



ELIZABETHTOWN, KY

MARKET PROFILE 2021

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

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

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

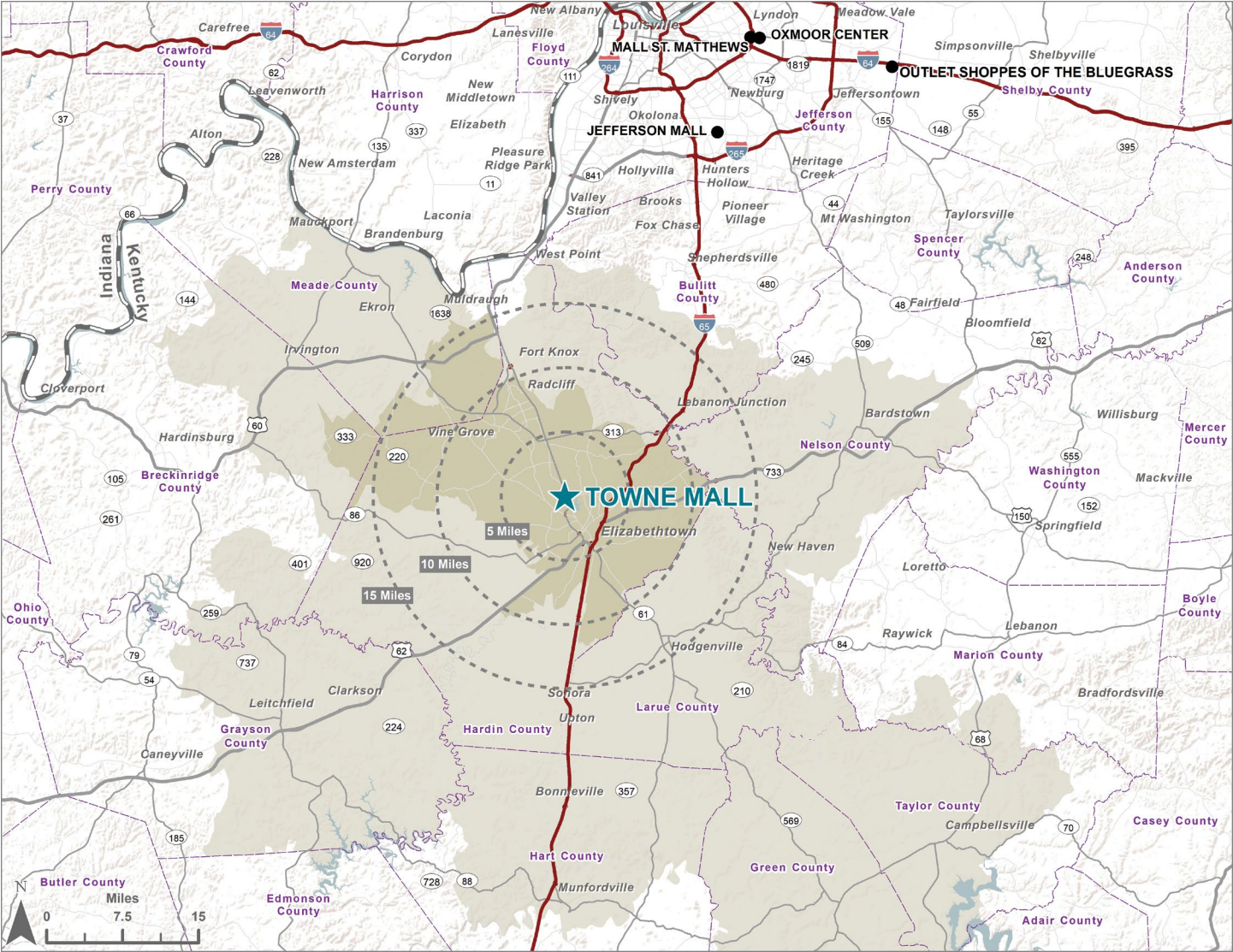
FOR MORE INFORMATION 270-737-1617 | Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		ELIZABETHTOWN-FORT KNOX, KY [MSA]	
2020 Total Population	99,386		272,911		159,860	
2025 Total Population	102,184		279,257		163,433	
2020-2025 Population Growth	2.8%		2.3%		2.2%	
HOUSEHOLDS						
2020 Total Households	38,762		104,511		60,221	
2025 Total Households	39,922		107,092		61,710	
2020-2025 Household Growth	3.0%		2.5%		2.5%	
INCOME						
Average Household Income	\$69,673		\$65,432		\$67,811	
Median Household Income	\$52,341		\$50,006		\$51,769	
Per Capita Income	\$27,247		\$25,406		\$26,061	
HOUSEHOLD INCOME RANGES						
\$50,000 +	20,325	52.4%	52,257	50.0%	31,292	52.0%
\$75,000 +	13,332	34.4%	32,459	31.1%	19,923	33.1%
\$100,000 +	8,505	21.9%	19,349	18.5%	12,188	20.2%
\$150,000 +	2,452	6.3%	5,823	5.6%	3,467	5.8%
AGE						
Median Age	38.3		38.6		37.1	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	17,260	25.3%	37,139	19.8%	24,318	22.6%
White Collar	24,577	60.0%	55,800	52.6%	34,284	56.2%
RACE / ETHNICITY						
White	76,684	77.2%	234,643	86.0%	130,294	81.5%
Black	13,234	13.3%	21,290	7.8%	16,820	10.5%
American Indian	363	0.4%	981	0.4%	688	0.4%
Asian	2,577	2.6%	3,655	1.3%	3,037	1.9%
Pacific Islander	381	0.4%	524	0.2%	497	0.3%
Other Race	6,147	6.2%	11,818	4.3%	8,524	5.3%
Hispanic or Latino	5,811	5.8%	11,458	4.2%	8,923	5.6%
Not Hispanic or Latino	93,575	94.2%	261,453	95.8%	150,937	94.4%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	499		1,530		2,345	
Total Employees	6,138		17,121		28,291	
Daytime Population	8,644		34,171		54,907	

TRADE AREA MAP

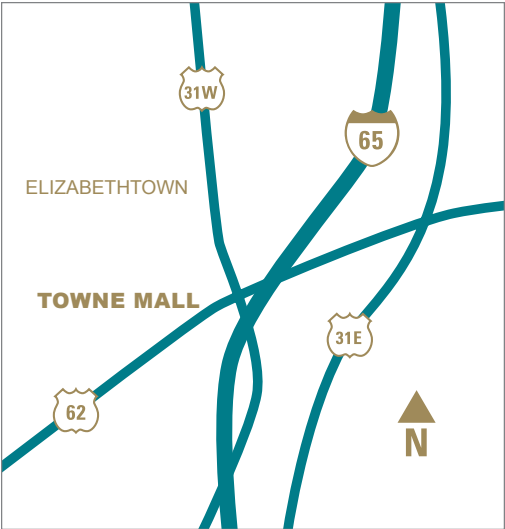


LEGEND

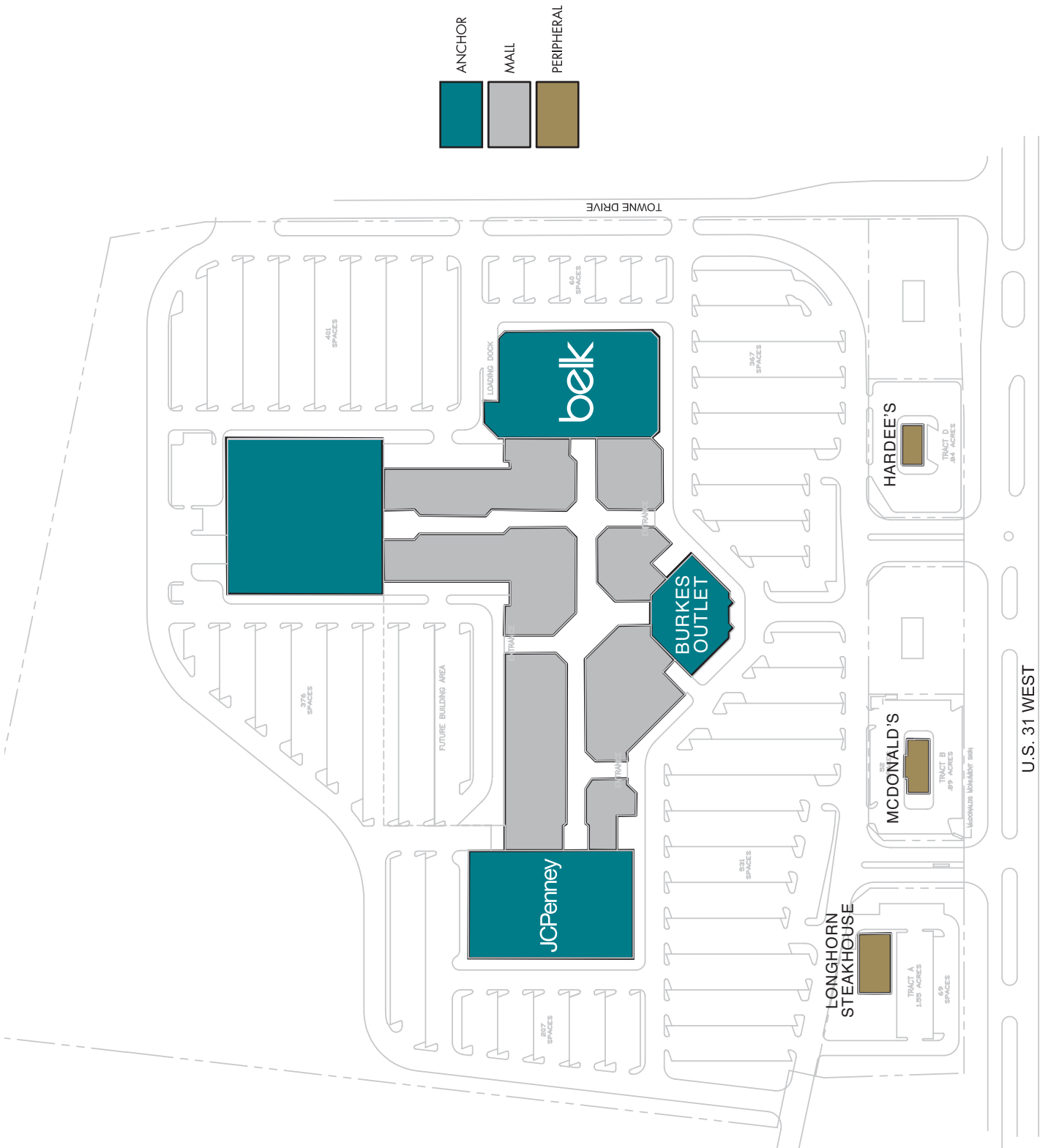
- ★ TOWNE MALL
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS



10% PCW



SITE PLAN



MARKET FACT SHEET

ONLY
ENCLOSED
SHOPPING CENTER
WITHIN 40 MILES

FORT KNOX,
IS ONE OF THE MOST
MULTIFUNCTIONAL INSTALLATIONS
IN THE ARMY. HOME TO MORE
THAN 30 COMMANDS AND
ORGANIZATIONS, THE ADDITION OF
FIFTH CORPS ADDS AN ESTIMATED
\$50 MILLION IN NEW PAYROLL.

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
U.S. 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 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

BOURBON IS AN \$8.6 BILLION SIGNATURE INDUSTRY IN KENTUCKY,
GENERATING MORE THAN 20,100 JOBS WITH AN ANNUAL PAYROLL TOPPING
\$1 BILLION. SPIRITS PRODUCTION AND CONSUMPTION POURS MORE THAN
\$235 MILLION IN STATE AND LOCAL TAX COFFERS EVERY YEAR.

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%



- 1 BELK
- 2 JCPENNEY
- 3 BATH & BODY WORKS
- 4 RUE21

- 5 FINISH LINE
- 6 VICTORIA'S SECRET
- 7 BURKES OUTLET
- 8 AMERICAN EAGLE

- 9 SHOE DEPT. ENCORE
- 10 LONGHORN STEAKHOUSE
- 11 MCDONALD'S

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