



ELIZABETHTOWN, KY

MARKET PROFILE 2022

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

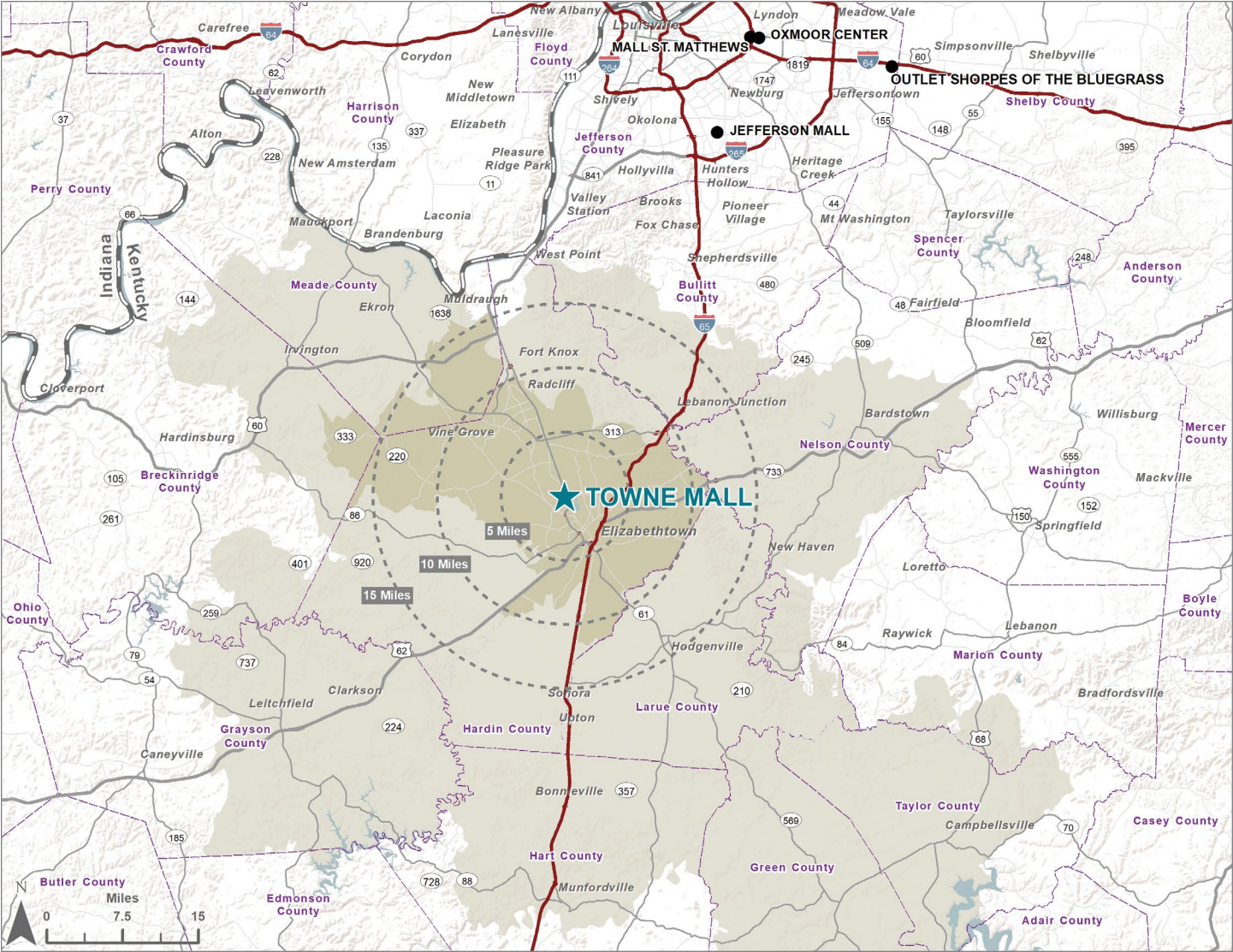
FOR MORE INFORMATION 270-737-1617 | Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		ELIZABETHTOWN-FORT KNOX, KY [MSA]	
2021 Total Population	100,767		275,813		162,213	
2026 Total Population	103,115		281,515		165,243	
2021-2026 Population Growth	2.3%		2.1%		1.9%	
HOUSEHOLDS						
2021 Total Households	39,375		105,809		61,254	
2026 Total Households	40,375		108,185		62,563	
2021-2026 Household Growth	2.5%		2.2%		2.1%	
INCOME						
Average Household Income	\$72,938		\$69,334		\$72,504	
Median Household Income	\$55,261		\$53,281		\$55,552	
Per Capita Income	\$28,579		\$26,979		\$27,898	
HOUSEHOLD INCOME RANGES						
\$50,000 +	22,114	56.2%	56,998	53.9%	34,640	56.6%
\$75,000 +	13,803	35.1%	35,400	33.5%	21,542	35.2%
\$100,000 +	9,436	24.0%	22,032	20.8%	14,191	23.2%
\$150,000 +	2,779	7.1%	7,235	6.8%	4,222	6.9%
AGE						
Median Age	38.5		38.9		37.3	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	16,645	23.9%	37,352	19.6%	24,129	21.9%
White Collar	27,125	60.7%	61,798	53.3%	37,951	57.0%
RACE / ETHNICITY						
White	77,795	77.2%	237,173	86.0%	132,328	81.6%
Black	13,430	13.3%	21,582	7.8%	17,066	10.5%
American Indian	365	0.4%	970	0.4%	683	0.4%
Asian	2,586	2.6%	3,635	1.3%	3,027	1.9%
Pacific Islander	393	0.4%	553	0.2%	521	0.3%
Other Race	6,198	6.2%	11,900	4.3%	8,588	5.3%
Hispanic or Latino	5,715	5.7%	11,332	4.1%	8,863	5.5%
Not Hispanic or Latino	95,053	94.3%	264,481	95.9%	153,350	94.5%
EMPLOYMENT / DAYTIME POPULATION						
	3 MILE		5 MILE		7 MILE	
Total Businesses	1,492		2,331		2,711	
Total Employees	17,589		29,311		33,788	
Daytime Population	35,259		56,940		76,966	

TRADE AREA MAP

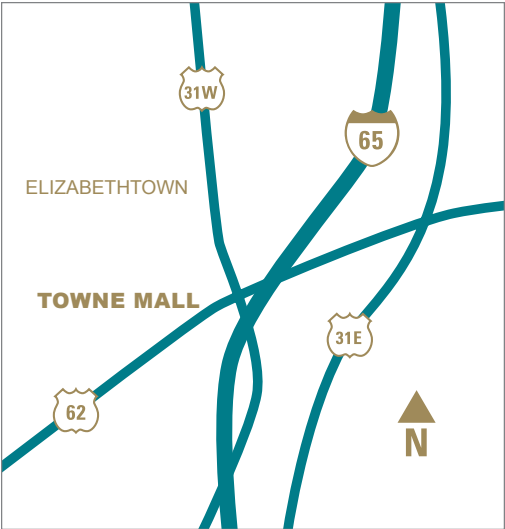


LEGEND

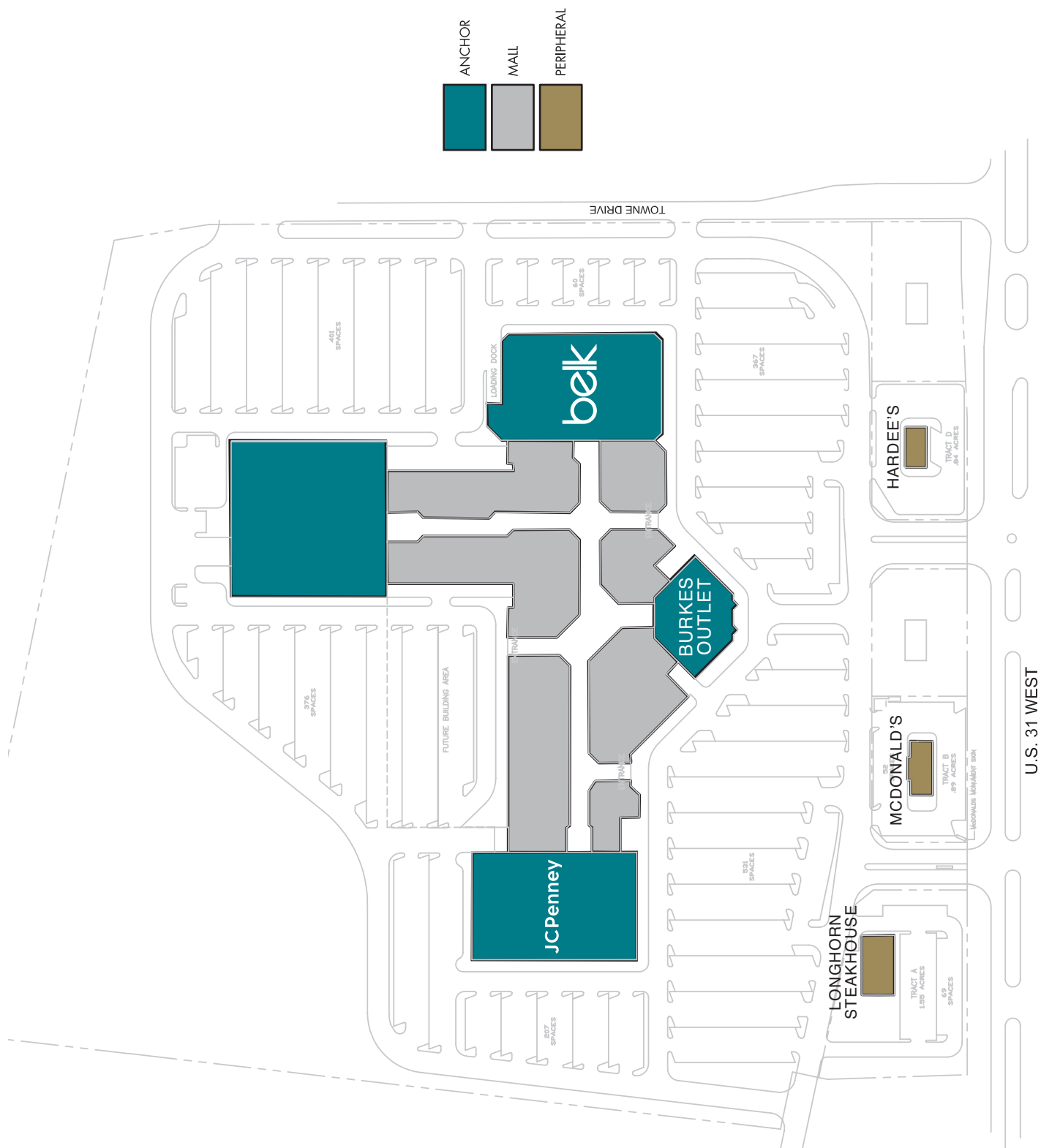
- ★ TOWNE MALL
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS



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

2ND LOWEST
COST OF LIVING
IN THE STATE
OF KENTUCKY
(USNEWS, 2020)



BLUEGRASS SPORTSPLEX,
A MULTIMILLION-DOLLAR
INDOOR SPORTS COMPLEX
OPENED IN 2020. THE
103,000-SQUARE-FOOT BUILDING
HOSTS 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	6.1%	MAY	7.2%	SEP	7.3%
FEB	5.4%	JUN	8.2%	OCT	6.7%
MAR	10.8%	JUL	8.0%	NOV	9.4%
APR	7.0%	AUG	7.9%	DEC	15.8%



MAJOR RETAILERS INCLUDE:

- | | | |
|-------------------|---------------------|-------------------|
| BELK | BURKES OUTLET | RUE21 |
| JCPENNEY | FINISH LINE | SHOE DEPT. ENCORE |
| AMERICAN EAGLE | LONGHORN STEAKHOUSE | VICTORIA'S SECRET |
| BATH & BODY WORKS | MCDONALD'S | |



NORTH

