

FORLEASE

1.81 Acre Outlot



Walton Towne Center

625 CHESTNUT DRIVE, WALTON KY 41054



DEMOGRAPHICS (2018)

	3-MILE	5-MILE	10-MILE
POPULATION	7,280	19,883	135,759
HOUSEHOLDS	2,578	6,972	48,087
AVG HH INCOME	\$79,106	\$88,234	\$79,561

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

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Walton Town Center
 633-633 Chestnut Dr, Walton, Kentucky, 41094
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 38.85693
 Longitude: -84.61652

Summary	Census 2010	2018	2023
Population	3,321	3,787	4,119
Households	1,199	1,363	1,479
Families	870	972	1,049
Average Household Size	2.76	2.77	2.78
Owner Occupied Housing Units	837	893	991
Renter Occupied Housing Units	362	470	488
Median Age	33.1	34.6	34.8
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.69%	0.51%	0.83%
Households	1.65%	0.50%	0.79%
Families	1.54%	0.37%	0.71%
Owner HHs	2.10%	0.78%	1.16%
Median Household Income	4.08%	2.33%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	103	7.6%	79	5.3%
\$15,000 - \$24,999	140	10.3%	111	7.5%
\$25,000 - \$34,999	91	6.7%	83	5.6%
\$35,000 - \$49,999	224	16.4%	214	14.5%
\$50,000 - \$74,999	252	18.5%	266	18.0%
\$75,000 - \$99,999	218	16.0%	261	17.6%
\$100,000 - \$149,999	252	18.5%	348	23.5%
\$150,000 - \$199,999	36	2.6%	53	3.6%
\$200,000+	48	3.5%	63	4.3%
Median Household Income	\$59,901		\$73,162	
Average Household Income	\$75,330		\$87,662	
Per Capita Income	\$27,044		\$31,391	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	255	7.7%	273	7.2%	301	7.3%
5 - 9	303	9.1%	275	7.3%	301	7.3%
10 - 14	309	9.3%	293	7.7%	303	7.4%
15 - 19	249	7.5%	286	7.5%	285	6.9%
20 - 24	192	5.8%	252	6.7%	249	6.0%
25 - 34	440	13.2%	536	14.1%	633	15.4%
35 - 44	502	15.1%	503	13.3%	550	13.4%
45 - 54	470	14.2%	523	13.8%	505	12.3%
55 - 64	326	9.8%	440	11.6%	483	11.7%
65 - 74	147	4.4%	269	7.1%	329	8.0%
75 - 84	107	3.2%	100	2.6%	139	3.4%
85+	21	0.6%	39	1.0%	41	1.0%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,185	95.9%	3,574	94.4%	3,825	92.9%
Black Alone	44	1.3%	73	1.9%	104	2.5%
American Indian Alone	8	0.2%	8	0.2%	8	0.2%
Asian Alone	17	0.5%	28	0.7%	38	0.9%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	11	0.3%	17	0.4%	22	0.5%
Two or More Races	56	1.7%	87	2.3%	120	2.9%
Hispanic Origin (Any Race)	64	1.9%	97	2.6%	128	3.1%

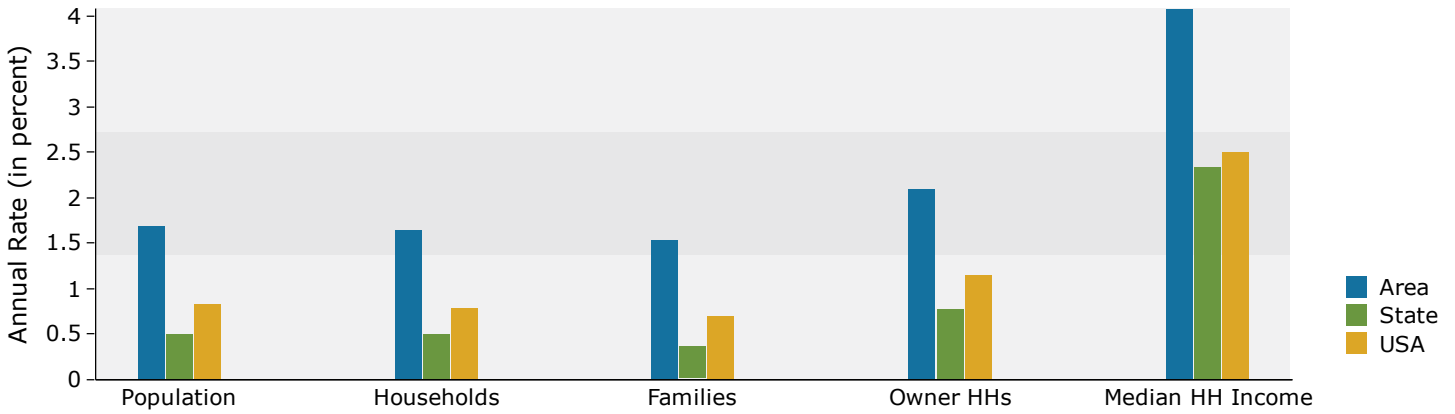
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

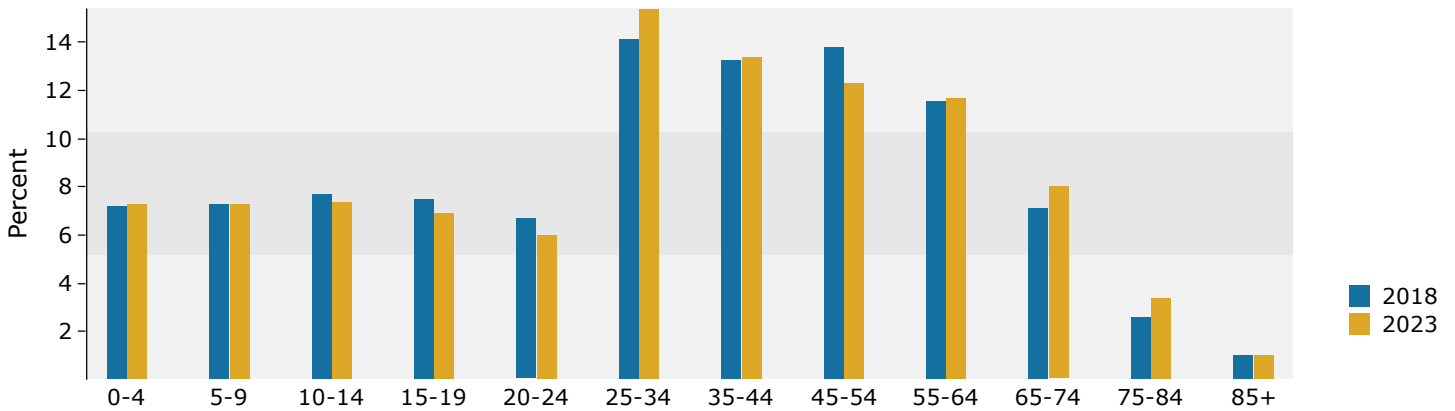
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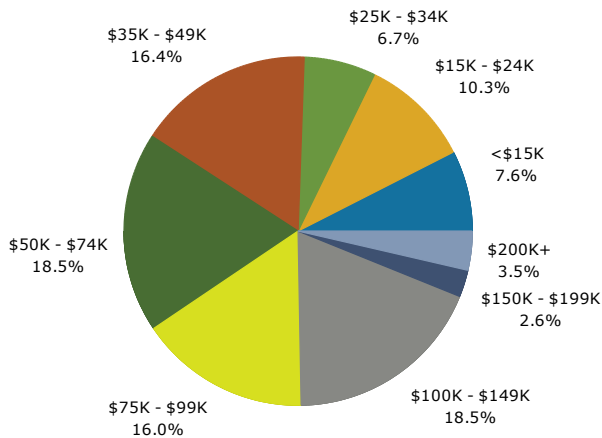
Trends 2018-2023



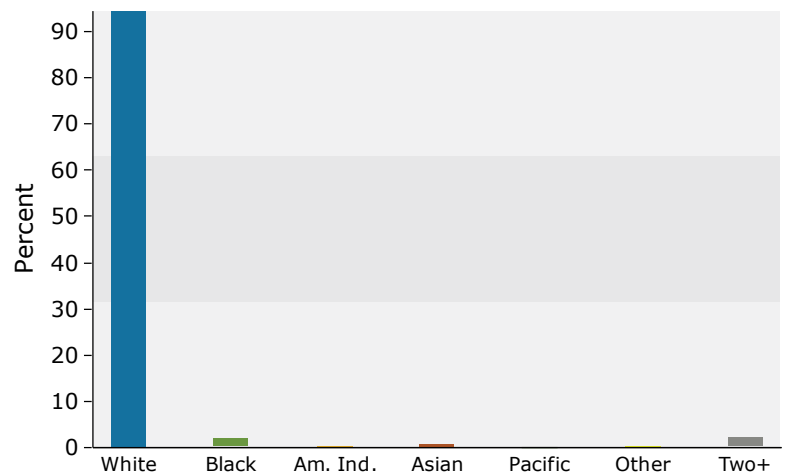
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 2.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

Walton Town Center
 633-633 Chestnut Dr, Walton, Kentucky, 41094
 Ring: 3 mile radius

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Summary	Census 2010	2018	2023
Population	6,254	7,505	8,194
Households	2,244	2,668	2,906
Families	1,699	1,996	2,163
Average Household Size	2.78	2.81	2.82
Owner Occupied Housing Units	1,682	1,919	2,128
Renter Occupied Housing Units	562	750	779
Median Age	36.0	38.0	38.5
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.77%	0.51%	0.83%
Households	1.72%	0.50%	0.79%
Families	1.62%	0.37%	0.71%
Owner HHs	2.09%	0.78%	1.16%
Median Household Income	3.61%	2.33%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	165	6.2%	125	4.3%
\$15,000 - \$24,999	203	7.6%	160	5.5%
\$25,000 - \$34,999	181	6.8%	164	5.6%
\$35,000 - \$49,999	435	16.3%	411	14.1%
\$50,000 - \$74,999	474	17.8%	493	17.0%
\$75,000 - \$99,999	372	13.9%	439	15.1%
\$100,000 - \$149,999	482	18.1%	652	22.4%
\$150,000 - \$199,999	165	6.2%	226	7.8%
\$200,000+	190	7.1%	235	8.1%
Median Household Income	\$66,510		\$79,425	
Average Household Income	\$89,540		\$103,034	
Per Capita Income	\$31,792		\$36,510	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	421	6.7%	472	6.3%	518	6.3%
5 - 9	530	8.5%	491	6.5%	537	6.6%
10 - 14	562	9.0%	556	7.4%	562	6.9%
15 - 19	480	7.7%	555	7.4%	550	6.7%
20 - 24	317	5.1%	456	6.1%	450	5.5%
25 - 34	732	11.7%	947	12.6%	1,115	13.6%
35 - 44	932	14.9%	957	12.8%	1,034	12.6%
45 - 54	978	15.6%	1,091	14.5%	1,066	13.0%
55 - 64	693	11.1%	1,009	13.4%	1,103	13.5%
65 - 74	357	5.7%	640	8.5%	803	9.8%
75 - 84	210	3.4%	253	3.4%	362	4.4%
85+	41	0.7%	77	1.0%	94	1.1%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,032	96.4%	7,148	95.2%	7,702	94.0%
Black Alone	62	1.0%	104	1.4%	149	1.8%
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%	43	0.5%
Two or More Races	92	1.5%	149	2.0%	205	2.5%
Hispanic Origin (Any Race)	104	1.7%	164	2.2%	218	2.7%

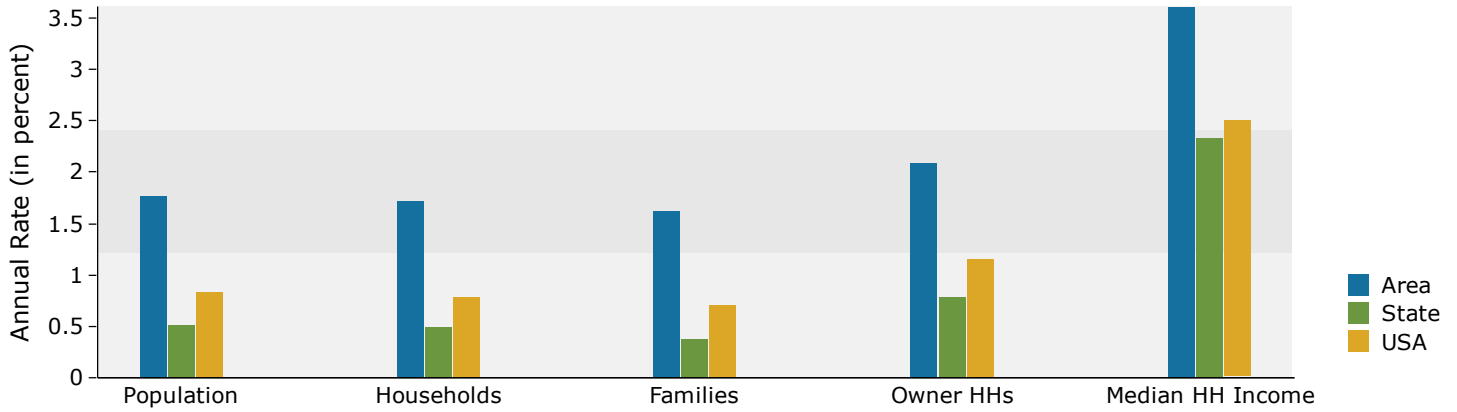
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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

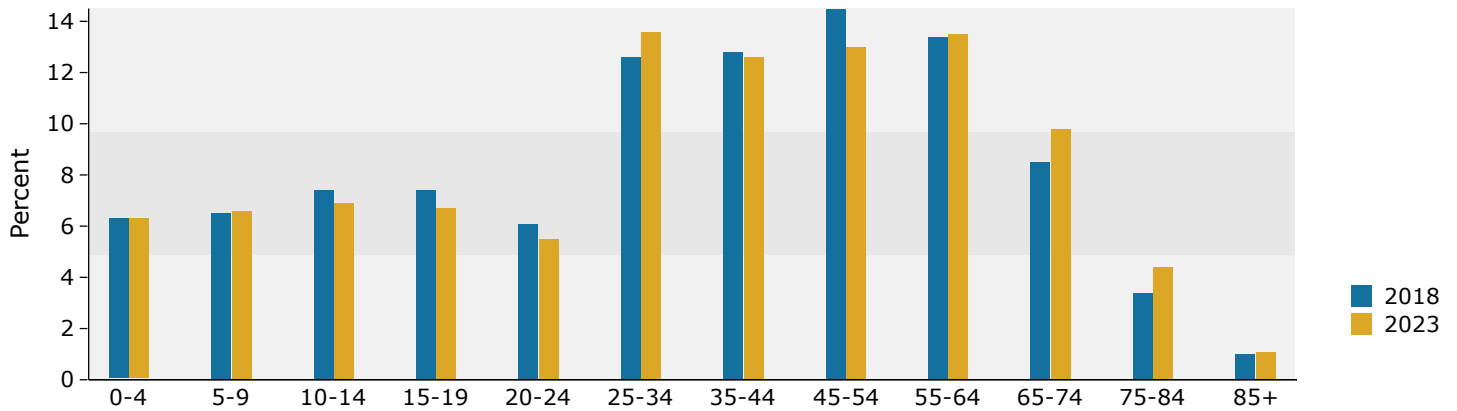
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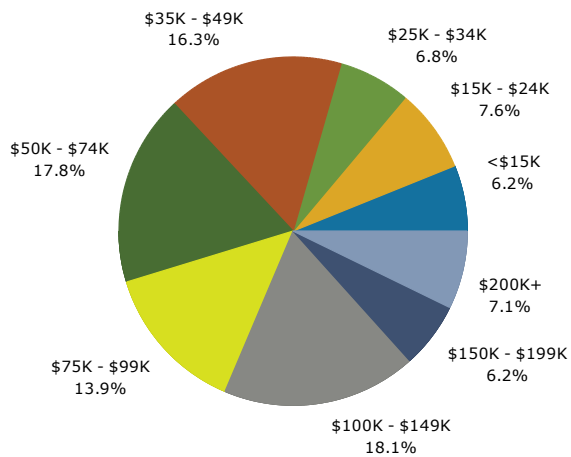
Trends 2018-2023



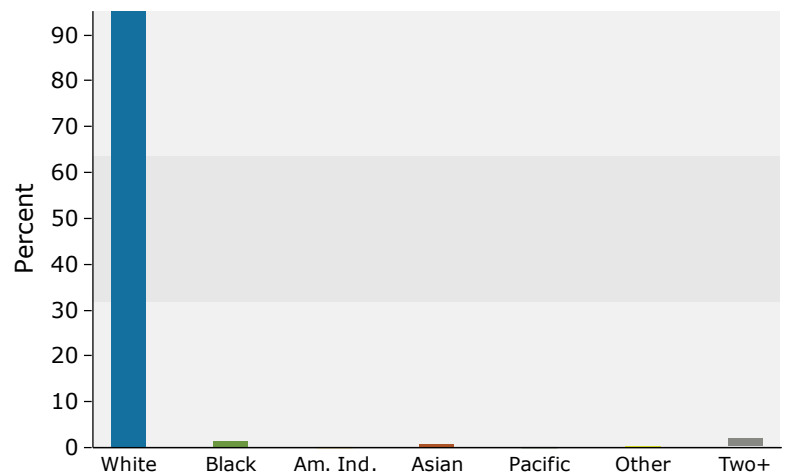
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 2.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

Walton Town Center
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 Ring: 5 mile radius

Prepared by Esri
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Summary	Census 2010	2018	2023
Population	17,396	19,635	21,094
Households	6,170	6,935	7,434
Families	4,829	5,352	5,710
Average Household Size	2.82	2.83	2.84
Owner Occupied Housing Units	4,959	5,403	5,862
Renter Occupied Housing Units	1,211	1,533	1,571
Median Age	37.6	39.5	40.1
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.44%	0.51%	0.83%
Households	1.40%	0.50%	0.79%
Families	1.30%	0.37%	0.71%
Owner HHs	1.64%	0.78%	1.16%
Median Household Income	2.20%	2.33%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	429	6.2%	319	4.3%
\$15,000 - \$24,999	394	5.7%	309	4.2%
\$25,000 - \$34,999	455	6.6%	406	5.5%
\$35,000 - \$49,999	947	13.7%	879	11.8%
\$50,000 - \$74,999	1,236	17.8%	1,262	17.0%
\$75,000 - \$99,999	1,115	16.1%	1,273	17.1%
\$100,000 - \$149,999	1,263	18.2%	1,642	22.1%
\$150,000 - \$199,999	559	8.1%	727	9.8%
\$200,000+	538	7.8%	617	8.3%
Median Household Income	\$75,113		\$83,744	
Average Household Income	\$95,690		\$107,709	
Per Capita Income	\$34,065		\$38,235	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,124	6.5%	1,189	6.1%	1,271	6.0%
5 - 9	1,414	8.1%	1,297	6.6%	1,374	6.5%
10 - 14	1,454	8.4%	1,429	7.3%	1,450	6.9%
15 - 19	1,310	7.5%	1,357	6.9%	1,375	6.5%
20 - 24	797	4.6%	1,078	5.5%	1,014	4.8%
25 - 34	1,940	11.2%	2,336	11.9%	2,656	12.6%
35 - 44	2,624	15.1%	2,561	13.0%	2,752	13.0%
45 - 54	2,827	16.3%	2,884	14.7%	2,793	13.2%
55 - 64	2,157	12.4%	2,767	14.1%	2,915	13.8%
65 - 74	1,127	6.5%	1,858	9.5%	2,252	10.7%
75 - 84	511	2.9%	702	3.6%	1,016	4.8%
85+	109	0.6%	176	0.9%	225	1.1%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	16,805	96.6%	18,718	95.3%	19,849	94.1%
Black Alone	142	0.8%	226	1.2%	314	1.5%
American Indian Alone	22	0.1%	23	0.1%	25	0.1%
Asian Alone	154	0.9%	244	1.2%	337	1.6%
Pacific Islander Alone	1	0.0%	2	0.0%	3	0.0%
Some Other Race Alone	73	0.4%	106	0.5%	139	0.7%
Two or More Races	200	1.1%	315	1.6%	427	2.0%
Hispanic Origin (Any Race)	253	1.5%	377	1.9%	499	2.4%

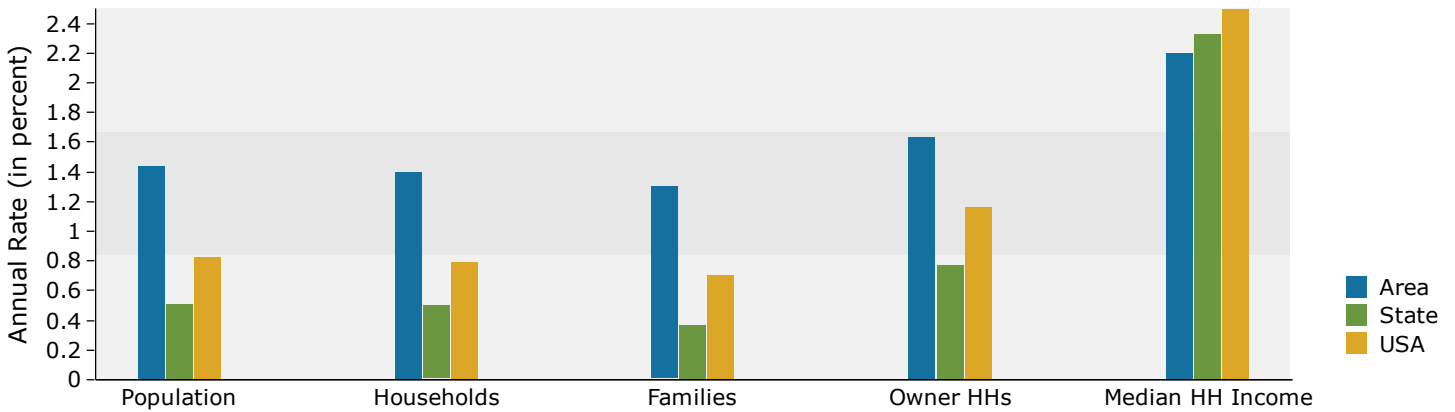
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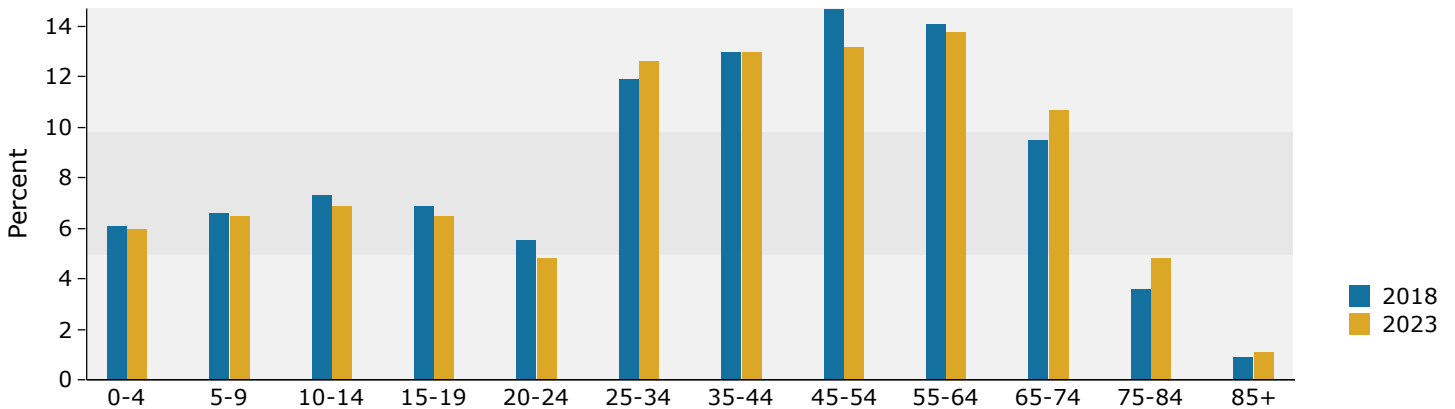
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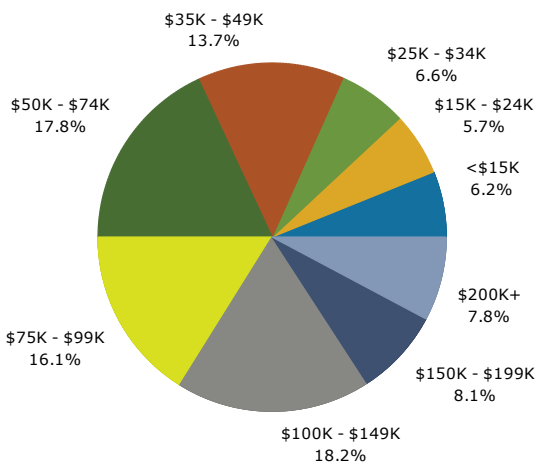
Trends 2018-2023



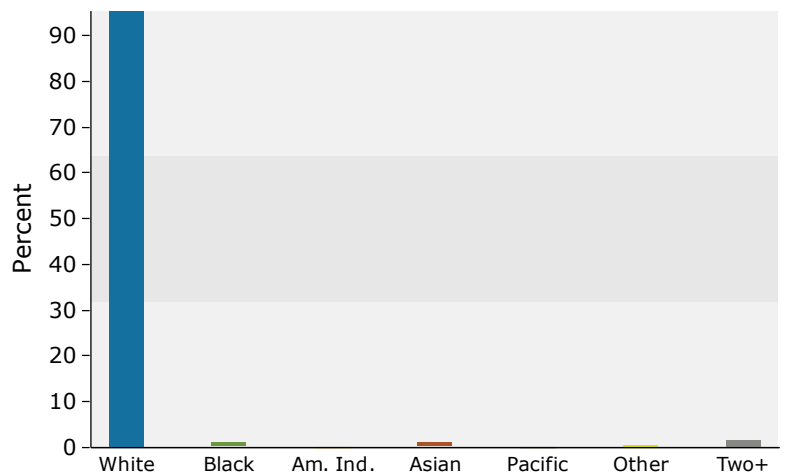
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 1.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.