

# Independence Towne Center

1700-2168 Declaration Drive, Independence, KY 41051

Declaration Drive/Delaware Crossing



## Retail Space for Lease

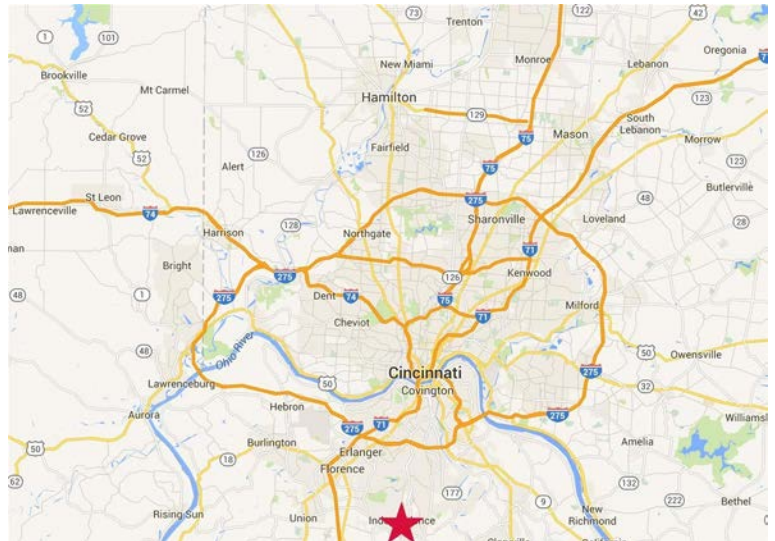
As exclusive agents, we are pleased to offer the following space for lease:

### FEATURES

- ◆ Join the new Kroger Marketplace - this is a top Kroger location and is open 24 hours
- ◆ Independence Towne Center is served by three traffic light access points
- ◆ Serving a population of almost 60,000 people within 10 minute drive time
- ◆ One of the fastest growing N Kentucky suburbs - almost 3% per year

### AVAILABLE

- ◆ Subanchor - 18,000 SF adjacent to Kroger, fronting main entry drive **\$12.00 PSF NNN (\$3.00)**
- ◆ New anchor site for up to 60,000 SF
- ◆ New strip planned - 1200-10,000 SF available **\$20.00-\$24.00 PSF NNN (\$3.00)**
- ◆ Outparcels - 1/2 acre to 3 acre sites **\$300k-\$400k/acre**



### TRAFFIC COUNTS

- ◆ Madison Pike at Shaw Road (KY 536) = 6,515 AADT in 2012

**Newmark Grubb  
Knight Frank**

**John Thompson** Managing Director **513.864.6040** [john.thompson@ngkf.com](mailto:john.thompson@ngkf.com)

**Retail**

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NOT A PUBLIC OFFERING  
This is a preliminary plan and is not intended to be used for any other purpose. The City of Independence, Kentucky, is not responsible for the accuracy of the information shown on this plan. It is the responsibility of the applicant to verify the information shown on this plan with the appropriate authorities and to obtain the necessary permits and approvals for the proposed development.

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# Property Demographics

1700 Declaration Dr, Independence, Kentucky, 41051

Rings: 1, 3, 5 mile radii



POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	2,379	13,105	42,574
2010 Population	3,115	21,657	55,821
2016 Population	3,331	23,441	59,839
2021 Population	3,474	24,626	62,725
2000-2010 Annual Rate	5.54%	10.57%	5.57%
2010-2016 Annual Rate	1.35%	1.60%	1.40%
2016-2021 Annual Rate	0.84%	0.99%	0.95%
2016 Male Population	49.7%	49.7%	49.7%
2016 Female Population	50.3%	50.3%	50.3%
2016 Median Age	37.7	34.8	35.3

In the identified area, the current year population is 59,839. In 2010, the Census count in the area was 55,821. The rate of change since 2010 was 5.57% annually. The five-year projection for the population in the area is 62,725 representing a change of 0.95% annually from 2016 to 2021. Currently, the population is 49.7% male and 50.3% female.

## MEDIAN AGE

The median age in this area is 35.3, compared to U.S. median age of 38.0.

## RACE AND ETHNICITY

2016 White Alone	97.1%	95.5%	93.4%
2016 Black Alone	0.8%	1.3%	1.8%
2016 American Indian/Native Alaskan Alone	0.2%	0.2%	0.2%
2016 Asian Alone	0.5%	1.2%	1.2%
2016 Pacific Islander Alone	0.0%	0.1%	0.1%
2016 Other Race	0.3%	0.4%	1.7%
2016 Two or More Races	1.1%	1.4%	1.7%
2016 Hispanic Origin (Any Race)	1.3%	1.6%	3.6%

Persons of Hispanic origin represent 3.6% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 18.9 in the identified area, compared to 63.5 for the U.S. as a whole.

## HOUSEHOLDS

2000 Households	813	4,436	14,491
2010 Households	1,086	7,255	19,077
2016 Total Households	1,153	7,791	20,276
2021 Total Households	1,197	8,151	21,168
2000-2010 Annual Rate	5.96%	10.34%	5.65%
2010-2016 Annual Rate	1.20%	1.44%	1.23%
2016-2021 Annual Rate	0.75%	0.91%	0.86%
2016 Average Household Size	2.86	3.00	2.94

The household count in this area has changed from 19,077 in 2010 to 20,276 in the current year, a change of 1.23% annually. The five-year projection of households is 21,168, a change of 0.86% annually from the current year total. Average household size is currently 2.94, compared to 2.91 in the year 2010. The number of families in the current year is 15,883 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

July 1, 2016

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MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2016 Median Household Income	\$71,520	\$75,263	\$68,744
2021 Median Household Income	\$81,095	\$81,887	\$76,909
2016-2021 Annual Rate	2.54%	1.70%	2.27%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2016 Average Household Income	\$77,836	\$81,501	\$80,639
2021 Average Household Income	\$87,490	\$90,096	\$88,374
2016-2021 Annual Rate	2.37%	2.03%	1.85%

PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
2016 Per Capita Income	\$26,614	\$27,117	\$27,431
2021 Per Capita Income	\$29,778	\$29,846	\$29,925
2016-2021 Annual Rate	2.27%	1.94%	1.76%

## HOUSEHOLD BY INCOME

Current median household income is \$68,744 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$76,909 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$80,639 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$88,374 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$27,431 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$29,925 in five years, compared to \$32,025 for all U.S. households.

## HOUSING

2000 Total Housing Units	837	4,597	15,164
2000 Owner Occupied Housing Units	85.2%	84.1%	80.0%
2000 Renter Occupied Housing Units	11.9%	12.4%	15.5%
2000 Vacant Housing Units	2.9%	3.5%	4.4%
2010 Total Housing Units	1,141	7,594	20,234
2010 Owner Occupied Housing Units	81.4%	83.5%	79.3%
2010 Renter Occupied Housing Units	13.8%	12.1%	14.9%
2010 Vacant Housing Units	4.8%	4.5%	5.7%
2016 Total Housing Units	1,197	8,069	21,382
2016 Owner Occupied Housing Units	79.9%	82.0%	77.4%
2016 Renter Occupied Housing Units	16.4%	14.5%	17.4%
2016 Vacant Housing Units	3.7%	3.4%	5.2%
2021 Total Housing Units	1,234	8,387	22,254
2021 Owner Occupied Housing Units	80.4%	82.4%	77.4%
2021 Renter Occupied Housing Units	16.6%	14.8%	17.7%
2021 Vacant Housing Units	3.0%	2.8%	4.9%

Currently, 77.4% of the 21,382 housing units in the area are owner occupied; 17.4%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 20,234 housing units in the area – 79.3% owner occupied, 14.9% renter occupied, and 5.7% vacant. The annual rate of change in housing units since 2010 is 1.11%. Median home value in the area is \$172,143, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.32% annually to \$212,649.