

The Outlet

Shoppes of the Bluegrass

Strategically located in the 'Golden Triangle' amongst Lexington, Louisville, and Cincinnati, The Outlet Shoppes of the Bluegrass sits at the crossroads of I-64, I-65, and I-71, and ranks as the 7th largest inland port in the US. It's located in the middle of the Horse Capital of the World and surrounded by Kentucky's famous bourbon trails.



Louisville boasts an MSA of 1.2+ million and a GMP of \$62.8 billion. The average household income is \$97,000+. As the largest city in the Commonwealth of Kentucky, it is also a 'first-class' city. Well over 16.1 million tourists visit the Louisville/Lexington area annually as it is home to world-class museums and miles of multi-million dollar ranches, rightly earning itself the title: 'Horse Capital of the World.' Strategically located in the 'Golden Triangle' of Louisville, Lexington, and Cincinnati, The Outlet Shoppes of the Bluegrass is the exclusive designer outlet center in the Commonwealth.


vineyard vines


kate spade
NEW YORK


VICTORIA'S
SECRET


ULTA
BEAUTY

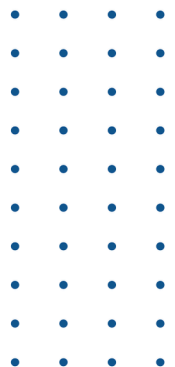
BOSS

EST. 1892
Abercrombie
& Fitch
NEW YORK


TORY BURCH


BROOKS
BROTHERS
FACTORY STORE


THE
NORTH
FACE



DEMOGRAPHICS

Description	20Miles	30Miles	50 Miles
POPULATION BY YEAR			
Population (4/1/2000)	509,134	1,092,982	1,766,889
Population (4/1/2010)	600,052	1,204,442	1,956,381
Population (4/1/2020)	658,324	1,290,369	2,086,776
Population (1/1/2023)	658,715	1,291,775	2,096,233
Population (1/1/2028)	677,043	1,326,115	2,155,473
Growth (2023/2020)	0.06	0.11	0.45
Forecast (2028/2023)	2.78	2.66	2.83

GENERAL POPULATION CHARACTERISTICS

Median Age	40.3	39.6	39.1
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GENERAL HOUSEHOLD CHARACTERISTICS

Median Household Income (\$)	80,975	67,837	66,541
Average Household Income (\$)	113,026	93,912	91,710
Household High Income Average (\$)	392,667	397,138	401,190

AREA COMPETITION

Outlet	Anchor Stores	Miles from Center
Edinburg Premium Outlets	Nike Factory Store, Columbia Calvin Klein, Polo Ralph Lauren, Under Armour, GAP Outlet	106
Cincinnati Premium Outlets	Nike Factory Store, The North Face, Polo Ralph Lauren, Columbia, adidas	135
Retail	Anchor Stores	Miles from Center
Oxmoor Mall	Von Maur, Dick's Sporting Goods, Macy's, Apple, Top Golf	18
Mall St. Matthews	Dillard's, JC Penney, Forever 21, Ulta, Cinemark Movie Theatre, Dave & Buster's	18
Paddock Shops	Fresh Market, DSW, Ulta, Total Wine	19
Fayette Mall	Dick's Sporting Goods, Dillard's, JC Penney, Macy's	55

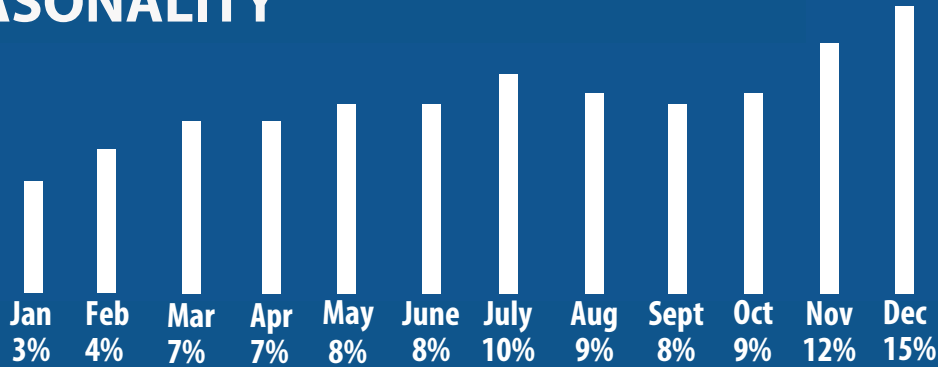


Gross Leasable Area
Phase I: 374,686 SF
Phase II: 53,390 SF
TOTAL: 428,076 SF
Average Daily Traffic
Interstate Traffic:
68,000

MSA Population
1.2+million

Located in one of the fastest-growing areas in Kentucky.

SEASONALITY



FORTUNE 500 | AREA MAJOR EMPLOYERS

Company	Fortune 500 Rank	Miles from Center
Brown-Forman	735	25.4
Humana	56	23.6
Yum Brands	472	21.4
Kindred Healthcare	416	24.3
UPS	44	28.8
Ford Motor Co. (2 plants in Louisville)	11	25.6
General Electric	8	23.14
Anthem	29	



AREA ATTRACTIONS	MILES FROM THE CENTER
	SURROUNDING THE BLUEGRASS
	23
	24
	24
	25
	47
	54



The Kentucky Derby Festival, Kentucky's premier celebration, attracts over 1.5 million attendees to 70+ events over two weeks. It contributes over \$127 million annually to the local economy, conveniently located just 25 miles from The Outlet Shoppes of the Bluegrass.

CONTACT:

Andrew Pelmoter
301.312.6104

1155 Buck Creek Road
Simpsonville, KY 40067

apelmoter@horizongroup.com
 horizongroup.com

A Joint Venture with



Horizon Group Properties is distinguished for developing, managing, and marketing outlet shopping centers. Each property offers a wide variety of quality designer brands at discounted prices in a compelling outdoor environment within attractive markets.

"Quality delivered with Economy and Proven Experience."

