

THE BAXTER | Louisville, Kentucky



Edwards Communities Development Company is excited to announce The Baxter, an exciting new mixed-use development. The project will bring over 30,000 square feet of first-floor retail, 260 apartments, an onsite 550-space parking garage including over 100 parking spaces for the retail to the thriving neighborhoods of Phoenix Hill and The Highlands. Retailers will enjoy a significant presence on Baxter Avenue and West Broadway with high visibility to pedestrians and the 41,000 cars that pass the site on a daily basis.

The neighboring communities, including Germantown and Cherokee Triangle, offer a diverse mix of desirable neighborhoods and impressive demographics. Join one of the premier and trendy retail corridors in Louisville.

Edwards Communities Development Company has built more than 35,000 residential units and nearly 12,000 student housing beds, offering truly upscale amenity-filled communities in premier locations.

SIZE

31,285 square feet

LOCATION

Louisville, Kentucky
Baxter Avenue and East Broadway

TRAFFIC COUNTS

Baxter Avenue - 22,000
West Broadway - 19,000



KEY DEMOGRAPHICS

5-MILE RADIUS

POPULATION

Current Estimated Population	266,222
Projected Population (5 Years)	275,675
2010 Census Population	256,054

HOUSEHOLDS

Current Estimated Households	120,976
Projected Households (5 Years)	127,903
2010 Census Households	113,106

INCOME

Average Household Income	\$64,503
Household Income \$50,000+	47.4%

MEDIAN AGE

37 years

DAYTIME DEMOGRAPHICS

Number of Businesses	16,832
Number of Employees	243,393
Total Daytime Population	331,222

CONSUMER EXPENDITURES

Total Retail Expenditures	\$2.95 B
Per Household per Month	\$2,034

LEASING CONTACTS

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