



ELIZABETHTOWN, KY

---

## MARKET PROFILE 2020

**MAJOR RETAILERS** American Eagle, Bath & Body Works, Belk, Burkes Outlet,  
JCPenney, Justice, Shoe Dept Encore, Victoria's Secret, Zales

**RESTAURANTS & ENTERTAINMENT** LongHorn Steakhouse | **FOOD COURT** 5 units

**PROPERTY TYPE** Regional | **TOTAL SQUARE FEET** 350,000 | **BUILT** 1985

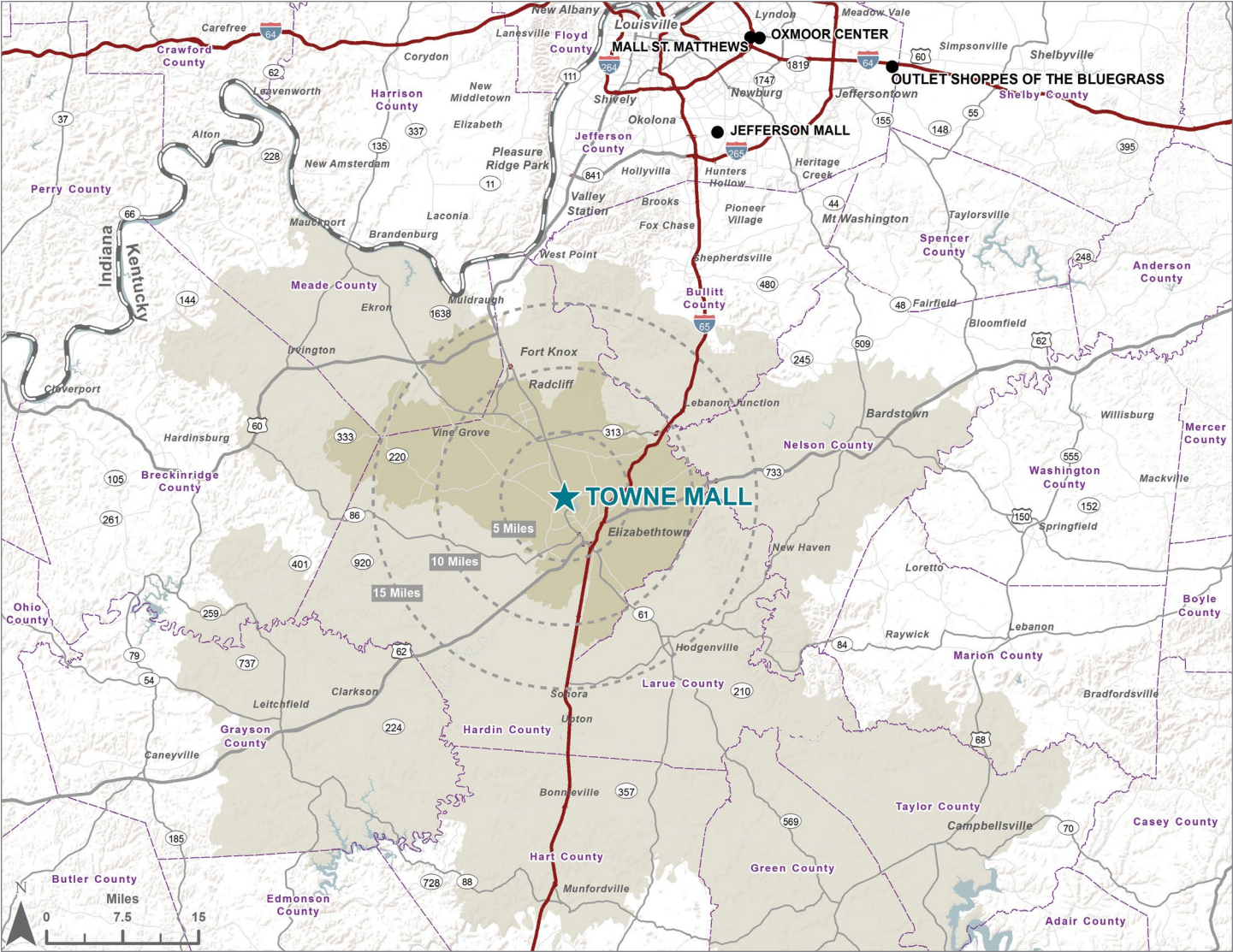
**FOR MORE INFORMATION** 270-737-1617 | [Macerich.com](http://Macerich.com)



# DEMOGRAPHIC SUMMARY

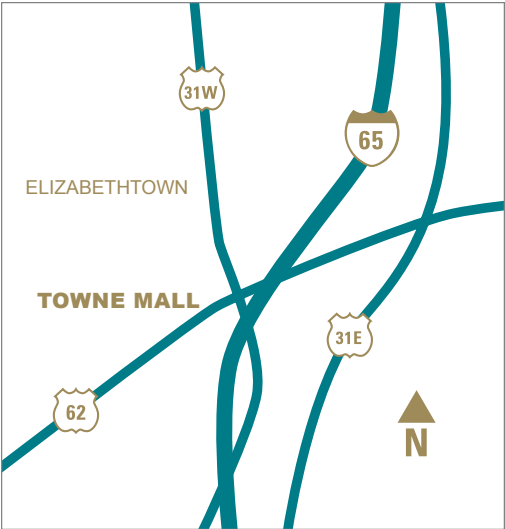
POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		ELIZABETHTOWN-FORT KNOX, KY [MSA]	
2019 Total Population	95,912		268,937		155,994	
2024 Total Population	98,217		274,658		158,874	
2019-2024 Population Growth	2.4%		2.1%		1.8%	
HOUSEHOLDS						
2019 Total Households	37,281		102,685		58,550	
2024 Total Households	38,194		104,946		59,710	
2019-2024 Household Growth	2.4%		2.2%		2.0%	
INCOME						
Average Household Income	\$70,417		\$64,298		\$67,891	
Median Household Income	\$52,938		\$48,805		\$51,781	
Per Capita Income	\$27,444		\$24,872		\$25,955	
HOUSEHOLD INCOME RANGES						
\$50,000 +	19,567	52.5%	50,413	49.1%	30,293	51.8%
\$75,000 +	13,863	37.2%	31,797	31.0%	20,333	34.7%
\$100,000 +	8,026	21.5%	18,024	17.6%	11,465	19.6%
\$150,000 +	2,587	6.9%	5,589	5.4%	3,555	6.1%
AGE						
Median Age	38.1		38.5		36.9	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	16,468	25.0%	35,274	19.2%	23,244	22.1%
White Collar	27,784	58.6%	62,882	51.6%	39,081	54.8%
RACE / ETHNICITY						
White	74,055	77.2%	231,705	86.2%	127,529	81.8%
Black	12,813	13.4%	20,805	7.7%	16,301	10.4%
American Indian	408	0.4%	993	0.4%	722	0.5%
Asian	2,505	2.6%	3,656	1.4%	2,929	1.9%
Pacific Islander	373	0.4%	515	0.2%	487	0.3%
Other Race	5,758	6.0%	11,263	4.2%	8,026	5.1%
Hispanic or Latino	5,324	5.6%	10,681	4.0%	8,254	5.3%
Not Hispanic or Latino	90,588	94.4%	258,256	96.0%	147,740	94.7%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	504		1,571		2,412	
Total Employees	6,293		17,367		29,558	
Daytime Population	10,938		36,364		61,630	

# TRADE AREA MAP



## LEGEND

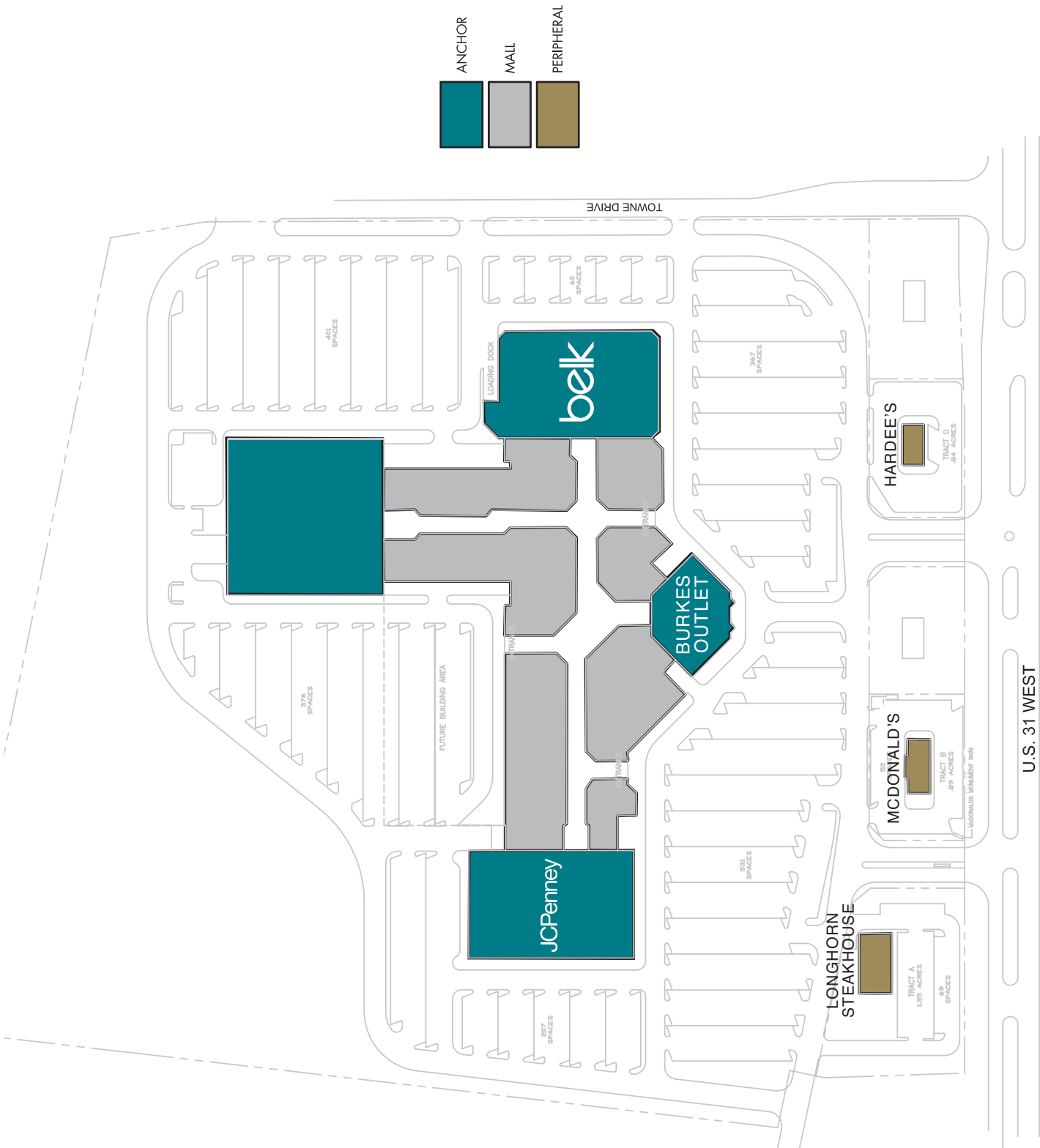
- ★ TOWNE MALL
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS



10% PCW



# SITE PLAN



# MARKET FACT SHEET

ONLY  
ENCLOSED  
SHOPPING CENTER  
WITHIN 40 MILES

FORT KNOX,  
HAS BEEN SELECTED AS THE  
4TH U.S. ARMY HEADQUARTERS,  
WHICH WILL BRING TO  
KENTUCKY AN ADDITIONAL  
635 SOLDIERS. THE ARMY  
PLANS TO ACTIVATE V CORPS  
HEADQUARTERS BY FALL 2020.

ELIZABETHTOWN IS LOCATED  
AT THE INTERSECTION OF  
3 MAJOR HIGHWAYS  
INTERSTATE 65,  
BLUEGRASS PARKWAY  
AND THE WESTERN  
KENTUCKY PARKWAY

ELIZABETHTOWN IS  
CENTRALLY LOCATED  
WITHIN 400 MILES  
OF 12 MAJOR U.S.  
CITIES, INCLUDING  
INDIANAPOLIS, ST. LOUIS,  
ATLANTA AND NASHVILLE

ELIZABETHTOWN  
MSA RANKED 21ST IN  
USA IN ECONOMIC  
GROWTH WITH  
GROSS DOMESTIC  
PRODUCT GROWTH  
OF 4.6% PUTTING  
THE MSA IN THE  
TOP 5%  
NATIONALLY



BLUEGRASS SPORTSPLEX,  
A MULTIMILLION-DOLLAR  
INDOOR SPORTS COMPLEX  
OPENED IN JANUARY 2020. THE  
103,000-SQUARE-FOOT BUILDING WILL  
HOST SOCCER, FUTSAL, LACROSSE AND  
7-ON-7 FOOTBALL. THE MULTI-USE  
COURTS CAN BE USED FOR VOLLEYBALL,  
BASKETBALL, PICKLEBALL AND  
MIXED MARTIAL ARTS.

LOCATED NEAR ELIZABETHTOWN, THE KENTUCKY BOURBON TRAIL ATTRACTS  
1.2 MILLION VISITORS AND DISTILLS 95% OF THE WORLD'S BOURBON SUPPLY

KENTUCKY IS ON PACE FOR RECORD GROWTH BY 2020 – MORE THAN  
24,000 PEOPLE WILL OWE THEIR PAYCHECKS TO THE DISTILLING INDUSTRY  
FOR A TOTAL PAYROLL OF \$1.2 BILLION ANNUALLY AND \$10 BILLION IN  
ECONOMIC OUTPUT.

FUTURE JOB GROWTH OVER THE NEXT 10 YEARS IS PREDICTED TO BE 35%

## YEARLY SALES

JAN	5.9%	MAY	7.1%	SEP	7.3%
FEB	7.4%	JUN	8.2%	OCT	7.5%
MAR	9.1%	JUL	7.8%	NOV	10.2%
APR	7.6%	AUG	7.0%	DEC	14.9%





- OWNED
- OTHER



I-65

HARDIN MEMORIAL  
HEALTH HOSPITAL

TARGET

FEEDER'S SUPPLY

LOWE'S

WALMART

HARBOR FREIGHT

KAY'S

QDOBA

FIREHOUSE SUBS

SLEEP NUMBER

HOBBY LOBBY

BUFFALO WILD WINGS

PANDA EXPRESS

HOME DEPOT

WALGREENS

TACO BELL

LONGHORN STEAKHOUSE

MCDONALD'S

JCPENNEY

FAZOLI'S

BURKES OUTLET

HARDEE'S

BOB EVANS

BELK

PANERA BREAD

JOANN FABRIC  
& CRAFTS

PET SUPPLIES PLUS

LIQUOR BARN

DOLLAR TREE

FURNITURE  
LIQUIDATORS

STARBUCKS

OLIVE GARDEN

STARBUCKS

BURKES OUTLET

JCPENNEY

HOME DEPOT

HOBBY LOBBY

BUFFALO WILD WINGS

PANDA EXPRESS

QDOBA

KAY'S

HARBOR FREIGHT

FEEDER'S SUPPLY

LOWE'S

WALMART

LIQUOR BARN

DOLLAR TREE

FURNITURE LIQUIDATORS

STARBUCKS

OLIVE GARDEN

AT HOME

GAP

OLD NAVY

BARNES & NOBLE

MICHAEL'S

KIRKLAND

T.J. MAXX

BED BATH & BEYOND

KROGER

BOB EVANS

HARDEE'S

FAZOLI'S

MCDONALD'S

LONGHORN STEAKHOUSE

TACO BELL

WALGREENS

SLEEP NUMBER

FIREHOUSE SUBS

QDOBA

KAY'S

HARBOR FREIGHT

FEEDER'S SUPPLY

LOWE'S

WALMART

LIQUOR BARN

DOLLAR TREE

FURNITURE LIQUIDATORS

STARBUCKS

OLIVE GARDEN

AT HOME

GAP

OLD NAVY

BARNES & NOBLE

MICHAEL'S

KIRKLAND

T.J. MAXX

BED BATH & BEYOND

KROGER

BOB EVANS

HARDEE'S

FAZOLI'S

MCDONALD'S

LONGHORN STEAKHOUSE

TACO BELL

WALGREENS

SLEEP NUMBER

FIREHOUSE SUBS

QDOBA

KAY'S

HARBOR FREIGHT

FEEDER'S SUPPLY

LOWE'S

WALMART

LIQUOR BARN

DOLLAR TREE

FURNITURE LIQUIDATORS

STARBUCKS

OLIVE GARDEN

AT HOME

GAP

OLD NAVY

BARNES & NOBLE

MICHAEL'S

KIRKLAND

T.J. MAXX

BED BATH & BEYOND

KROGER

BOB EVANS

HARDEE'S

FAZOLI'S

MCDONALD'S

LONGHORN STEAKHOUSE

TACO BELL

WALGREENS

SLEEP NUMBER

FIREHOUSE SUBS

QDOBA

KAY'S

HARBOR FREIGHT

FEEDER'S SUPPLY

LOWE'S

WALMART

LIQUOR BARN

DOLLAR TREE

FURNITURE LIQUIDATORS

STARBUCKS

OLIVE GARDEN

AT HOME

GAP

OLD NAVY

BARNES & NOBLE

MICHAEL'S

KIRKLAND

T.J. MAXX

BED BATH & BEYOND

KROGER

BOB EVANS

HARDEE'S

FAZOLI'S

MCDONALD'S

LONGHORN STEAKHOUSE

TACO BELL

WALGREENS

SLEEP NUMBER

FIREHOUSE SUBS

QDOBA

KAY'S

HARBOR FREIGHT

FEEDER'S SUPPLY

LOWE'S

WALMART

LIQUOR BARN

DOLLAR TREE

FURNITURE LIQUIDATORS

STARBUCKS

OLIVE GARDEN

AT HOME

GAP

OLD NAVY

BARNES & NOBLE

MICHAEL'S

KIRKLAND

T.J. MAXX

BED BATH & BEYOND

KROGER

BOB EVANS

HARDEE'S

FAZOLI'S

MCDONALD'S

LONGHORN STEAKHOUSE

TACO BELL

WALGREENS

SLEEP NUMBER

FIREHOUSE SUBS

QDOBA

KAY'S

HARBOR FREIGHT

FEEDER'S SUPPLY

LOWE'S

WALMART

LIQUOR BARN

DOLLAR TREE

FURNITURE LIQUIDATORS

STARBUCKS

OLIVE GARDEN

AT HOME

GAP

OLD NAVY

BARNES & NOBLE

MICHAEL'S

KIRKLAND

T.J. MAXX

BED BATH & BEYOND

KROGER

BOB EVANS

HARDEE'S

FAZOLI'S

MCDONALD'S

LONGHORN STEAKHOUSE

TACO BELL

WALGREENS

SLEEP NUMBER

FIREHOUSE SUBS

QDOBA

KAY'S

HARBOR FREIGHT

FEEDER'S SUPPLY

LOWE'S

WALMART

LIQUOR BARN

DOLLAR TREE

FURNITURE LIQUIDATORS

STARBUCKS

OLIVE GARDEN

AT HOME

GAP

OLD NAVY

BARNES & NOBLE

MICHAEL'S

KIRKLAND

T.J. MAXX

BED BATH & BEYOND

KROGER

BOB EVANS

HARDEE'S

FAZOLI'S

MCDONALD'S

LONGHORN STEAKHOUSE

TACO BELL

WALGREENS

SLEEP NUMBER

FIREHOUSE SUBS

QDOBA

KAY'S

HARBOR FREIGHT

FEEDER'S SUPPLY

LOWE'S

WALMART

LIQUOR BARN

DOLLAR TREE

FURNITURE LIQUIDATORS

STARBUCKS

OLIVE GARDEN

AT HOME

GAP

OLD NAVY

BARNES & NOBLE

MICHAEL'S

KIRKLAND

T.J. MAXX

BED BATH & BEYOND

KROGER

BOB EVANS

HARDEE'S

FAZOLI'S

MCDONALD'S

LONGHORN STEAKHOUSE

TACO BELL

WALGREENS

SLEEP NUMBER

FIREHOUSE SUBS

QDOBA

KAY'S

HARBOR FREIGHT

FEEDER'S SUPPLY

LOWE'S

WALMART

LIQUOR BARN

DOLLAR TREE

FURNITURE LIQUIDATORS

STARBUCKS

OLIVE GARDEN

AT HOME

GAP

OLD NAVY

BARNES & NOBLE

MICHAEL'S

KIRKLAND

T.J. MAXX

BED BATH & BEYOND

KROGER

BOB EVANS

HARDEE'S

FAZOLI'S

MCDONALD'S

LONGHORN STEAKHOUSE

TACO BELL

WALGREENS

SLEEP NUMBER

FIREHOUSE SUBS

QDOBA

KAY'S

HARBOR FREIGHT

FEEDER'S SUPPLY

LOWE'S

WALMART

LIQUOR BARN

DOLLAR TREE

FURNITURE LIQUIDATORS

STARBUCKS

OLIVE GARDEN

AT HOME

GAP

OLD NAVY

BARNES & NOBLE

MICHAEL'S

KIRKLAND

T.J. MAXX

BED BATH & BEYOND

KROGER

BOB EVANS

HARDEE'S

FAZOLI'S

MCDONALD'S

LONGHORN STEAKHOUSE

TACO BELL

WALGREENS

SLEEP NUMBER

FIREHOUSE SUBS

QDOBA

KAY'S

HARBOR FREIGHT

FEEDER'S SUPPLY

LOWE'S

WALMART

LIQUOR BARN

DOLLAR TREE

FURNITURE LIQUIDATORS

STARBUCKS

OLIVE GARDEN

AT HOME

GAP

OLD NAVY

BARNES & NOBLE

MICHAEL'S

KIRKLAND