

DAHLEM CENTER FOR LEASE

1,560 Square Feet Available
810 Eastern Parkway, Louisville, KY 40217



Located at Eastern Parkway and Shelby Street, Dahlem Center is within 3 miles of over 50,000 households in Metro Louisville. This demographic does not include the significant student and professor population approximately 1 mile away at the University of Louisville. Eastern Parkway, a part of Louisville's Historic Olmstead Park System, is the major thoroughfare for residents and students traveling east and west in this area of Louisville. Shelby Street offers quick access to downtown for individuals wanting to travel north from this location.

Dahlem Center is anchored by Walgreens. In 2010, it was completely redeveloped to accommodate a new Walgreens on the end cap of the shopping center and new retail shop space. Retailers include Heine Brothers Coffee, China One, Domino's Pizza, Springleaf Financial Services and D'Best Nails.

POPULATION

1 Mile	14,000
3 Mile	111,700
5 Mile	270,750

AVERAGE HOUSEHOLD INCOME

1 Mile	54,500
3 Mile	50,200
5 Mile	53,000

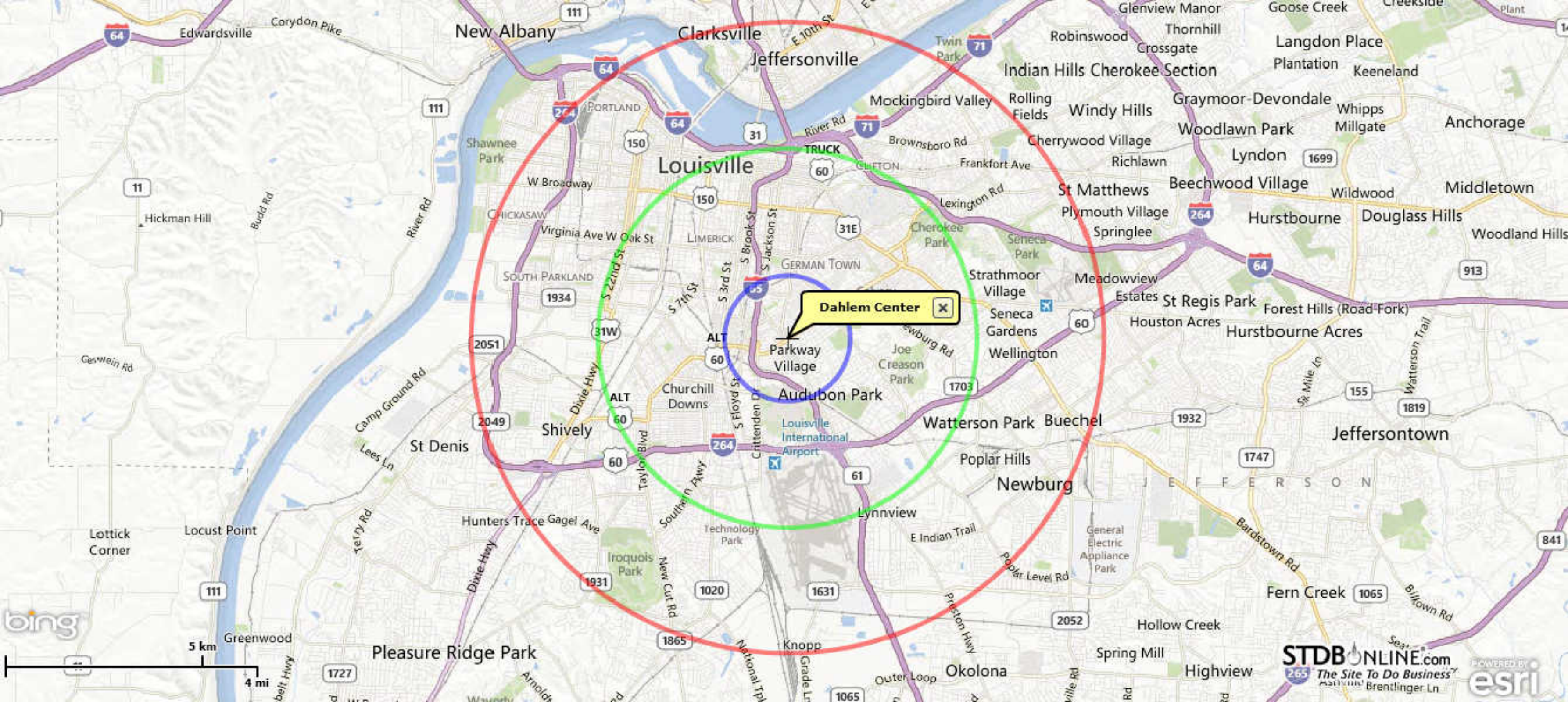


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Executive Summary

Dahlem Center
804 Eastern Pky, Louisville, Kentucky, 40217, 804 Eastern...
Rings: 1, 3, 5 mile radii

Prepared by Charlie Dahlem
Latitude: 38.214963973
Longitude: -85.74234547

	1 mile	3 miles	5 miles
Population			
2000 Population	14,121	117,316	277,104
2010 Population	13,160	113,632	267,368
2013 Population	13,151	112,280	265,195
2018 Population	13,349	112,628	267,215
2000-2010 Annual Rate	-0.70%	-0.32%	-0.36%
2010-2013 Annual Rate	-0.02%	-0.37%	-0.25%
2013-2018 Annual Rate	0.30%	0.06%	0.15%
2013 Male Population	50.6%	50.2%	48.7%
2013 Female Population	49.4%	49.8%	51.3%
2013 Median Age	34.9	35.2	36.4

In the identified area, the current year population is 265,195. In 2010, the Census count in the area was 267,368. The rate of change since 2010 was -0.25% annually. The five-year projection for the population in the area is 267,215 representing a change of 0.15% annually from 2013 to 2018. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 36.4, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	85.8%	65.4%	57.7%
2013 Black Alone	8.0%	27.8%	35.2%
2013 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2013 Asian Alone	2.7%	1.9%	1.9%
2013 Pacific Islander Alone	0.1%	0.1%	0.1%
2013 Other Race	0.7%	1.7%	2.0%
2013 Two or More Races	2.4%	2.8%	2.8%
2013 Hispanic Origin (Any Race)	2.3%	4.5%	5.3%

Persons of Hispanic origin represent 5.3% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.9 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	6,049	53,205	120,387
2010 Households	5,899	50,578	115,951
2013 Total Households	5,923	50,099	115,332
2018 Total Households	6,032	50,392	116,493
2000-2010 Annual Rate	-0.25%	-0.51%	-0.37%
2010-2013 Annual Rate	0.13%	-0.29%	-0.16%
2013-2018 Annual Rate	0.37%	0.12%	0.20%
2013 Average Household Size	2.10	2.08	2.20

The household count in this area has changed from 115,951 in 2010 to 115,332 in the current year, a change of -0.16% annually. The five-year projection of households is 116,493, a change of 0.20% annually from the current year total. Average household size is currently 2.20, compared to 2.21 in the year 2010. The number of families in the current year is 59,478 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	\$39,038	\$30,474	\$30,993
2018 Median Household Income	\$44,117	\$35,659	\$36,097
2013-2018 Annual Rate	2.48%	3.19%	3.10%
Average Household Income			
2013 Average Household Income	\$48,845	\$46,698	\$46,928
2018 Average Household Income	\$53,324	\$54,636	\$54,695
2013-2018 Annual Rate	1.77%	3.19%	3.11%
Per Capita Income			
2013 Per Capita Income	\$22,423	\$21,449	\$20,799
2018 Per Capita Income	\$24,522	\$25,053	\$24,235
2013-2018 Annual Rate	1.81%	3.16%	3.11%
Households by Income			

Current median household income is \$30,993 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$36,097 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$46,928 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$54,695 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$20,799 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$24,235 in five years, compared to \$32,073 for all U.S. households

Housing			
2000 Total Housing Units	6,408	57,871	130,463
2000 Owner Occupied Housing Units	4,074	25,183	63,310
2000 Owner Occupied Housing Units	1,975	28,022	57,076
2000 Vacant Housing Units	359	4,666	10,077
2010 Total Housing Units	6,377	57,494	131,152
2010 Owner Occupied Housing Units	3,806	22,762	57,089
2010 Renter Occupied Housing Units	2,093	27,816	58,862
2010 Vacant Housing Units	478	6,916	15,201
2013 Total Housing Units	6,463	57,708	131,745
2013 Owner Occupied Housing Units	3,683	21,492	54,277
2013 Renter Occupied Housing Units	2,240	28,607	61,055
2013 Vacant Housing Units	540	7,609	16,413
2018 Total Housing Units	6,579	58,601	133,789
2018 Owner Occupied Housing Units	3,763	21,786	55,243
2018 Renter Occupied Housing Units	2,270	28,606	61,250
2018 Vacant Housing Units	547	8,209	17,296

Currently, 41.2% of the 131,745 housing units in the area are owner occupied; 46.3%, renter occupied; and 12.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 131,152 housing units in the area - 43.5% owner occupied, 44.9% renter occupied, and 11.6% vacant. The annual rate of change in housing units since 2010 is 0.20%. Median home value in the area is \$118,571, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 4.96% annually to \$151,058.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

April 21, 2014

Traffic Count Map

Dahlem Center

804 Eastern Pky, Louisville, Kentucky, 40217, 804 Eastern Pkwy, Louisville,

Ring: 1, 3, 5 Miles

Prepared by Charlie Dahlem

Latitude: 38.214964

Longitude: -85.742345

