

Retail For Lease

EPIC PLAZA: 12910 FACTORY LANE, LOUISVILLE, KY 40245

Executive Summary



OFFERING SUMMARY

Available SF:	0 SF
(First Floor)	
Available SF:	1,582 - 8,095 SF
(Second Floor)	
Lease Rate:	\$19.50 SF/yr (NNN)
Lot Size:	2.056 Acres
Built:	2020
Building Size:	18,938 SF
Zoning:	C-1
Traffic Count:	28,800

PROPERTY HIGHLIGHTS

- Excellent visibility and accessibility along Factory Lane, LaGrange Road & Gene Snyder (I-265)
- Positioned in Northeast Jefferson County within a high-growth corridor
- Close proximity to offices, hospitals, hotels, child care, grocery stores & more
- Convenient access to public transit
- Located adjacent to Gene Snyder (I-265) On/Off Ramps (Exit 30: KY-146 (LaGrange Road) Anchorage/PeWee Valley)

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	1,979	17,979	48,936
Total Population:	4,484	46,445	123,261
Average HH Income:	\$119,150	\$125,952	\$121,315

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## Property Description

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### PROPERTY OVERVIEW

Leasing now! A new construction, two story retail and office development on Factory Lane and LaGrange Road.

This beautiful, highly anticipated two story strip center will overlook Factory Lane, LaGrange Road and the Gene Snyder Freeway (I-265). Its strategic location, will make Epic Plaza the ideal space for any user.

Great location, just off the Gene Snyder Freeway, directly across the street from a Kroger anchored shopping center, within one mile of the Ford Heavy Truck Plant and Eastpoint Business Park, and within 1.8 miles of recently announced Publix. This center will have access to more than 33,255 employees within a three-mile radius.

Ample exposure and signage along Factory Lane and New LaGrange Road. There are over 28,600 (2015: Louisville Metro Public Works) vehicles per day on this section of LaGrange Road, with numbers on the rise every day. The intersection of Factory Lane and LaGrange Road also features a lighted intersection, allowing excellent ingress and egress.

Epic Plaza is perfectly positioned in one of Louisville's most affluent and fastest growing commercial and residential corridors. The property is in a cornerstone position at what is becoming one of the area's busiest traffic and highest growth corners.

The trade area for this new development has experienced tremendous residential and commercial growth over the past five years. The five-mile trade area population is 123,261 with an average household income of \$121,315 (one-mile trade area average household income is \$119,150).

Already a highly dense residential market, containing 48,936 households within a five-mile radius, the area surrounding Epic Plaza is primed for commercial development. This is a remarkable opportunity to get in on a location right before everything is acquired.



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Available Spaces

LEASE TYPE | NNN

TOTAL SPACE | 1,582 - 8,095 SF

LEASE TERM | Negotiable

LEASE RATE | \$19.50 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Second Floor	Available	1,582 - 8,095 SF	NNN	\$19.50 SF/yr

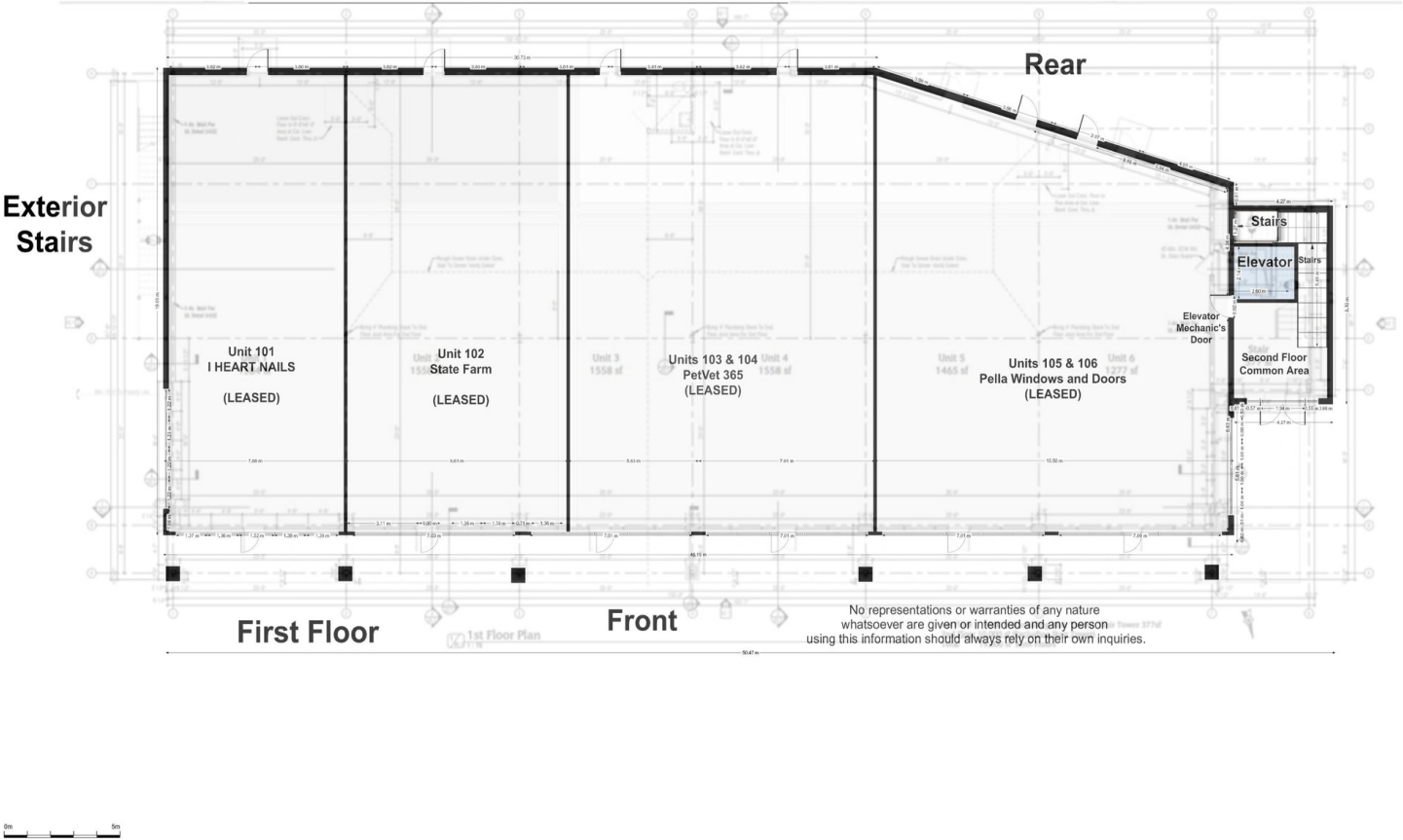




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Floor Plan (First Floor)



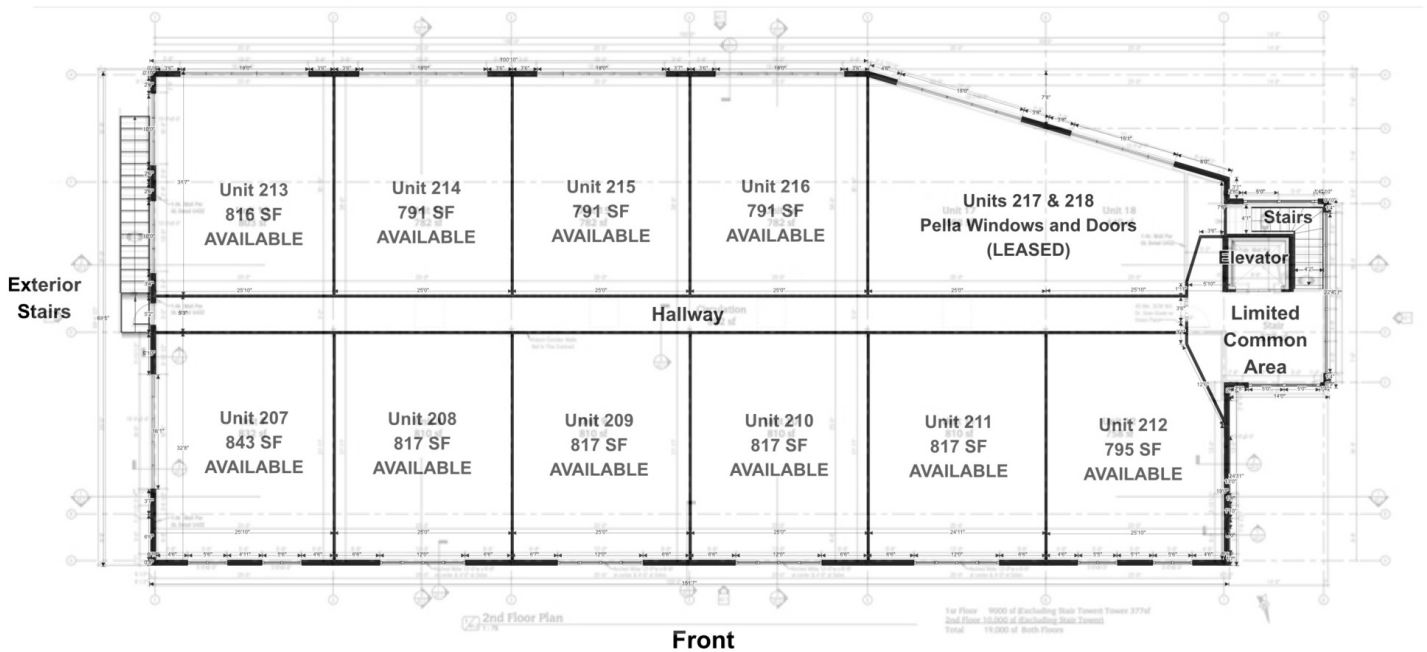
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## Floor Plan (Second Floor)

To View a 2D/3D Interactive Floor Plan, Visit:  
<https://helm-hollkamp.floorplanner.com/EpicPlaza>  
**Second Floor**

**Rear**



**Front**

No representations or warranties of any nature  
whatsoever are given or intended and any person  
using this information should always rely on their own inquiries.



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Retailer Map





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Location Map



**LOCATION DESCRIPTION**

- Excellent Frontage & Visibility
- Immediate Access & Direct Visibility to I-265
- Immediately North of the Gene Snyder Freeway (I-265)
- Heavily Trafficked, Lighted Intersection
- Ample Signage Opportunities
- Directly Across from Kroger Anchored Center



# Demographic Summary Report

Epic Plaza  
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	2021 Total Estimated Population	4,484	46,445	123,261
	2026 Total Projected Population	4,811	49,205	130,418
	2010 Total Census Population	3,697	42,318	109,072
	2000 Total Census Population	1,335	31,309	84,257
	2000-2010 Population: Historical Annual Growth Rate	10.72	3.06	2.61
	2010-2020 Population: Estimated Annual Growth Rate	1.73%	0.83%	1.09%
	2021-2026 Population: Projected Annual Growth Rate	1.42%	1.16%	1.14%
	2021 Estimated Median Age	34.8	39.5	41.6
	2021 Total Daytime Population	10,462	54,387	141,724
	Workers	8,437	31,497	81,805
	Residents	2,025	22,890	59,919
HOUSEHOLDS	2021 Estimated Households	1,979	17,979	48,936
	2026 Projected Households	2,139	19,125	51,784
	2010 Census Households	1,576	16,162	43,219
	2000 Census Households	489	11,581	32,527
	2000-2010 Households: Historical Annual Growth Rate	12.42	3.39	2.88
	2010-2020 Households: Estimated Annual Growth Rate	2.04%	0.95%	1.11%
	2021-2026 Households: Projected Annual Growth Rate	1.57%	1.24%	1.14%
	2021 Estimated Average Household Size	2.26	2.56	2.49
RACE & ETHNICITY	2021 Estimated White Alone	3,531	34,786	97,338
	2021 Estimated Black Alone	447	6,010	11,925
	2021 Estimated American Indian Alone	14	84	238
	2021 Estimated Asian Alone	305	3,325	8,111
	2021 Estimated Pacific Islander Alone	7	46	89
	2021 Estimated Some Other Race Alone	47	799	2,358
	2021 Estimated Two or More Races	133	1,395	3,201
	2021 Estimated Hispanic Origin	270	2,441	6,497
INCOME	2021 Estimated Average Household Income	\$119,150	\$125,952	\$121,315
	2021 Estimated Median Household Income	\$92,174	\$89,232	\$89,717
	2021 Estimated Per Capita Income	\$49,991	\$48,593	\$48,272
	2021 Estimated Median Home Value	\$350,743	\$298,098	\$296,888
EDUCATION (AGE 25+)	2021 Estimated: Less than 9th Grade	27	393	1,070
	2021 Estimated: 9th - 12th Grade, No Diploma	50	709	1,847
	2021 Estimated: High School Graduate	244	4,215	10,894
	2021 Estimated: GED/Alternative Credential	19	620	1,681
	2021 Estimated: Some College, No Degree	589	5,998	15,711
	2021 Estimated: Associate Degree	210	2,382	6,396
	2021 Estimated: Bachelor's Degree	1,221	10,257	28,657
	2021 Estimated: Graduate/Professional Degree	710	7,206	20,216
BUSINESS	2021 Estimated Total Businesses	463	2,104	5,823
	2021 Estimated Total Employees	8,747	33,255	81,649
	2021 Estimated Total Residential Population	4,484	46,445	123,261
	2021 Estimated Employee Population per Business	19	16	14
	2021 Estimated Residential Population per Business	10	22	21