied Units | Owner Occupied Units | |
| | | Number | % of Occupied |
| Total | 3,404 | 2,733 | 80.3% |
| 15-24 | 93 | 24 | 25.8% |
| 25-34 | 463 | 252 | 54.4% |
| 35-44 | 549 | 408 | 74.3% |
| 45-54 | 815 | 706 | 86.6% |
| 55-64 | 769 | 686 | 89.2% |
| 65-74 | 406 | 372 | 91.6% |
| 75-84 | 249 | 229 | 92.0% |
| 85+ | 60 | 56 | 93.3% |

| Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership | | | |
|--|----------------|----------------------|---------------|
| | Occupied Units | Owner Occupied Units | |
| | | Number | % of Occupied |
| Total | 3,403 | 2,733 | 80.3% |
| White Alone | 3,101 | 2,579 | 83.2% |
| Black/African American Alone | 183 | 85 | 46.4% |
| American Indian/Alaska Native | 6 | 5 | 83.3% |
| Asian Alone | 49 | 39 | 79.6% |
| Pacific Islander Alone | 2 | 1 | 50.0% |
| Other Race Alone | 28 | 4 | 14.3% |
| Two or More Races | 34 | 20 | 58.8% |
| Hispanic Origin | 74 | 27 | 36.5% |

| Census 2010 Occupied Housing Units by Size and Home Ownership | | | |
|---|----------------|----------------------|---------------|
| | Occupied Units | Owner Occupied Units | |
| | | Number | % of Occupied |
| Total | 3,406 | 2,735 | 80.3% |
| 1-Person | 819 | 562 | 68.6% |
| 2-Person | 1,288 | 1,099 | 85.3% |
| 3-Person | 566 | 454 | 80.2% |
| 4-Person | 451 | 389 | 86.3% |
| 5-Person | 202 | 170 | 84.2% |
| 6-Person | 56 | 47 | 83.9% |
| 7+ Person | 24 | 14 | 58.3% |

| 2019 Housing Affordability | |
|--------------------------------|-------|
| Housing Affordability Index | 165 |
| Percent of Income for Mortgage | 14.3% |

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Housing Profile

Shoppes at Forest Green
 10023 Forest Green Blvd, Louisville, Kentucky, 40223
 Ring: 3 mile radius

Prepared by Charlotte Hollkamp
 Latitude: 38.26339
 Longitude: -85.57101

| Population | | Households | |
|-----------------------|--------|------------------------------|----------|
| 2010 Total Population | 69,844 | 2019 Median Household Income | \$78,327 |
| 2019 Total Population | 73,725 | 2024 Median Household Income | \$90,268 |
| 2024 Total Population | 76,292 | 2019-2024 Annual Rate | 2.88% |
| 2019-2024 Annual Rate | 0.69% | | |

| Housing Units by Occupancy Status and Tenure | Census 2010 | | 2019 | | 2024 | |
|--|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Total Housing Units | 32,633 | 100.0% | 34,309 | 100.0% | 35,424 | 100.0% |
| Occupied | 30,853 | 94.5% | 32,554 | 94.9% | 33,665 | 95.0% |
| Owner | 20,197 | 61.9% | 20,564 | 59.9% | 21,412 | 60.4% |
| Renter | 10,656 | 32.7% | 11,990 | 34.9% | 12,253 | 34.6% |
| Vacant | 1,780 | 5.5% | 1,755 | 5.1% | 1,760 | 5.0% |

| Owner Occupied Housing Units by Value | 2019 | | 2024 | |
|---------------------------------------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| Total | 20,563 | 100.0% | 21,411 | 100.0% |
| <\$50,000 | 89 | 0.4% | 28 | 0.1% |
| \$50,000-\$99,999 | 281 | 1.4% | 115 | 0.5% |
| \$100,000-\$149,999 | 1,781 | 8.7% | 1,128 | 5.3% |
| \$150,000-\$199,999 | 3,013 | 14.7% | 2,738 | 12.8% |
| \$200,000-\$249,999 | 3,968 | 19.3% | 3,863 | 18.0% |
| \$250,000-\$299,999 | 4,097 | 19.9% | 4,526 | 21.1% |
| \$300,000-\$399,999 | 4,422 | 21.5% | 5,297 | 24.7% |
| \$400,000-\$499,999 | 1,414 | 6.9% | 1,775 | 8.3% |
| \$500,000-\$749,999 | 783 | 3.8% | 973 | 4.5% |
| \$750,000-\$999,999 | 412 | 2.0% | 541 | 2.5% |
| \$1,000,000-\$1,499,999 | 162 | 0.8% | 226 | 1.1% |
| \$1,500,000-\$1,999,999 | 31 | 0.2% | 48 | 0.2% |
| \$2,000,000+ | 110 | 0.5% | 153 | 0.7% |
| Median Value | \$264,029 | | \$281,302 | |
| Average Value | \$307,873 | | \$335,727 | |

| Census 2010 Housing Units | Number | Percent |
|---------------------------|--------|---------|
| Total | 32,633 | 100.0% |
| In Urbanized Areas | 32,633 | 100.0% |
| In Urban Clusters | 0 | 0.0% |
| Rural Housing Units | 0 | 0.0% |

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Housing Profile

Shoppes at Forest Green
 10023 Forest Green Blvd, Louisville, Kentucky, 40223
 Ring: 3 mile radius

Prepared by Charlotte Hollkamp
 Latitude: 38.26339
 Longitude: -85.57101

| Census 2010 Owner Occupied Housing Units by Mortgage Status | | |
|---|--------|---------|
| | Number | Percent |
| Total | 20,197 | 100.0% |
| Owned with a Mortgage/Loan | 14,011 | 69.4% |
| Owned Free and Clear | 6,186 | 30.6% |

| Census 2010 Vacant Housing Units by Status | | |
|--|--------|---------|
| | Number | Percent |
| Total | 1,795 | 100.0% |
| For Rent | 672 | 37.4% |
| Rented- Not Occupied | 49 | 2.7% |
| For Sale Only | 411 | 22.9% |
| Sold - Not Occupied | 84 | 4.7% |
| Seasonal/Recreational/Occasional Use | 225 | 12.5% |
| For Migrant Workers | 3 | 0.2% |
| Other Vacant | 351 | 19.6% |

| Census 2010 Occupied Housing Units by Age of Householder and Home Ownership | | | |
|---|----------------|----------------------|---------------|
| | Occupied Units | Owner Occupied Units | |
| | | Number | % of Occupied |
| Total | 30,851 | 20,196 | 65.5% |
| 15-24 | 1,385 | 167 | 12.1% |
| 25-34 | 5,034 | 1,763 | 35.0% |
| 35-44 | 4,802 | 2,939 | 61.2% |
| 45-54 | 5,740 | 4,267 | 74.3% |
| 55-64 | 5,664 | 4,643 | 82.0% |
| 65-74 | 3,828 | 3,279 | 85.7% |
| 75-84 | 2,955 | 2,344 | 79.3% |
| 85+ | 1,443 | 794 | 55.0% |

| Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership | | | |
|--|----------------|----------------------|---------------|
| | Occupied Units | Owner Occupied Units | |
| | | Number | % of Occupied |
| Total | 30,853 | 20,196 | 65.5% |
| White Alone | 26,821 | 18,766 | 70.0% |
| Black/African American Alone | 2,373 | 803 | 33.8% |
| American Indian/Alaska Native | 55 | 26 | 47.3% |
| Asian Alone | 941 | 434 | 46.1% |
| Pacific Islander Alone | 9 | 4 | 44.4% |
| Other Race Alone | 324 | 47 | 14.5% |
| Two or More Races | 330 | 116 | 35.2% |
| Hispanic Origin | 876 | 249 | 28.4% |

| Census 2010 Occupied Housing Units by Size and Home Ownership | | | |
|---|----------------|----------------------|---------------|
| | Occupied Units | Owner Occupied Units | |
| | | Number | % of Occupied |
| Total | 30,853 | 20,197 | 65.5% |
| 1-Person | 10,351 | 5,437 | 52.5% |
| 2-Person | 10,984 | 7,959 | 72.5% |
| 3-Person | 4,300 | 2,896 | 67.3% |
| 4-Person | 3,330 | 2,563 | 77.0% |
| 5-Person | 1,310 | 987 | 75.3% |
| 6-Person | 411 | 263 | 64.0% |
| 7+ Person | 167 | 92 | 55.1% |

| 2019 Housing Affordability | |
|--------------------------------|-------|
| Housing Affordability Index | 143 |
| Percent of Income for Mortgage | 16.5% |

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Housing Profile

Shoppes at Forest Green
 10023 Forest Green Blvd, Louisville, Kentucky, 40223
 Ring: 5 mile radius

Prepared by Charlotte Hollkamp
 Latitude: 38.26339
 Longitude: -85.57101

| Population | | Households | |
|-----------------------|---------|------------------------------|----------|
| 2010 Total Population | 176,146 | 2019 Median Household Income | \$81,837 |
| 2019 Total Population | 189,101 | 2024 Median Household Income | \$94,808 |
| 2024 Total Population | 196,232 | 2019-2024 Annual Rate | 2.99% |
| 2019-2024 Annual Rate | 0.74% | | |

| Housing Units by Occupancy Status and Tenure | Census 2010 | | 2019 | | 2024 | |
|--|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Total Housing Units | 81,185 | 100.0% | 86,405 | 100.0% | 89,423 | 100.0% |
| Occupied | 76,136 | 93.8% | 81,526 | 94.4% | 84,572 | 94.6% |
| Owner | 52,168 | 64.3% | 54,124 | 62.6% | 56,345 | 63.0% |
| Renter | 23,968 | 29.5% | 27,402 | 31.7% | 28,227 | 31.6% |
| Vacant | 5,049 | 6.2% | 4,878 | 5.6% | 4,852 | 5.4% |

| Owner Occupied Housing Units by Value | 2019 | | 2024 | |
|---------------------------------------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| Total | 54,123 | 100.0% | 56,342 | 100.0% |
| <\$50,000 | 277 | 0.5% | 89 | 0.2% |
| \$50,000-\$99,999 | 790 | 1.5% | 362 | 0.6% |
| \$100,000-\$149,999 | 4,643 | 8.6% | 3,047 | 5.4% |
| \$150,000-\$199,999 | 9,101 | 16.8% | 8,181 | 14.5% |
| \$200,000-\$249,999 | 9,646 | 17.8% | 9,532 | 16.9% |
| \$250,000-\$299,999 | 8,993 | 16.6% | 9,996 | 17.7% |
| \$300,000-\$399,999 | 10,943 | 20.2% | 12,980 | 23.0% |
| \$400,000-\$499,999 | 4,530 | 8.4% | 5,615 | 10.0% |
| \$500,000-\$749,999 | 2,863 | 5.3% | 3,560 | 6.3% |
| \$750,000-\$999,999 | 1,537 | 2.8% | 1,889 | 3.4% |
| \$1,000,000-\$1,499,999 | 485 | 0.9% | 654 | 1.2% |
| \$1,500,000-\$1,999,999 | 94 | 0.2% | 136 | 0.2% |
| \$2,000,000+ | 221 | 0.4% | 301 | 0.5% |
| Median Value | \$264,481 | | \$284,814 | |
| Average Value | \$316,935 | | \$344,608 | |

| Census 2010 Housing Units | Number | Percent |
|---------------------------|--------|---------|
| Total | 81,185 | 100.0% |
| In Urbanized Areas | 80,883 | 99.6% |
| In Urban Clusters | 0 | 0.0% |
| Rural Housing Units | 302 | 0.4% |

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Housing Profile

Shoppes at Forest Green
 10023 Forest Green Blvd, Louisville, Kentucky, 40223
 Ring: 5 mile radius

Prepared by Charlotte Hollkamp
 Latitude: 38.26339
 Longitude: -85.57101

| Census 2010 Owner Occupied Housing Units by Mortgage Status | | |
|---|--------|---------|
| | Number | Percent |
| Total | 52,168 | 100.0% |
| Owned with a Mortgage/Loan | 37,215 | 71.3% |
| Owned Free and Clear | 14,953 | 28.7% |

| Census 2010 Vacant Housing Units by Status | | |
|--|--------|---------|
| | Number | Percent |
| Total | 5,070 | 100.0% |
| For Rent | 1,995 | 39.3% |
| Rented- Not Occupied | 120 | 2.4% |
| For Sale Only | 1,206 | 23.8% |
| Sold - Not Occupied | 238 | 4.7% |
| Seasonal/Recreational/Occasional Use | 626 | 12.3% |
| For Migrant Workers | 3 | 0.1% |
| Other Vacant | 882 | 17.4% |

| Census 2010 Occupied Housing Units by Age of Householder and Home Ownership | | | |
|---|----------------|----------------------|---------------|
| | Occupied Units | Owner Occupied Units | |
| | | Number | % of Occupied |
| Total | 76,135 | 52,168 | 68.5% |
| 15-24 | 3,151 | 421 | 13.4% |
| 25-34 | 12,511 | 5,313 | 42.5% |
| 35-44 | 12,801 | 8,488 | 66.3% |
| 45-54 | 14,979 | 11,344 | 75.7% |
| 55-64 | 14,200 | 11,621 | 81.8% |
| 65-74 | 8,769 | 7,474 | 85.2% |
| 75-84 | 6,657 | 5,459 | 82.0% |
| 85+ | 3,067 | 2,048 | 66.8% |

| Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership | | | |
|--|----------------|----------------------|---------------|
| | Occupied Units | Owner Occupied Units | |
| | | Number | % of Occupied |
| Total | 76,137 | 52,169 | 68.5% |
| White Alone | 65,956 | 47,866 | 72.6% |
| Black/African American Alone | 6,206 | 2,517 | 40.6% |
| American Indian/Alaska Native | 124 | 60 | 48.4% |
| Asian Alone | 2,265 | 1,244 | 54.9% |
| Pacific Islander Alone | 26 | 13 | 50.0% |
| Other Race Alone | 772 | 145 | 18.8% |
| Two or More Races | 788 | 324 | 41.1% |
| Hispanic Origin | 2,110 | 660 | 31.3% |

| Census 2010 Occupied Housing Units by Size and Home Ownership | | | |
|---|----------------|----------------------|---------------|
| | Occupied Units | Owner Occupied Units | |
| | | Number | % of Occupied |
| Total | 76,136 | 52,167 | 68.5% |
| 1-Person | 24,341 | 13,423 | 55.1% |
| 2-Person | 26,708 | 19,989 | 74.8% |
| 3-Person | 11,176 | 8,031 | 71.9% |
| 4-Person | 8,927 | 7,032 | 78.8% |
| 5-Person | 3,516 | 2,705 | 76.9% |
| 6-Person | 1,052 | 738 | 70.2% |
| 7+ Person | 416 | 249 | 59.9% |

| 2019 Housing Affordability | |
|--------------------------------|-------|
| Housing Affordability Index | 149 |
| Percent of Income for Mortgage | 15.8% |

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.