

# 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 Churchill 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.



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

Description			20 Miles	30 Miles	50 Miles
POPULATION BY YEAR					
		Population (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
		Population (1/1/2018)	637,599	1,267,430	2,062,700
		Population (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	CHARACTERISTICS			
		Median Age	40.0	39.0	38.3
GENERAL	HOUSEHOLD	CHARACTERISTICS			
		Median Household 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	Von Maur, Dick's Sporting Goods, Macy's, Sears	18
Mall St. Matthews	Dillard's, JC Penney, Forever 21, Jared, Ulta, Cinemark Movie Theatre, Dave & Buster's	18
Paddock Shops	Barnes & Noble, DSW, Ulta, Earth Fare, Bed Bath & Beyond, Total Wine	19
Fayette Mall	Dick's Sporting Goods, Dillard's, JC Penney, Macy's	55



## Area Major Employers

<b>Company</b>	<b>Fortune 500 Rank</b>	<b>Miles from Center</b>
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
Anthem	29	14

## Colleges & Universities

### Area Higher Education Institutions

<b>Institution</b>	<b>2018 Enrollment</b>	<b>Miles from Center</b>
Bellarmino 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

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









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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.

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