

AVAILABLE



SIMPSONVILLE
COMMONS



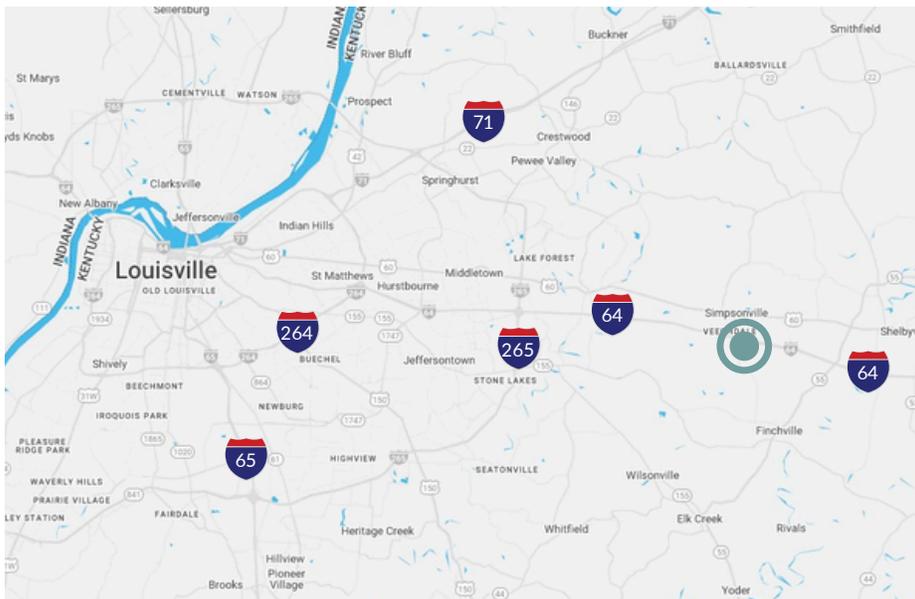
I-64 AT BUCK CREEK ROAD, SIMPSONVILLE, KY



**~10 ACRES
RETAIL LAND AVAILABLE**

RESTAURANT • RETAIL • MEDICAL

I-64 @ BUCK CREEK ROAD, SIMPSONVILLE, KY



OFFERING SUMMARY

AVAILABLE

1-10 ACRES

PHASE II

ADD'L. ~10 ACRES

OFFERING

GROUND LEASE

ZONING

INTERSTATE RETAIL

- 140-acre "Class A" Business Park in Simpsonville, KY, featuring Retail, R&D, Logistics, and Advanced Manufacturing.
- Located along Interstate 64, directly across from the Outlet Shoppes of the Bluegrass.
- Over 1 mile of interstate visibility & frontage.
- Underground utilities, curb and gutter roads, landscaping, and architectural guidelines ensure a "Class A" work environment throughout.
- Home to Shady Rays Corporate HQ & KCC Companies Manufacturing Campus, creating ~2,000 jobs.



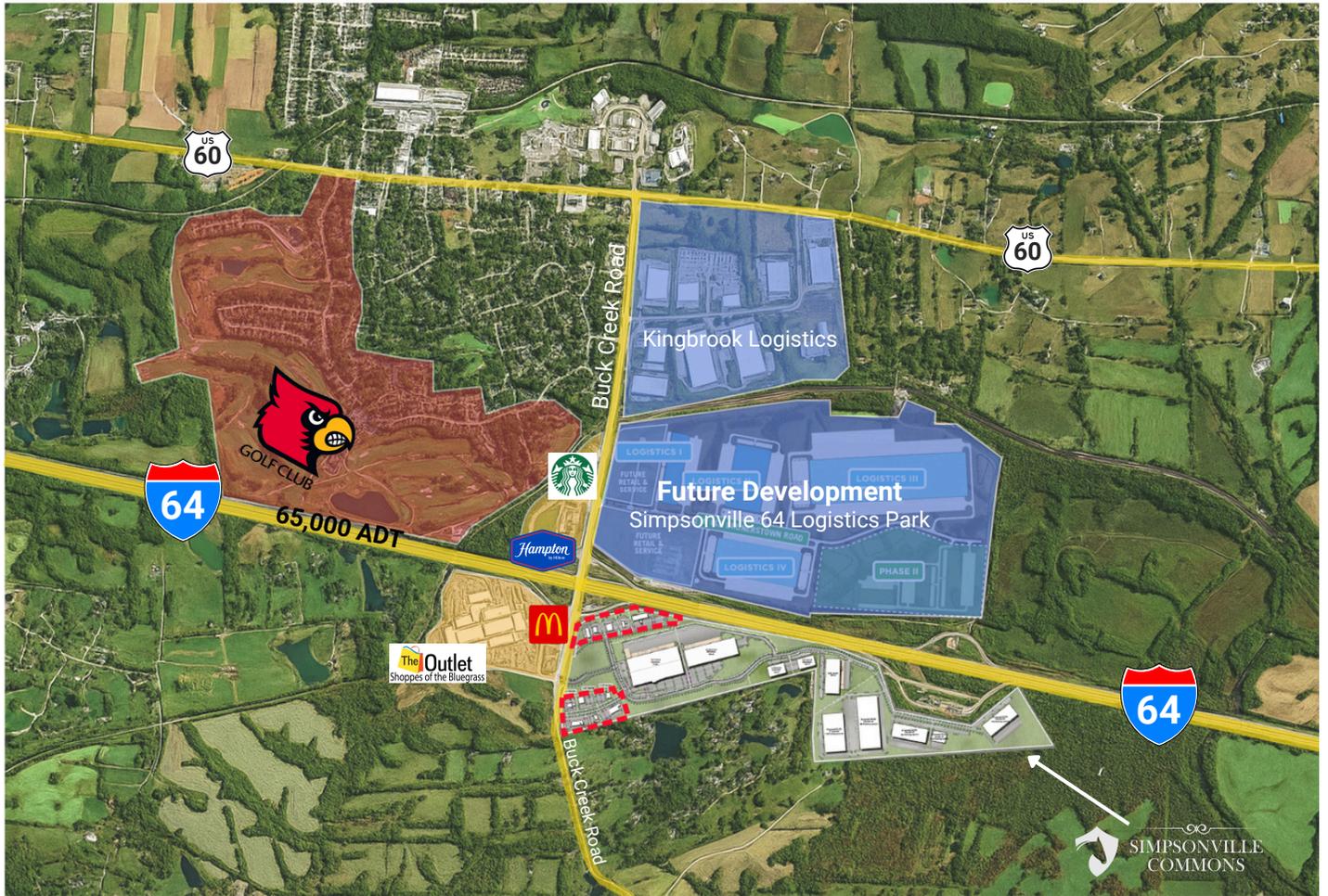
SIMPSONVILLE
COMMONS

Simpsonville Commons offers an exceptional retail opportunity in one of Kentucky's fastest-growing corridors. Located directly off I-64, the site provides unparalleled visibility and seamless access for both local and regional traffic. Thousands of vehicles pass the site each day, delivering consistent exposure and high traffic potential for retailers.

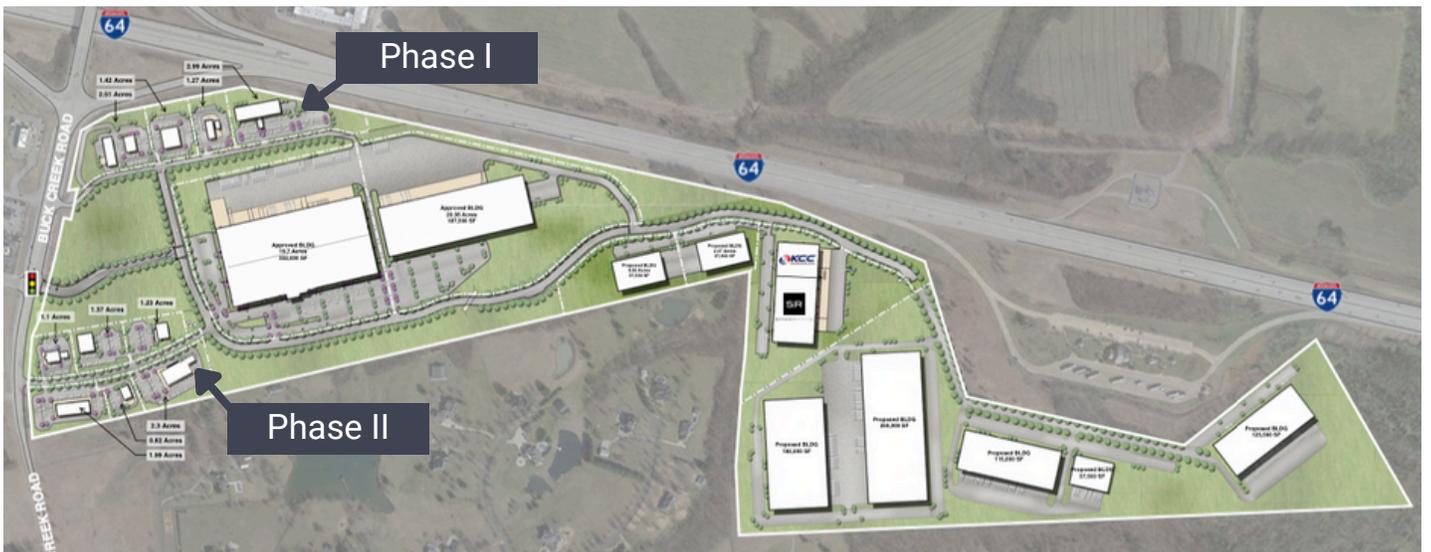
The development sits adjacent to The Outlet Shoppes of the Bluegrass - Kentucky's only designer outlet center, which draws millions of shoppers annually and firmly establishes the area as a regional retail destination.

Surrounding residential growth and strong household incomes in Shelby County support ongoing demand for shopping, dining, and essential services. With just a 20-minute drive to downtown Louisville and 45 minutes to Lexington, Simpsonville Commons offers a strategic, central location ideal for retailers looking to serve a wide and diverse customer base across central Kentucky.

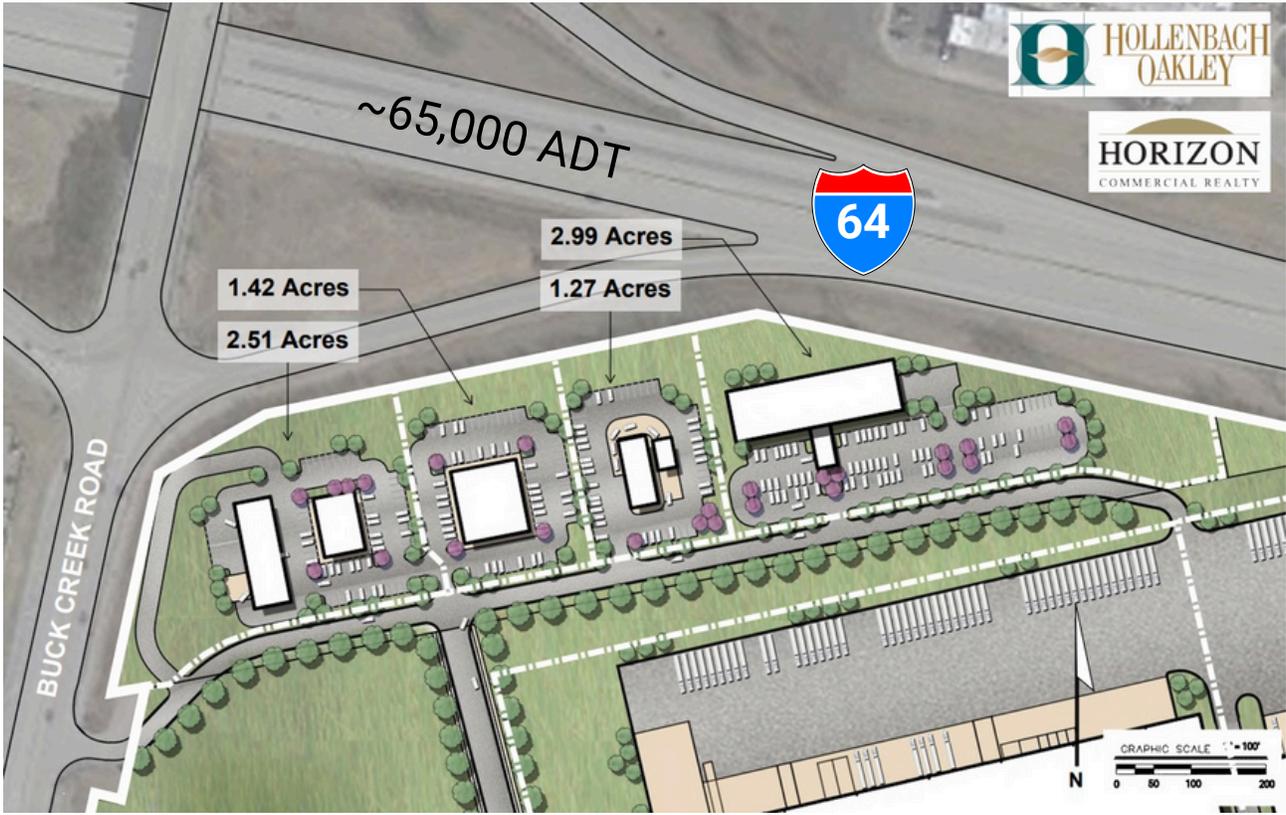
AREA MAP



SITE PLAN

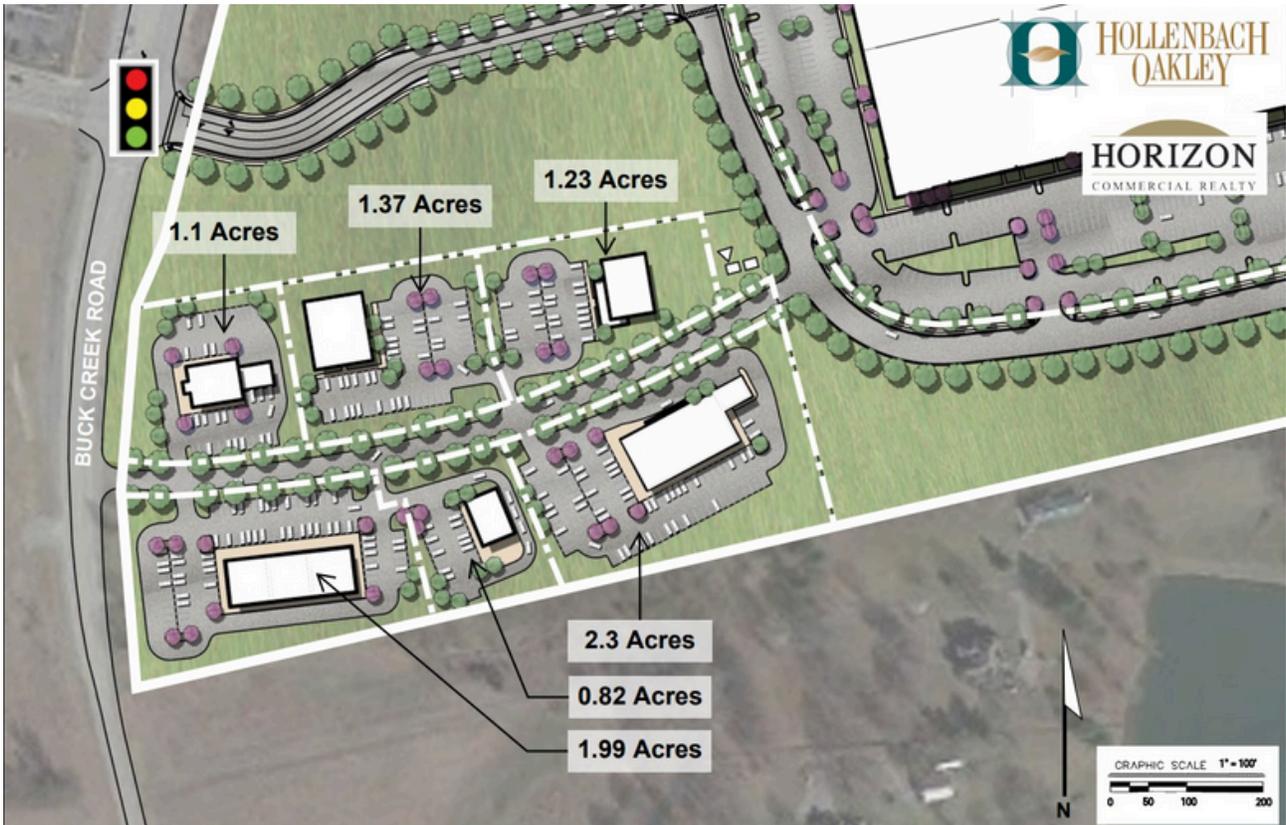


PHASE I



CONCEPTUAL SITE PLANS

PHASE II





DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
	Population		
	1,030	4,703	10,896
	Households		
	418	1,749	4,136
	HH Income		
	\$95,014	\$98,411	\$105,867
	Median Age		
	38.4	41.7	42.6

TAPESTRY PROFILE

SEGMENT K4: Neighborhoods typically found in the suburbs of major metropolitan areas, particularly in the South and Midwest. Median age is slightly above that of the US. Most households earn middle-tier incomes, and labor force participation is high; most work full-time jobs. Wholesale trade, healthcare, and manufacturing sectors dominate the employee profile.

LIFESTYLE PATTERNS:

Residents tend to buy budget-friendly items from discount local or chain stores.

Homeowners often purchase lawn and garden maintenance tools.

When dining out, they frequent both fast food and sit-down chain restaurants.

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