

FORLEASE

1.81 Acre Outlot



Walton Towne Center

625 CHESTNUT DRIVE, WALTON KY 41054



DEMOGRAPHICS (2017)

	3-MILE	5-MILE	10-MILE
POPULATION	7,458	19,572	134,484
HOUSEHOLDS	2,649	6,914	47,737
AVG HH INCOME	\$82,933	\$88,836	\$83,135




TRAFFIC

MARY GRUBBS HWY	9,590
I-75	49,500

- Kroger Marketplace Anchored. Shadow Anchored by Kohls
- Kroger Marketplace Online Order and Curbside Pickup site
- Immediate Access off I-75 at the I-71 interchange
- Part of the Northern Kentucky/Cincinnati MSA
- New Library at the corner of Service Road and Town Center Drive scheduled for construction in 2017
- Shopping hub for Boone and Kenton Counties in Kentucky



 Charlie Dahlem, CCIM
President
1531 Ormsby Station Court
Louisville, KY 41054

502.814.0290
502.479.0215
charlie@dahlem.com
dahlem.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



KOHL'S

**1.81
ACRES**
X

Bob Sumner Tire Co.

**ST. JOSEPH
ACADEMY**
ACADEMIC EXCELLENCE. ENRICHED ON FAITH.

**ALL SAINTS
CATHOLIC CHURCH**

Walton Pharmacy

**THE BANK
OF KENTUCKY**

TireDiscounters

DQ Grill &
Chill Restaurant



Charlie Dahlem, CCIM
President
 1531 Ormsby Station Court
Louisville, KY 41054

502.814.0290
 502.479.0215
 charlie@dahlem.com
 dahlem.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

625 Chestnut Dr
 625 Chestnut Dr, Walton, Kentucky, 41094
 Ring: 3 mile radius

Charlie Dahlem, CCIM
 Latitude: 38.85627
 Longitude: -84.61573

Summary	Census 2010	2017	2022
Population	6,254	7,458	8,178
Households	2,244	2,649	2,896
Families	1,699	1,990	2,167
Average Household Size	2.78	2.81	2.82
Owner Occupied Housing Units	1,682	1,913	2,090
Renter Occupied Housing Units	562	736	806
Median Age	36.0	37.8	38.4
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.86%	0.50%	0.83%
Households	1.80%	0.49%	0.79%
Families	1.72%	0.37%	0.71%
Owner HHs	1.79%	0.46%	0.72%
Median Household Income	3.18%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	182	6.9%	182	6.3%
\$15,000 - \$24,999	224	8.5%	214	7.4%
\$25,000 - \$34,999	185	7.0%	170	5.9%
\$35,000 - \$49,999	407	15.4%	385	13.3%
\$50,000 - \$74,999	512	19.3%	507	17.5%
\$75,000 - \$99,999	427	16.1%	496	17.1%
\$100,000 - \$149,999	445	16.8%	577	19.9%
\$150,000 - \$199,999	125	4.7%	168	5.8%
\$200,000+	141	5.3%	198	6.8%
Median Household Income	\$63,578		\$74,340	
Average Household Income	\$82,933		\$96,289	
Per Capita Income	\$29,422		\$34,064	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	421	6.7%	468	6.3%	516	6.3%
5 - 9	530	8.5%	494	6.6%	534	6.5%
10 - 14	562	9.0%	579	7.8%	570	7.0%
15 - 19	480	7.7%	556	7.5%	573	7.0%
20 - 24	317	5.1%	449	6.0%	453	5.5%
25 - 34	732	11.7%	917	12.3%	1,093	13.4%
35 - 44	932	14.9%	975	13.1%	1,032	12.6%
45 - 54	978	15.6%	1,106	14.8%	1,080	13.2%
55 - 64	693	11.1%	984	13.2%	1,111	13.6%
65 - 74	357	5.7%	612	8.2%	781	9.5%
75 - 84	210	3.4%	245	3.3%	344	4.2%
85+	41	0.7%	75	1.0%	92	1.1%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,032	96.4%	7,114	95.4%	7,710	94.3%
Black Alone	62	1.0%	101	1.4%	141	1.7%
American Indian Alone	11	0.2%	11	0.1%	11	0.1%
Asian Alone	37	0.6%	61	0.8%	84	1.0%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	21	0.3%	32	0.4%	42	0.5%
Two or More Races	92	1.5%	140	1.9%	190	2.3%
Hispanic Origin (Any Race)	104	1.7%	160	2.1%	210	2.6%

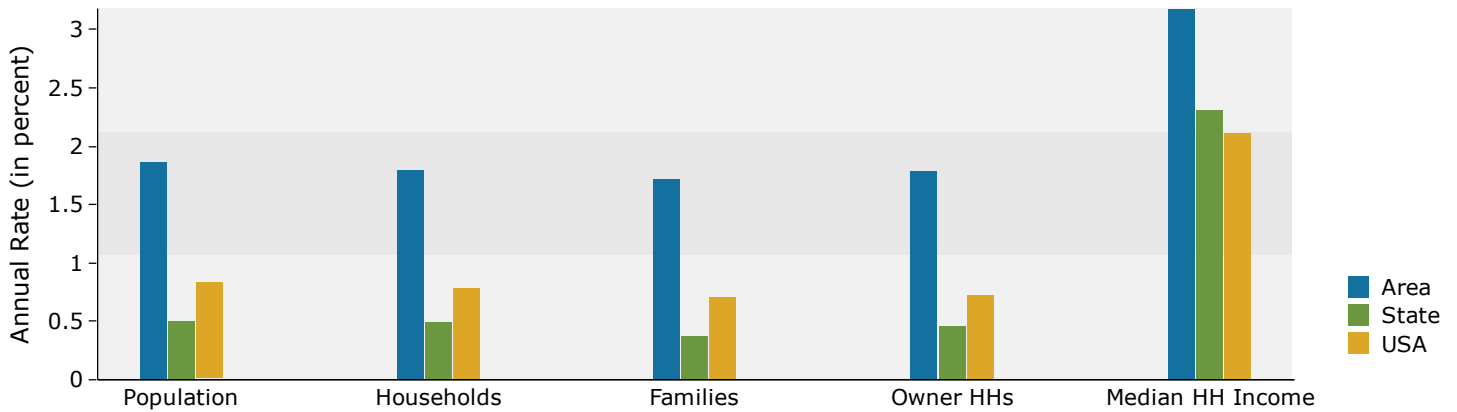
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

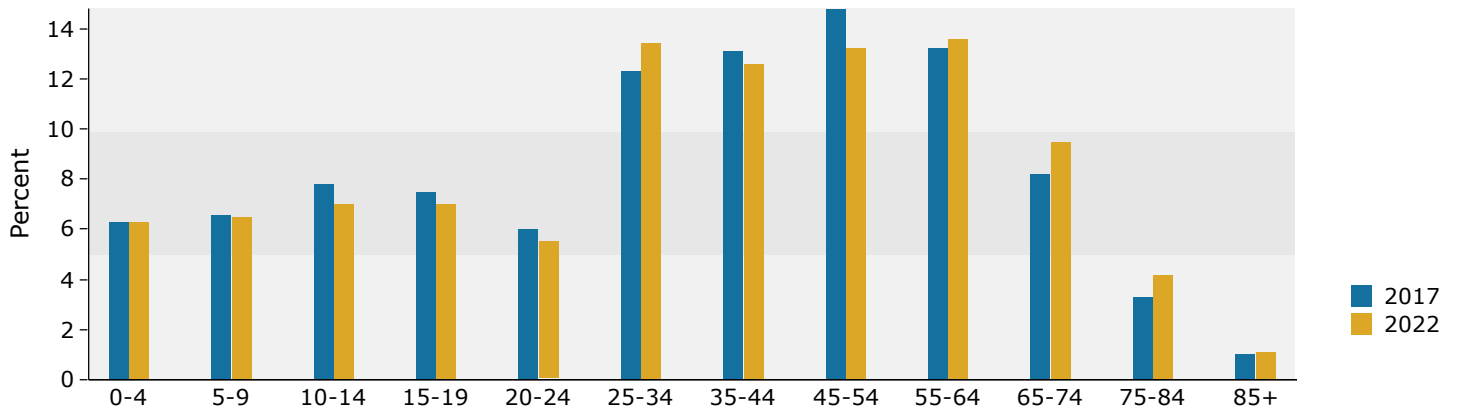
625 Chestnut Dr
 625 Chestnut Dr, Walton, Kentucky, 41094
 Ring: 3 mile radius

Charlie Dahlem, CCIM
 Latitude: 38.85627
 Longitude: -84.61573

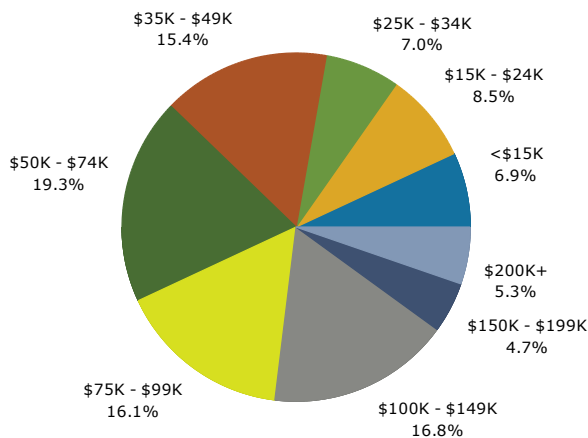
Trends 2017-2022



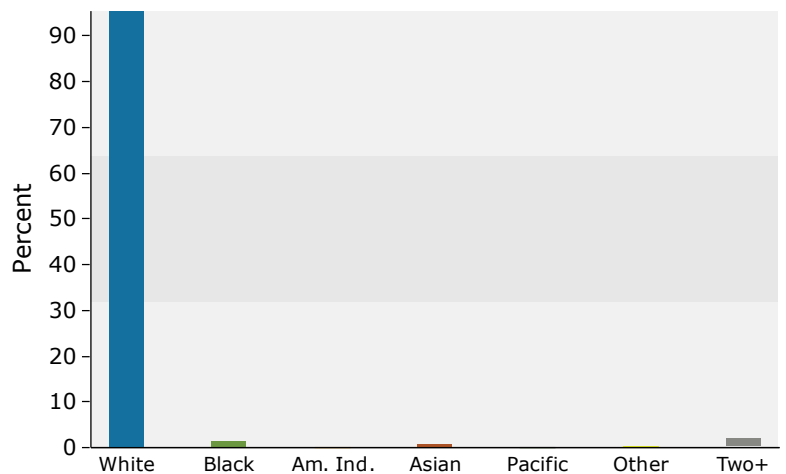
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 2.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

625 Chestnut Dr
 625 Chestnut Dr, Walton, Kentucky, 41094
 Ring: 5 mile radius

Charlie Dahlem, CCIM
 Latitude: 38.85627
 Longitude: -84.61573

Summary	Census 2010	2017	2022
Population	17,476	19,572	21,063
Households	6,211	6,914	7,421
Families	4,859	5,353	5,721
Average Household Size	2.81	2.83	2.84
Owner Occupied Housing Units	4,963	5,344	5,728
Renter Occupied Housing Units	1,248	1,570	1,693
Median Age	37.5	39.3	40.0
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.48%	0.50%	0.83%
Households	1.43%	0.49%	0.79%
Families	1.34%	0.37%	0.71%
Owner HHs	1.40%	0.46%	0.72%
Median Household Income	2.41%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	463	6.7%	456	6.1%
\$15,000 - \$24,999	456	6.6%	428	5.8%
\$25,000 - \$34,999	479	6.9%	426	5.7%
\$35,000 - \$49,999	964	13.9%	891	12.0%
\$50,000 - \$74,999	1,308	18.9%	1,282	17.3%
\$75,000 - \$99,999	1,157	16.7%	1,304	17.6%
\$100,000 - \$149,999	1,199	17.3%	1,488	20.1%
\$150,000 - \$199,999	471	6.8%	600	8.1%
\$200,000+	416	6.0%	548	7.4%
Median Household Income	\$69,491		\$78,277	
Average Household Income	\$88,836		\$101,884	
Per Capita Income	\$31,455		\$35,981	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,140	6.5%	1,190	6.1%	1,269	6.0%
5 - 9	1,422	8.1%	1,318	6.7%	1,374	6.5%
10 - 14	1,456	8.3%	1,484	7.6%	1,489	7.1%
15 - 19	1,320	7.6%	1,360	6.9%	1,429	6.8%
20 - 24	815	4.7%	1,092	5.6%	1,031	4.9%
25 - 34	1,966	11.3%	2,265	11.6%	2,600	12.3%
35 - 44	2,630	15.1%	2,625	13.4%	2,750	13.1%
45 - 54	2,834	16.2%	2,944	15.0%	2,867	13.6%
55 - 64	2,153	12.3%	2,731	14.0%	2,964	14.1%
65 - 74	1,121	6.4%	1,747	8.9%	2,153	10.2%
75 - 84	508	2.9%	649	3.3%	929	4.4%
85+	110	0.6%	168	0.9%	208	1.0%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	16,887	96.6%	18,680	95.4%	19,867	94.3%
Black Alone	140	0.8%	220	1.1%	303	1.4%
American Indian Alone	23	0.1%	25	0.1%	26	0.1%
Asian Alone	149	0.9%	235	1.2%	323	1.5%
Pacific Islander Alone	2	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	75	0.4%	105	0.5%	134	0.6%
Two or More Races	200	1.1%	306	1.6%	408	1.9%
Hispanic Origin (Any Race)	257	1.5%	367	1.9%	476	2.3%

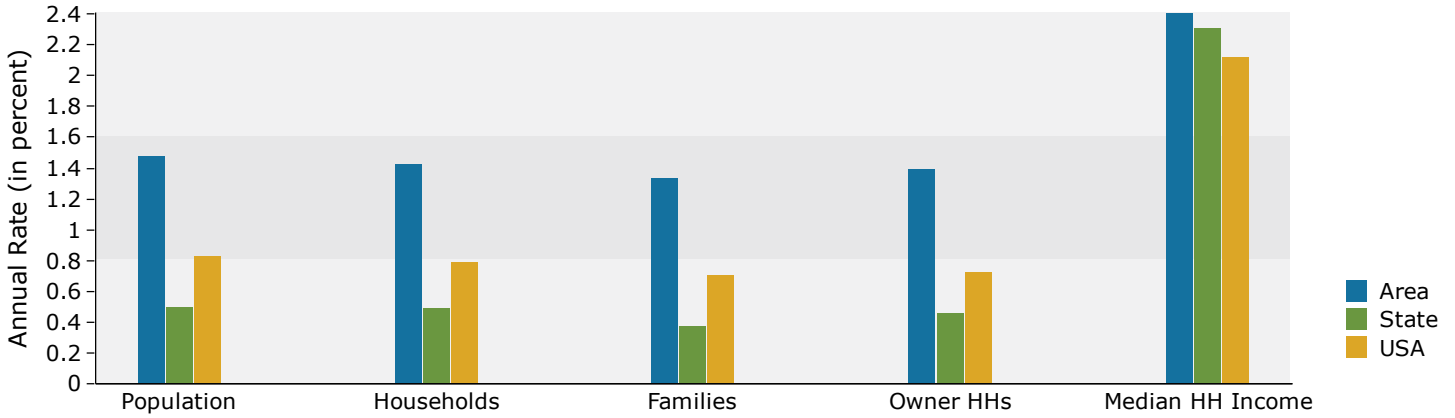
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

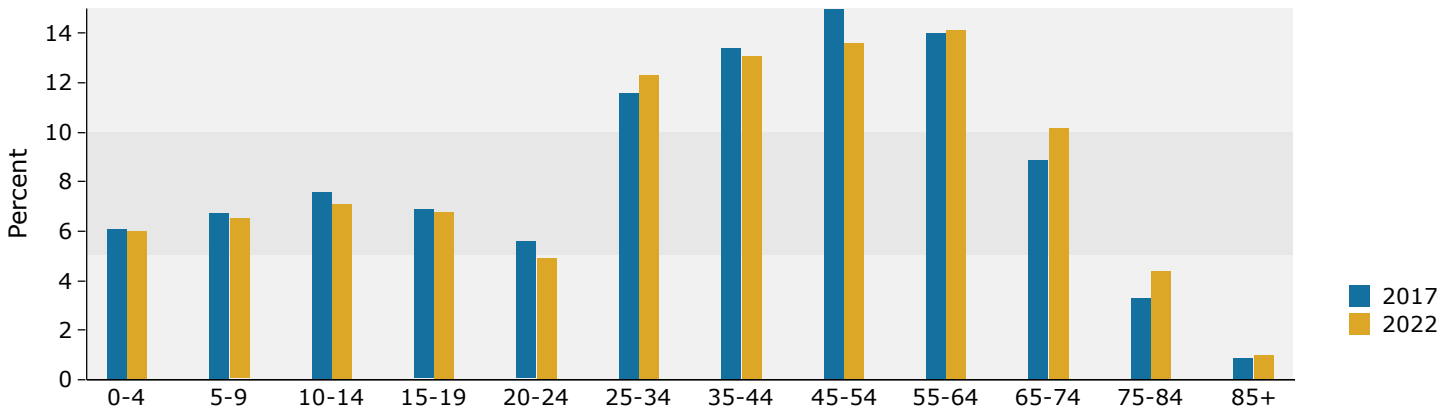
625 Chestnut Dr
 625 Chestnut Dr, Walton, Kentucky, 41094
 Ring: 5 mile radius

Charlie Dahlem, CCIM
 Latitude: 38.85627
 Longitude: -84.61573

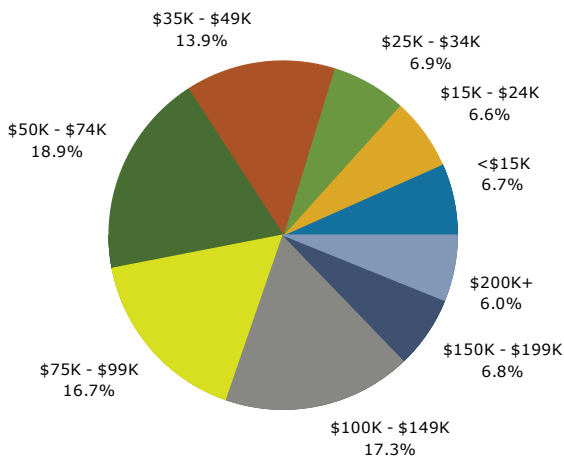
Trends 2017-2022



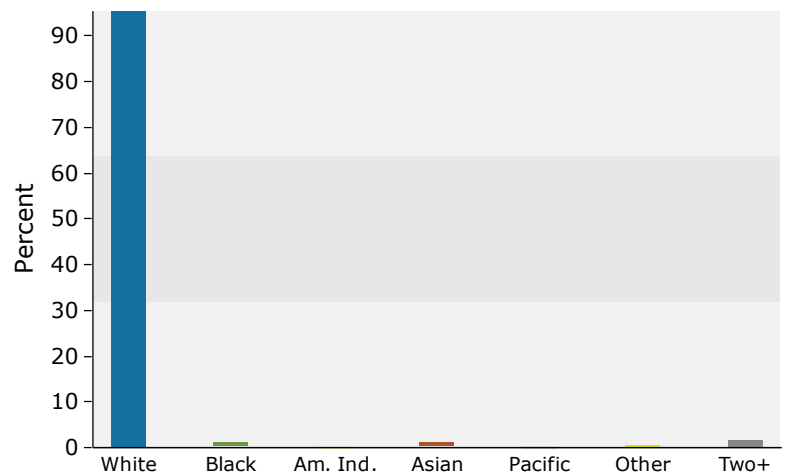
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 1.9%

625 Chestnut Dr
 625 Chestnut Dr, Walton, Kentucky, 41094
 Ring: 10 mile radius

Charlie Dahlem, CCIM
 Latitude: 38.85627
 Longitude: -84.61573

Summary	Census 2010	2017	2022
Population	123,471	134,484	142,241
Households	44,092	47,737	50,378
Families	33,198	35,580	37,369
Average Household Size	2.79	2.81	2.82
Owner Occupied Housing Units	33,864	35,623	37,610
Renter Occupied Housing Units	10,228	12,114	12,768
Median Age	35.0	36.5	37.2
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.13%	0.50%	0.83%
Households	1.08%	0.49%	0.79%
Families	0.99%	0.37%	0.71%
Owner HHs	1.09%	0.46%	0.72%
Median Household Income	2.44%	2.31%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	3,160	6.6%	3,124	6.2%
\$15,000 - \$24,999	3,287	6.9%	3,085	6.1%
\$25,000 - \$34,999	3,506	7.3%	3,093	6.1%
\$35,000 - \$49,999	6,520	13.7%	6,027	12.0%
\$50,000 - \$74,999	10,103	21.2%	9,958	19.8%
\$75,000 - \$99,999	7,964	16.7%	8,936	17.7%
\$100,000 - \$149,999	8,186	17.1%	9,849	19.6%
\$150,000 - \$199,999	2,928	6.1%	3,618	7.2%
\$200,000+	2,082	4.4%	2,687	5.3%
Median Household Income	\$66,181		\$74,644	
Average Household Income	\$83,135		\$94,233	
Per Capita Income	\$29,524		\$33,379	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,663	7.8%	9,557	7.1%	9,878	6.9%
5 - 9	10,205	8.3%	10,085	7.5%	10,165	7.1%
10 - 14	9,775	7.9%	10,378	7.7%	10,837	7.6%
15 - 19	8,470	6.9%	8,874	6.6%	9,754	6.9%
20 - 24	6,752	5.5%	7,704	5.7%	7,365	5.2%
25 - 34	16,808	13.6%	17,757	13.2%	18,688	13.1%
35 - 44	18,788	15.2%	18,806	14.0%	19,719	13.9%
45 - 54	18,340	14.9%	18,848	14.0%	18,404	12.9%
55 - 64	13,347	10.8%	16,480	12.3%	17,624	12.4%
65 - 74	7,053	5.7%	10,478	7.8%	12,572	8.8%
75 - 84	3,258	2.6%	4,185	3.1%	5,695	4.0%
85+	1,011	0.8%	1,332	1.0%	1,539	1.1%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	115,146	93.3%	122,820	91.3%	127,400	89.6%
Black Alone	2,403	1.9%	3,379	2.5%	4,319	3.0%
American Indian Alone	234	0.2%	255	0.2%	274	0.2%
Asian Alone	2,010	1.6%	3,026	2.3%	4,033	2.8%
Pacific Islander Alone	95	0.1%	136	0.1%	165	0.1%
Some Other Race Alone	1,668	1.4%	2,233	1.7%	2,716	1.9%
Two or More Races	1,916	1.6%	2,636	2.0%	3,334	2.3%
Hispanic Origin (Any Race)	3,943	3.2%	5,290	3.9%	6,520	4.6%

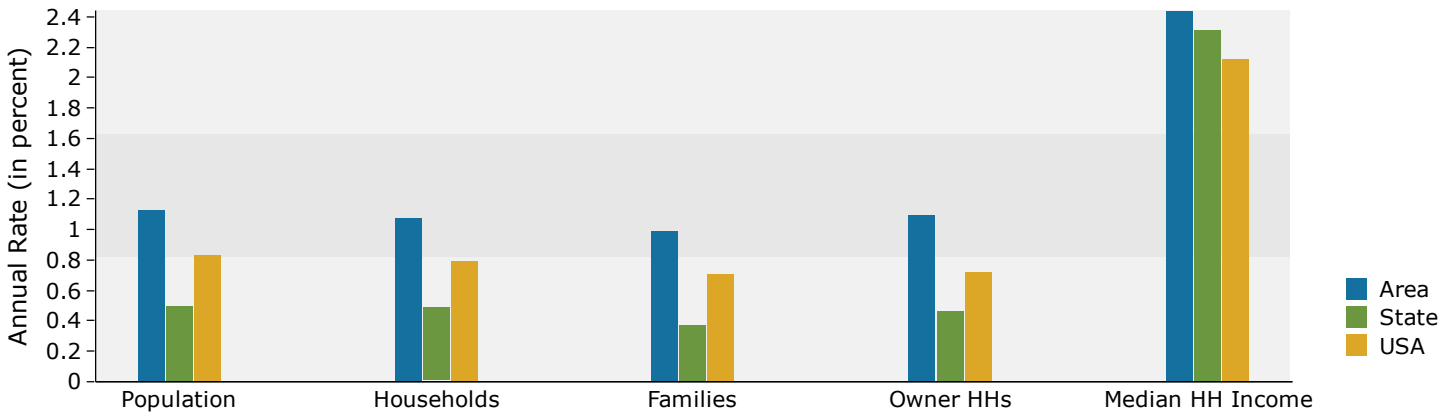
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

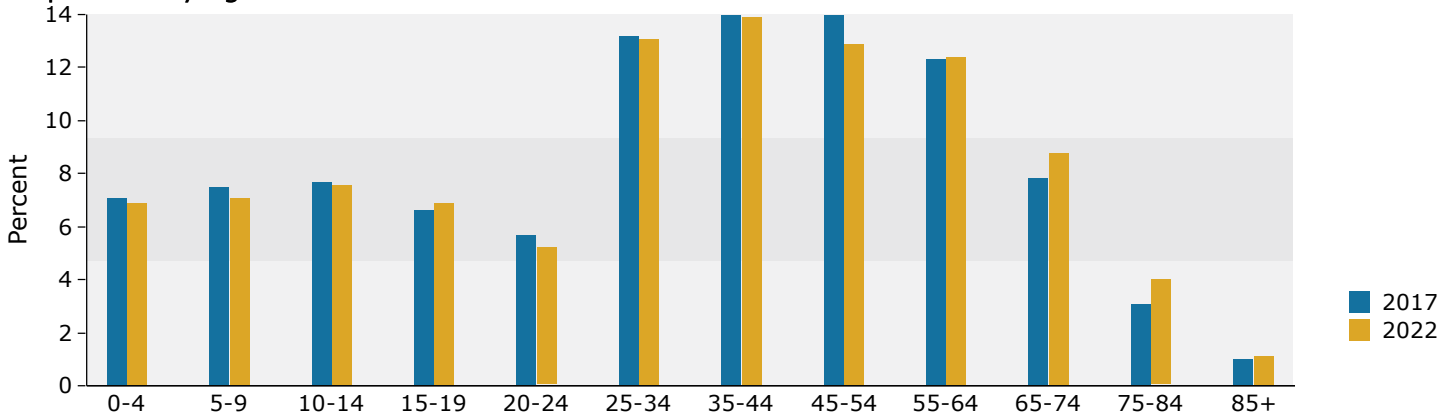
625 Chestnut Dr
 625 Chestnut Dr, Walton, Kentucky, 41094
 Ring: 10 mile radius

Charlie Dahlem, CCIM
 Latitude: 38.85627
 Longitude: -84.61573

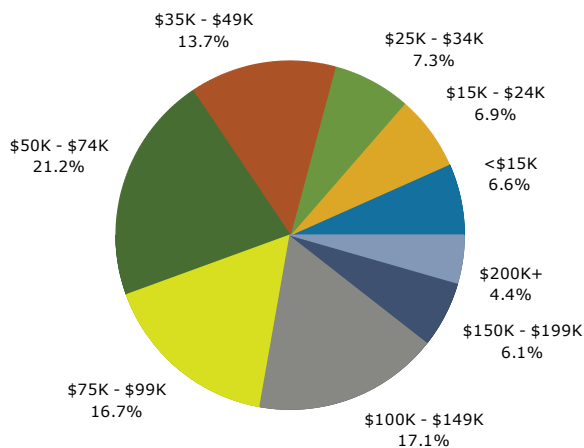
Trends 2017-2022



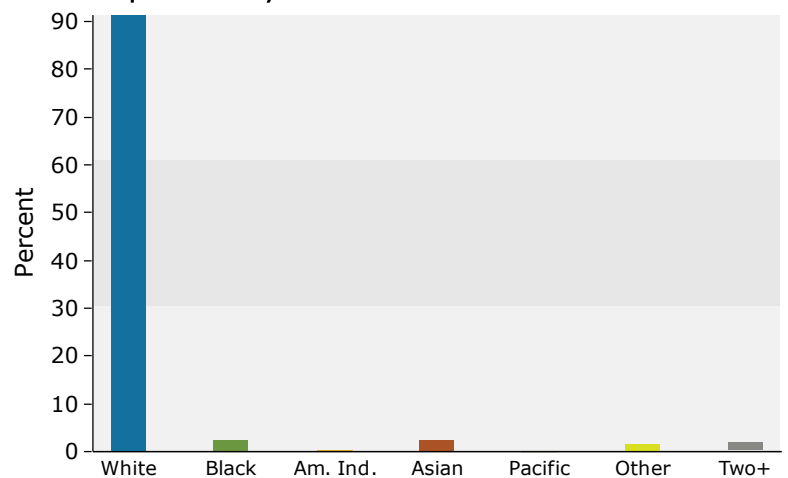
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 3.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.