



SIZE

152,463 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
12,166	115,170	264,115
Households		
5,270	49,474	113,845
Median HH Income (\$)		
38,684	46,009	50,076

MAJOR TENANT(S)

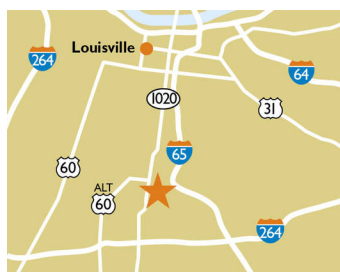
Kroger
Planet Fitness
Starbucks
GameStop

LEASING CONTACT

Andy Schneider
Mobile (513) 417-4369
aschneider@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

3165 S. 2nd Street | Louisville, KY 40208

PROPERTY HIGHLIGHTS

- Anchored by Kroger, the number one grocer in the Louisville area
- Additional national tenants include Starbucks, The UPS Store, Little Caesars, GameStop, Cricket Wireless, European Wax Center and FedEx
- Located in Louisville, Kentucky, with a population exceeding 115,100 in a three-mile radius
- The center is located three miles south of downtown Louisville and sits directly across from the new state-of-the-art baseball stadium on the University of Louisville campus



CENTRAL STATION

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SPACE	TENANT	SQ. FT.			
3129	Benchmark Physical Therapy	1,400 SF			
OUT	Kroger Fuel				
3101	Beef O' Brady's	4,193 SF	3131	The UPS Store	1,436 SF
3103	Starbucks	1,900 SF	3135	Double Dragon	1,930 SF
3107	FedEx Office	1,837 SF	3135B	Derby Smoke	1,120 SF
3111	GameStop	1,751 SF	3135C	Bento Cafe	1,534 SF
3113	Edward Jones	1,390 SF	3137	State Farm Insurance	1,400 SF
3115	European Wax Center	1,918 SF	3151	CenterWell	7,300 SF
3117	Cricket	1,248 SF	3165	Kroger	92,690 SF
3119	Pretty Nails	1,610 SF	3181	Planet Fitness	14,000 SF
3120	Thoroughbred Vapors	1,574 SF	31052	Masa Japanese	4,051 SF
			31053	T-Mobile	2,200 SF
3121	Little Caesars	1,330 SF	TOTAL SQ. FT.		152,463
3122	Sam's Gyros	1,575 SF			
3125	Advantage Staffing	1,676 SF			
3127	502 Salon Cuts & Braids	1,400 SF			

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

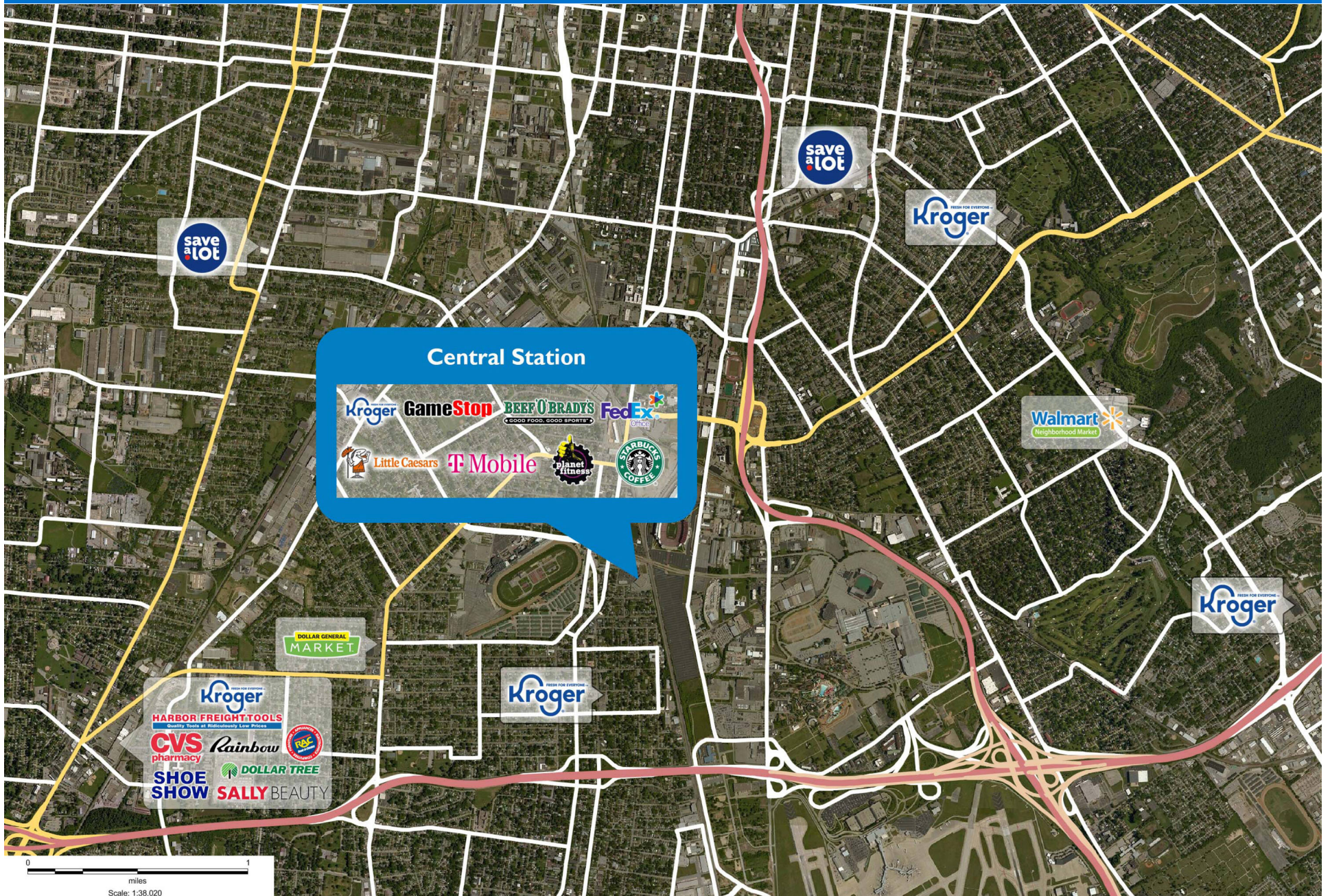
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.203946

Longitude: -85.762416

Central Station Louisville, KY		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	12,166	115,170	264,115
	2028 Projected Population	11,957	114,377	263,080
	2010 Census Population	11,686	113,265	263,613
	2000 Census Population	12,594	119,411	270,751
	1990 Census Population	13,278	123,776	283,465
	Historical Annual Growth 1990 to 2000	-0.53%	-0.36%	-0.46%
	Historical Annual Growth 2000 to 2010	-0.75%	-0.53%	-0.27%
	Estimated Annual Growth 2010 to 2023	0.29%	0.12%	0.01%
	Projected Annual Growth 2023 to 2028	-0.35%	-0.14%	-0.08%
	Median Age	32.6	35.3	37.2
Households	Q4 2023 Estimated Households	5,270	49,474	113,845
	2028 Projected Households	5,168	49,086	113,454
	2010 Census Households	4,788	48,603	112,746
	2000 Census Households	5,348	51,874	116,441
	1990 Census Households	5,567	52,600	117,797
	Historical Annual Growth 1990 to 2000	-0.40%	-0.14%	-0.12%
	Historical Annual Growth 2000 to 2010	-1.10%	-0.65%	-0.32%
	Estimated Annual Growth 2010 to 2023	0.70%	0.13%	0.07%
	Projected Annual Growth 2023 to 2028	-0.39%	-0.16%	-0.07%
	Population per Household	2.23	2.20	2.21
Population by Race	White	54.9%	50.6%	50.2%
	Black or African American	27.3%	34.4%	35.5%
	Asian & Pacific Islander	1.6%	3.1%	2.6%
	Other Races	6.2%	5.4%	4.8%
	Hispanic Population	10.0%	6.5%	7.0%
Income	Average Household Income	\$51,811	\$63,708	\$70,727
	Median Household Income	\$38,684	\$46,009	\$50,076
	Per Capita Income	\$22,823	\$28,450	\$31,511
Education (Age 25+)	Elementary	8.2%	5.1%	3.9%
	Some High School	12.7%	10.1%	9.0%
	High School Graduate	35.0%	29.3%	29.9%
	Some College	23.2%	23.8%	22.0%
	Associates Degree Only	6.7%	7.3%	7.8%
	Bachelors Degree Only	10.0%	14.4%	15.9%
	Graduate Degree	4.2%	10.1%	11.5%
Business	Number of Businesses	345	3,646	11,316
	Total Number of Employees	6,388	64,472	189,541
	Employees per Business	18.51	17.68	16.75
	Residential Population per Business	35.25	31.59	23.34

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