

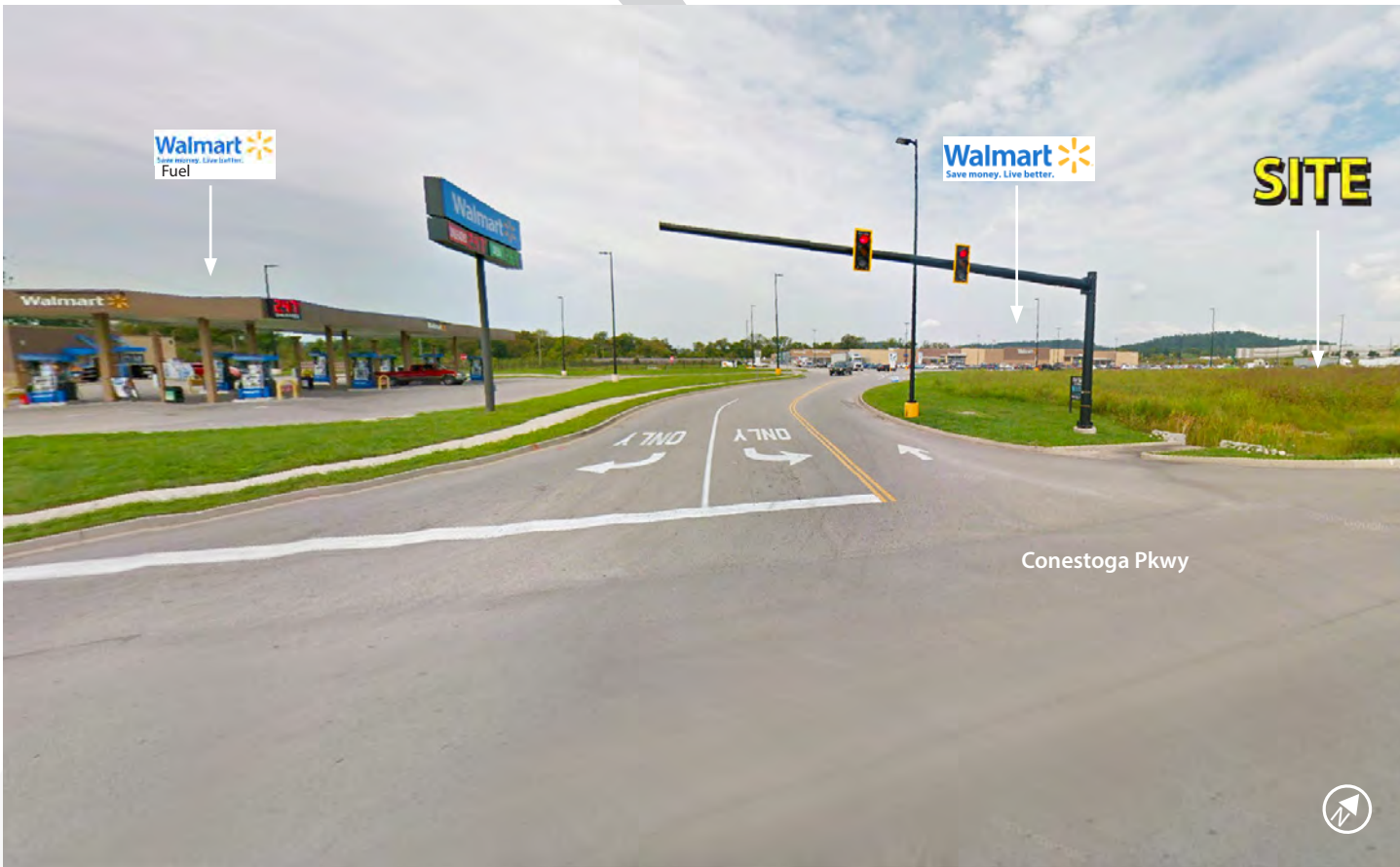


f t in

859.816.5461
edgegp.com

WALMART ANCHORED OUTLOT - SHEPHERDSVILLE, KY 545 Conestoga Pkwy., Shepherdsville, KY 40165

1 Acre Available



Demographics:

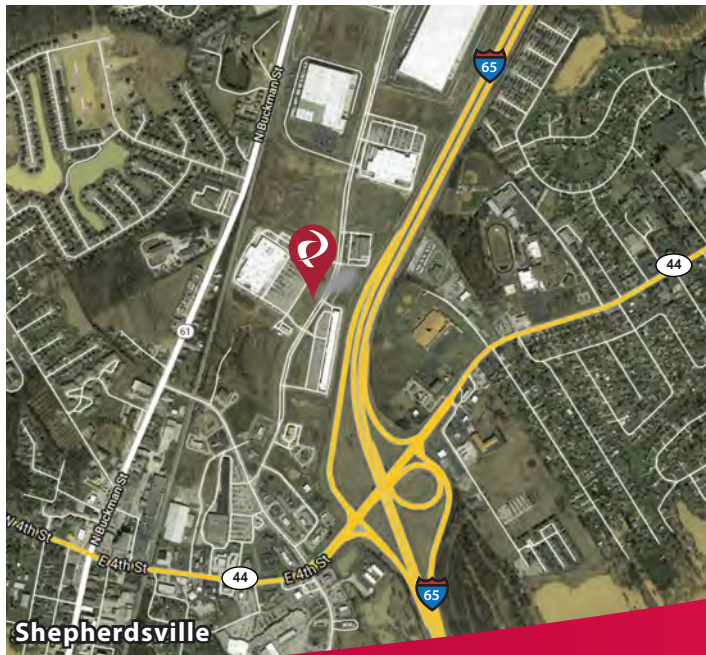
2018 Estimates	1 Mile	3 Mile	5 Mile
Population	5,187	17,546	32,730
Households	2,154	6,683	12,574
Median Household Income	\$55,720	\$59,453	\$64,302
Total Number of Employees	2,614	7,130	11,741

Traffic Counts:

	ADT
SR 44	23,364 ADT (KTYC 2016)
E 4th Street West of Adam Shepherd Pkwy	15,133 ADT (2016)

Contact: Patrick Reynolds

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128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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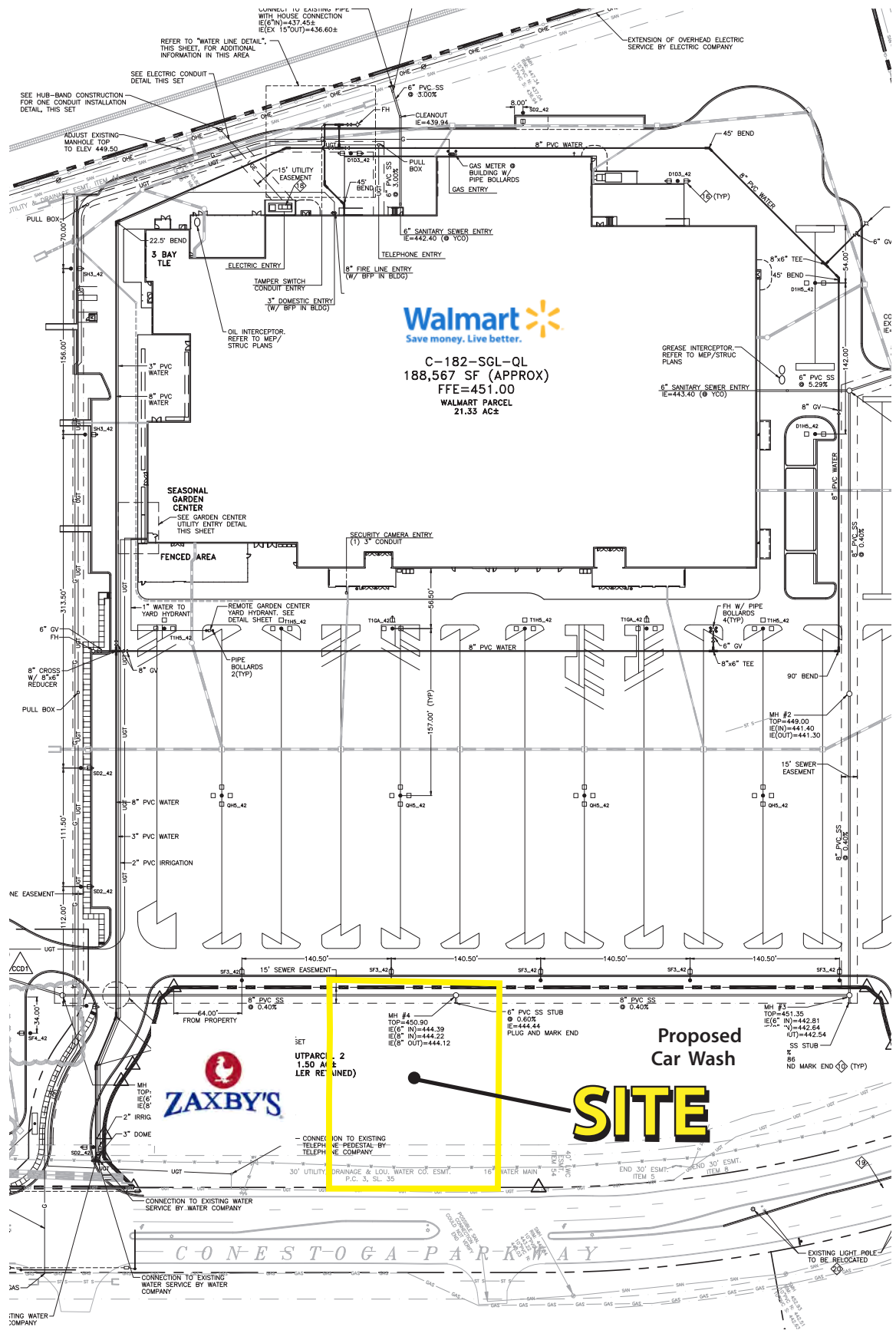
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C-182-SGL-QL
 188,567 SF (APPROX)
 FFE=451.00
 WALMART PARCEL
 21.33 AC±



Proposed Car Wash

SITE

UTPARC. 2
 1.50 AC±
 (LER REMAINED)

MH #4
 TOP=450.90
 IE(6" IN)=444.39
 IE(8" IN)=444.22
 IE(8" OUT)=444.12

MH #3
 TOP=451.35
 IE(6" IN)=442.81
 IE(8" IN)=442.64
 IE(UT)=442.54
 SS STUB
 8" ND MARK END (TYP)

6" PVC SS STUB
 @ 0.60%

8" PVC SS
 @ 0.40%

6" PVC SS PLUG AND MARK END

30' UTILITY DRAINAGE & LOU. WATER CO. ESMT.
 P.C. 3, S.L. 35

16" WATER MAIN

END 30' ESMT. ITEM 5

BEND 30' ESMT. ITEM 6

CONNECTION TO EXISTING WATER SERVICE BY WATER COMPANY

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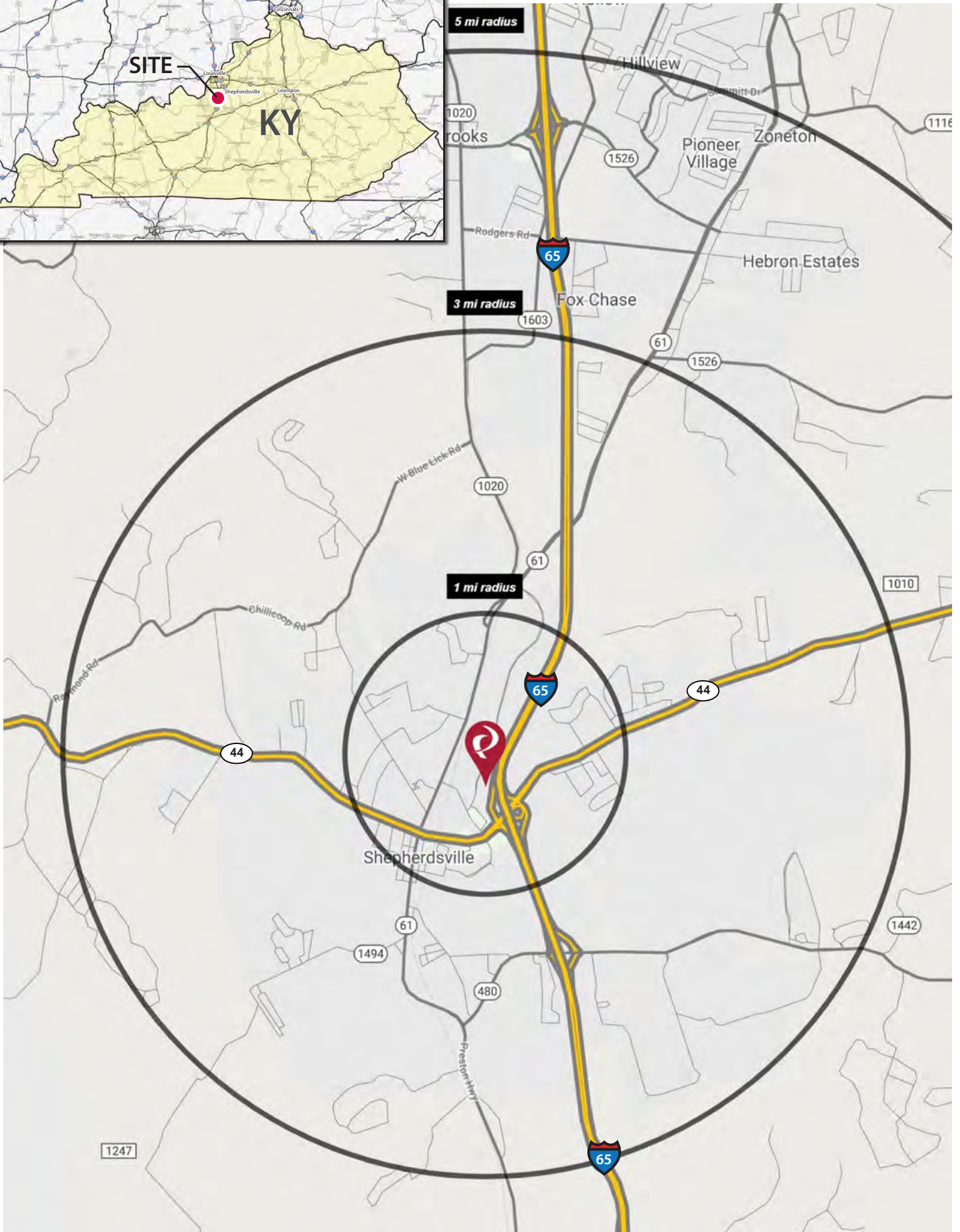
CONNECTION TO EXISTING WATER SERVICE BY WATER COMPANY

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SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.9988/-85.7072

RS1

544 Conestoga Pkwy

Shepherdsville, KY 40165

1 mi radius 3 mi radius 5 mi radius 10 mi radius

	1 mi radius	3 mi radius	5 mi radius	10 mi radius	
POPULATION	2018 Estimated Population	5,187	17,546	32,730	139,014
	2023 Projected Population	5,498	18,621	34,827	143,929
	2010 Census Population	4,262	15,749	29,957	130,906
	2000 Census Population	3,542	11,328	24,588	113,183
	Projected Annual Growth 2018 to 2023	1.2%	1.2%	1.3%	0.7%
	Historical Annual Growth 2000 to 2018	2.6%	3.0%	1.8%	1.3%
	2018 Median Age	37.4	35.5	40	38.2
HOUSEHOLDS	2018 Estimated Households	2,154	6,683	12,574	54,318
	2023 Projected Households	2,282	7,094	13,374	56,338
	2010 Census Households	1,733	5,806	11,157	49,594
	2000 Census Households	1,392	4,222	8,932	41,785
	Projected Annual Growth 2018 to 2023	1.2%	1.2%	1.3%	0.7%
	Historical Annual Growth 2000 to 2018	3.0%	3.2%	2.3%	1.7%
RACE AND ETHNICITY	2018 Estimated White	94.1%	94.8%	95.6%	88.7%
	2018 Estimated Black or African American	2.0%	1.6%	1.1%	5.5%
	2018 Estimated Asian or Pacific Islander	0.7%	0.6%	0.6%	1.4%
	2018 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%	0.3%
	2018 Estimated Other Races	2.7%	2.6%	2.3%	4.1%
	2018 Estimated Hispanic	2.3%	2.1%	1.9%	5.1%
INCOME	2018 Estimated Average Household Income	\$60,294	\$66,577	\$73,407	\$70,709
	2018 Estimated Median Household Income	\$55,720	\$59,453	\$64,302	\$60,454
	2018 Estimated Per Capita Income	\$25,036	\$25,578	\$28,320	\$27,680
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.2%	3.9%	4.2%	3.4%
	2018 Estimated Some High School (Grade Level 9 to 11)	8.1%	9.2%	9.4%	8.9%
	2018 Estimated High School Graduate	41.1%	40.3%	41.8%	38.9%
	2018 Estimated Some College	24.3%	23.4%	22.1%	23.2%
	2018 Estimated Associates Degree Only	8.1%	8.0%	8.6%	9.3%
	2018 Estimated Bachelors Degree Only	10.2%	10.0%	9.1%	10.8%
	2018 Estimated Graduate Degree	5.9%	5.2%	4.8%	5.5%
BUSINESS	2018 Estimated Total Businesses	323	714	1,164	3,423
	2018 Estimated Total Employees	2,614	7,130	11,741	37,226
	2018 Estimated Employee Population per Business	8.1	10.0	10.1	10.9
	2018 Estimated Residential Population per Business	16.0	24.6	28.1	40.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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View along Conestoga Pkwy. facing south



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