The Outlet Shoppes of the Bluegrass





Louisville, Kentucky





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.





The Kentucky Derby Festival is Kentucky's largest annual event and one of the nation's finest celebrations. Each year, more than 1.5 million people enjoy the more than 70 special events spanning the two weeks prior to the Kentucky Derby race. The Derby Festival generates in excess of \$127 million annually for the local economy. The Kentucky Derby at Churchhill Downs is just 25 miles from the Outlet Shoppes of the Bluegrass.

Located in the Horse Capital of the World, Keeneland is an internationally renowned racecourse and the Thoroughbred industry's leading auction house. Founded in 1936, Keeneland's mission is to continually invest in the industry and to preserve the tradition of Thoroughbred racing.

Center Facts





Strategically 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.

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



Market Demographics

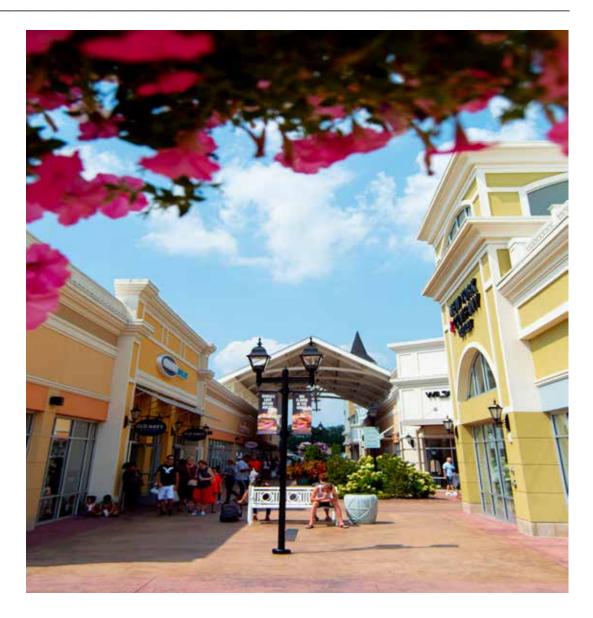


		De	escription	20 Miles	30 Miles	50 Miles
	PO	PULATION	BY YEAR			
		Populatio	n (4/1/1990)	440,237	990,173	1,592,076
Population (4/1/2000)			510,414	1,090,877	1,765,363	
Population (4/1/2010)			600,024	1,201,908	1,954,925	
		Populatio	n (1/1/2018)	637,599	1,267,430	2,062,700
		Populatio	n (1/1/2023)	660,251	1,308,944	2,131,426
Percent Growth (2018/2010)			4.40	4.16	4.03	
Percent Forecast (2023/2018)		3.78	3.71	3.75		
GENERAL	POPULATION	CHARACTE	RISTICS			
			Median Age	40.0	39.0	38.3
GENERAL	HOUSEHOLD	CHARACTE	RISTICS			
	Media	n Househol	d Income (\$)	79,962	66,811	66,173
Average Household Income (\$)			1,04,951	87,344	85,966	

Area Retail

Outlet	Anchor Stores	Miles from Center
Edinburg Premium Outlets	Nike Factory Store, VF Outlet, Columbia Calvin Klein, Polo Ralph Lauren, Under Armour, GAP Outlet	106
Cincinnati Premium Outlets	Nike Factory Store, The North Face, Polo Ralph Lauren, Columbia, Saks Fifth Avenue OFF 5TH	135
Retail	Anchor Stores	Miles from Center
Oxmoor Mall	Van Maur Dieks Charting Coods	1.0
Oxiliool iviali	Von Maur, Dick's Sporting Goods, Macy's, Sears	18
Mall St. Matthews		18
	Macy's, Sears Dillard's, JC Penney, Forever 21, Jared, Ulta,	







Fortune 500



Area Major Employers

<u>Company</u>	Fortune 500 Rank	Miles from Center
Brown-Forman	735	25.4
<u>Humana</u>	56	23.6
Yum Brands	472	21.4
Kindred Healthcare	416	24.3
UPS	44	28.8
Ford Motor Co. (2 plants in Louisv	rille) 11	25.6
General Electric	8	23
Anthem	29	14_

Colleges & Universities

Area Higher Education Institutions

Institution	2018 Enrollment	Miles from Center
Bellarmine University	3,369	26
University of Louisville	22,640	28
University of Kentucky in Lexington	30,473	54.3

Area Attractions



Louisville-Lexington Area Attractions

Name	Miles from Center
Kentucky Bourbon Trail	All around the Bluegrass
Muhammad Ali Center	23.7
Louisville Slugger Museum & Factory	24
Frazier International History Museum	24.1
Churchill Downs/ Kentucky Derby	25.9
Keenland (Home of 2015 Breeders' Cup)	47.1
Kentucky Horse Park	54











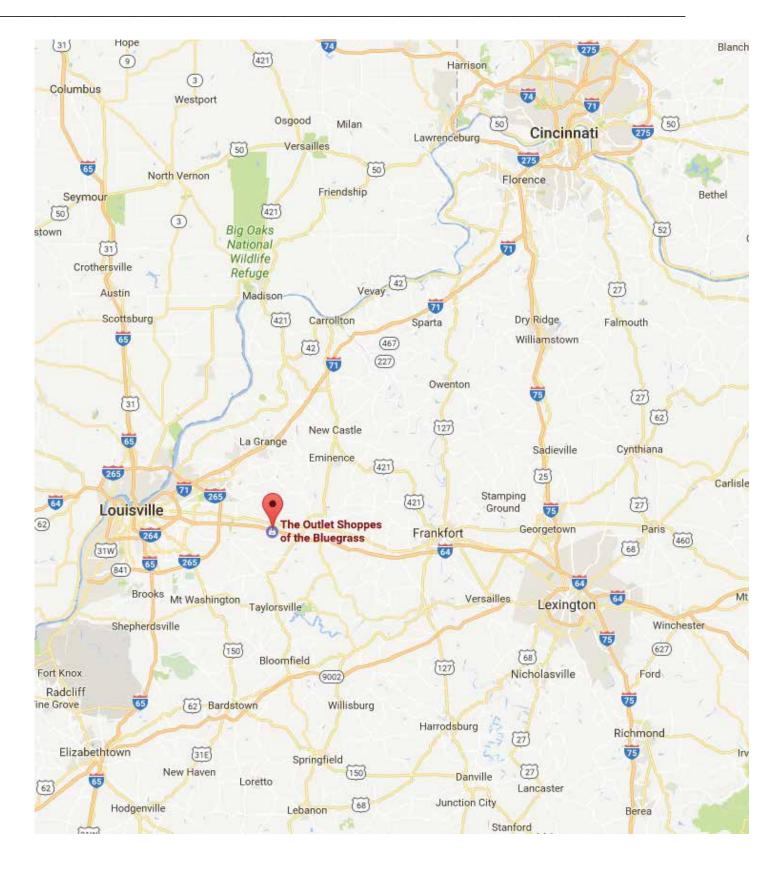






Regional Map







The Outlet Shoppes of the Bluegrass

1155 Buck Creek Road, Simpsonville, KY 40067 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."

A Joint Venture with



horizongroup.com Leasing Information: Andrew Pelmoter 301. 312.6104