

Retail For Lease

EPIC PLAZA: 12910 FACTORY LANE, LOUISVILLE, KY 40245

Executive Summary



OFFERING SUMMARY

Available SF: 0 SF
(First Floor)

Available SF: 1,607 - 2,365 SF
(Second Floor)

Lease Rate: \$19.50 SF/yr (NNN)

Lot Size: 2.056 Acres

Built: 2020

Leasable Building Size: 18,938 SF

Zoning: C-1

Traffic Count: 27,300

PROPERTY HIGHLIGHTS

- Excellent visibility and accessibility along Factory Lane, LaGrange Road & Gene Snyder (I-265)
- Positioned in Northeast Jefferson County within a high-growth corridor
- Close proximity to offices, hospitals, hotels, child care, grocery stores & more
- Convenient access to public transit
- Located adjacent to Gene Snyder (I-265) On/Off Ramps (Exit 30: KY-146 (LaGrange Road) Anchorage/Pewee Valley)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	2,252	19,156	54,196
Total Population:	5,270	49,727	134,117
Average HH Income:	\$129,048	\$150,607	\$145,700

To View the Property's Website:
1 <https://buildout.com/website/EpicPlaza>

To View a 2D/3D Interactive Floor Plan:
<https://floorplanner.com/projects/62035038/viewer>

FOR MORE INFORMATION:

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Property Description

PROPERTY DESCRIPTION

Epic Plaza is a newly constructed, two-story retail and office development strategically located at the intersection of Factory Lane and LaGrange Road in Louisville, Kentucky. This highly anticipated center offers excellent visibility, modern design, and an ideal location for businesses seeking to establish a presence in one of Louisville's most dynamic and rapidly growing corridors.

Property Highlights:

- **Outstanding Location:** Situated just off the Gene Snyder Freeway (I-265), Epic Plaza benefits from easy access to major transportation routes and high visibility along Factory Lane and LaGrange Road. The property is directly across from a Kroger-anchored shopping center, within one mile of the Ford Heavy Truck Plant and Eastpoint Business Park, and just 1.7 miles from Kentucky's first Publix supermarket.
- **Strong Tenant Mix:** Epic Plaza is home to an attractive lineup of businesses, including I HEART Nails, Wingstop, PetVet 365, Pella Windows & Doors, State Farm and ProRehab Physical Therapy, creating a vibrant and complementary retail environment.
- **High Traffic Exposure:** With over 27,300 vehicles per day (2024: Louisville Metro Public Works) passing by on LaGrange Road, this location offers exceptional exposure. The intersection of Factory Lane and LaGrange Road is signalized, providing convenient access and high visibility for retail and office users alike.
- **Affluent and Growing Trade Area:** The three-mile radius surrounding Epic Plaza has a population of 49,727 with an average household income of \$150,607, and the one-mile radius boasts an average income of \$129,048. The area has seen significant residential and commercial growth, making it one of Louisville's most sought-after locations.
- **Proximity to Key Employers:** Epic Plaza is located within a thriving commercial and industrial hub, with access to more than 35,257 employees within a three-mile radius. Nearby employers include the Ford Heavy Truck Plant, Eastpoint Business Park, and several other major regional employers.
- **Ample Signage & Visibility:** The property offers prominent signage opportunities along both Factory Lane and LaGrange Road, ensuring maximum visibility for tenants.
- **Elevator Access & Accessibility:** The building features both elevator and stair access to the second floor, ensuring full accessibility for employees, clients, and visitors.
- **Demonstrated Growth:** Over the past five years, the surrounding trade area has experienced substantial growth, with a robust and expanding residential base. This area is quickly becoming one of Louisville's busiest commercial corridors, offering a prime opportunity for businesses to position themselves ahead of the curve.

Epic Plaza offers an exceptional leasing opportunity in a high-growth area, with unmatched visibility, strategic location, and access to a well-educated, affluent consumer base. Whether you are looking for retail or office space, this development provides the perfect location for businesses seeking to thrive in one of Louisville's most desirable and up-and-coming areas.

For Leasing Information or to Schedule a Tour, Contact Nexus Commercial Advisors.

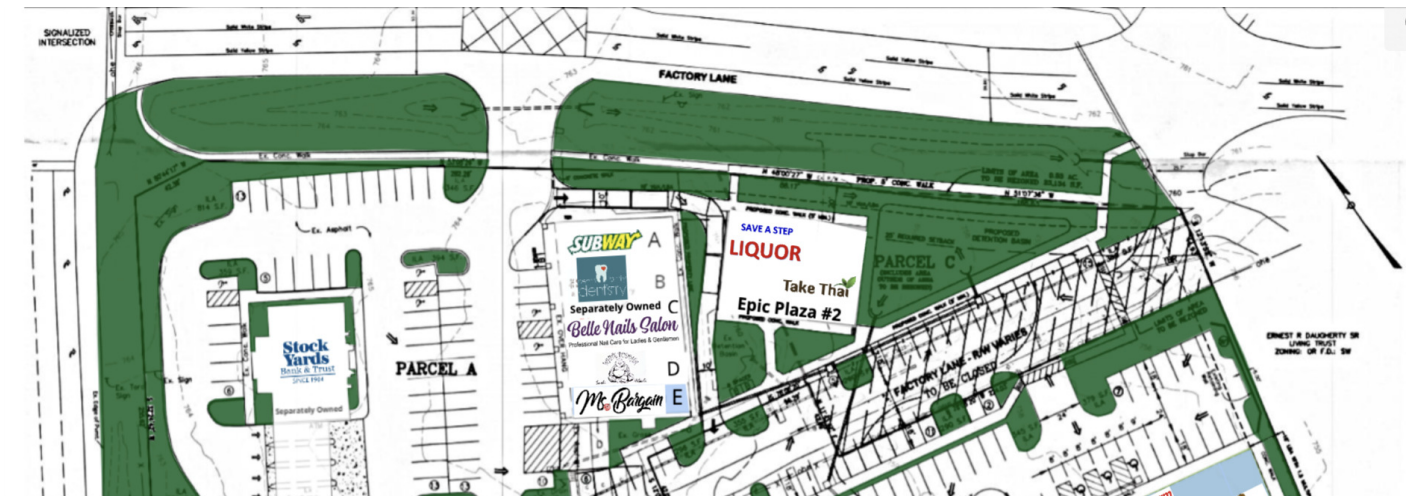


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Available Spaces

LEASE TYPE | NNN TOTAL SPACE | 1,607 - 2,365 SF LEASE TERM | Negotiable LEASE RATE | \$19.50 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suites 207-209	Available	2,365 SF	NNN	\$19.50 SF/yr
Suites 213-214	Available	1,607 SF	NNN	\$19.50 SF/yr

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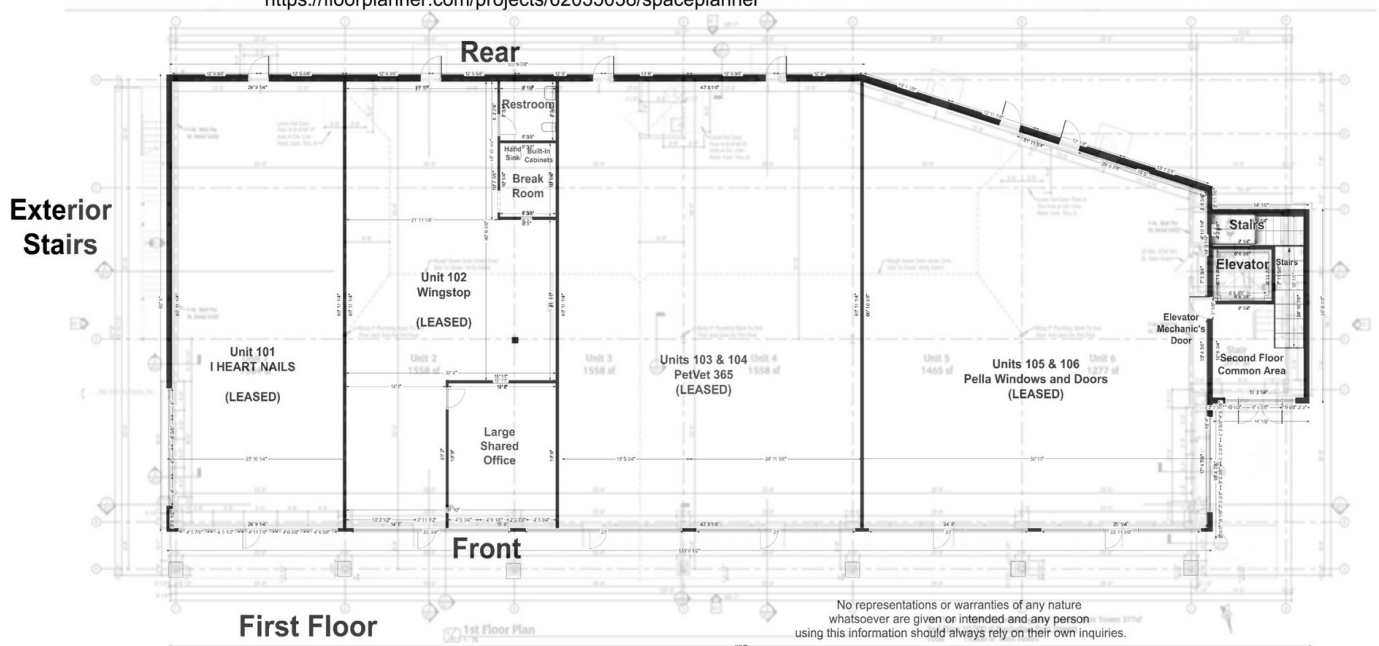


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Floor Plan (First Floor)

To View a 2D/3D Interactive Floor Plan, Visit:
<https://floorplanner.com/projects/62035038/spaceplanner>



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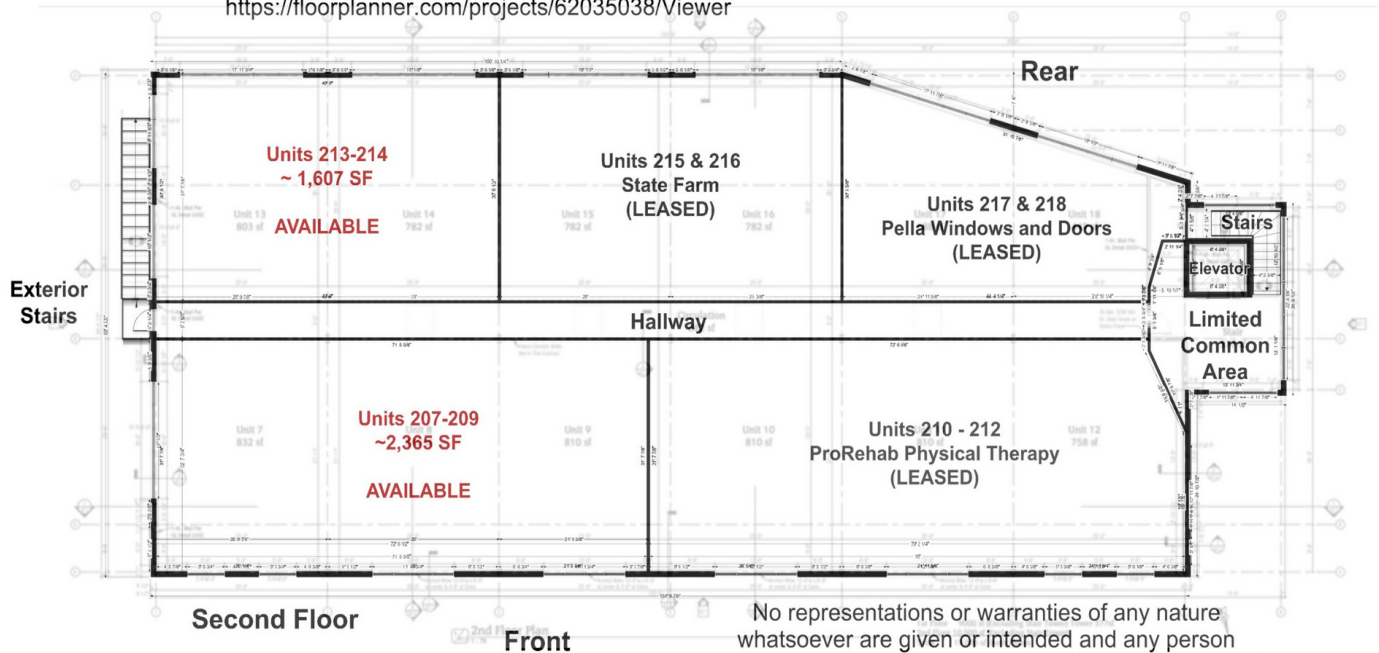
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Floor Plan (Second Floor)

To View a 2D/3D Interactive Floor Plan, Visit:
<https://floorplanner.com/projects/62035038/Viewer>



No representations or warranties of any nature whatsoever are given or intended and any person using this information should always rely on their own inquiries.

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Retailer Map



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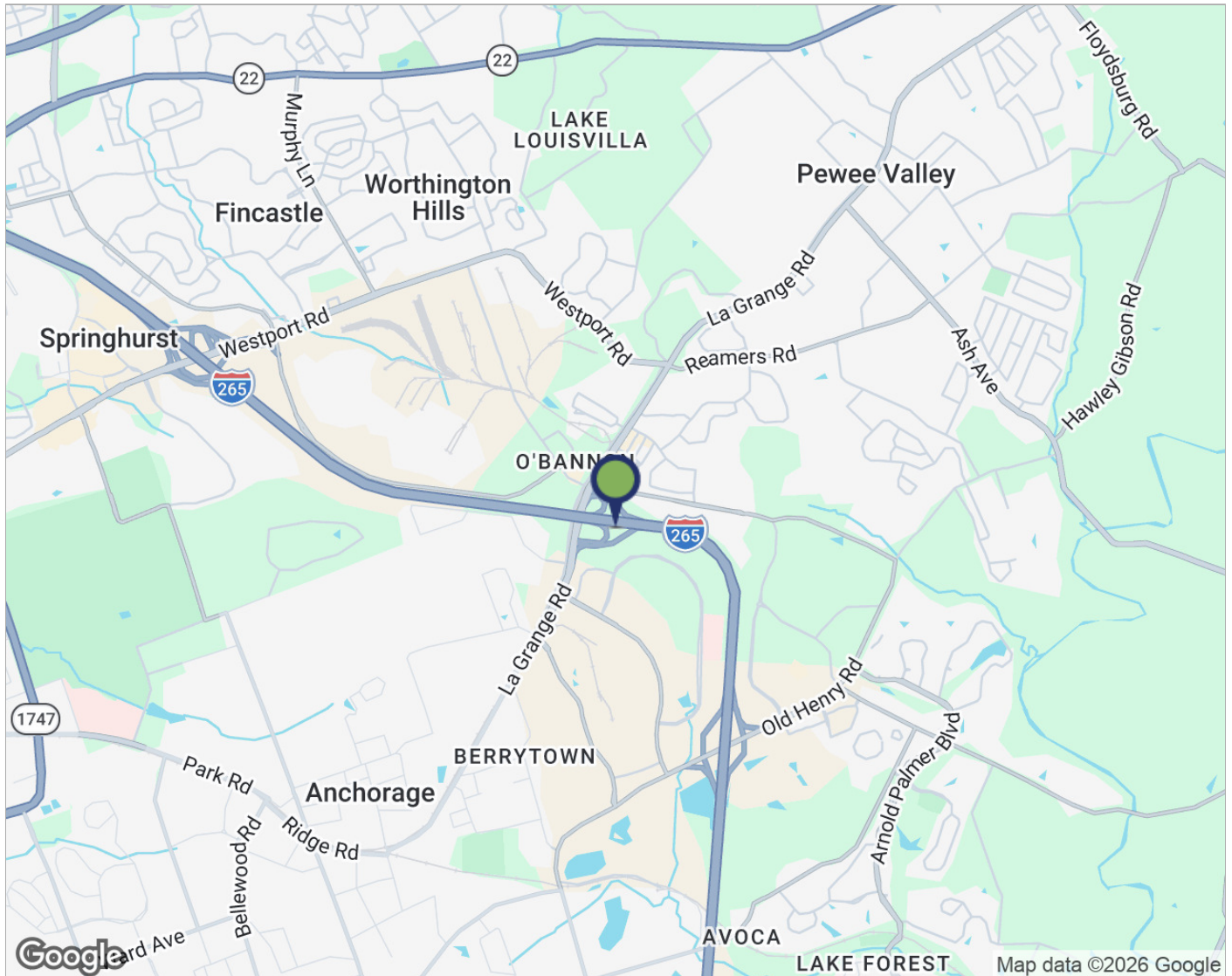
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Location Map



LOCATION DESCRIPTION

- Excellent Frontage & Visibility
- Immediate Access & Direct Visibility to I-265
- Immediately North of the Gene Snyder Freeway (I-265)
- Heavily Trafficked, Lighted Intersection
- Ample Signage Opportunities
- Directly Across from Kroger Anchored Center

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2025 Demographic Summary Report

Epic Plaza
12910 Factory Ln, Louisville, Kentucky, 40245
Rings: 1, 3, 5 mile radii

Prepared by Charlotte Hollkamp
Latitude: 38.28804
Longitude: -85.51142

	1 mile	3 miles	5 miles	
POPULATION	2025 Total Estimated Population	5,270	49,727	134,117
	2030 Total Projected Population	5,728	51,439	138,864
	2010 Total Census Population	4,431	42,840	110,057
	2000 Total Census Population	1,814	31,494	84,916
	2010-2020 Population: Historical Annual Growth Rate	1.01%	1.03%	1.36%
	2020-2025 Population: Estimated Annual Growth Rate	1.39%	0.88%	1.19%
	2025-2030 Population: Projected Annual Growth Rate	1.68%	0.68%	0.70%
	2025 Estimated Median Age	38.9	40.8	41.8
	2025 Total Daytime Population	13,430	57,606	150,568
	Workers	11,286	34,158	86,712
Residents	2,144	23,448	63,856	
HOUSEHOLDS	2025 Estimated Households	2,252	19,156	54,196
	2030 Projected Households	2,498	19,916	56,091
	2010 Census Households	1,698	16,071	43,726
	2000 Census Households	583	11,521	32,915
	2010-2020 Households: Historical Annual Growth Rate	1.88%	1.22%	1.60%
	2020-2025 Households: Estimated Annual Growth Rate	1.92%	1.03%	1.18%
2025-2030 Households: Projected Annual Growth Rate	2.10%	0.78%	0.69%	
2025 Estimated Average Household Size	2.33	2.57	2.45	
RACE & ETHNICITY	2025 Estimated White Alone	3,786	35,226	99,398
	2025 Estimated Black Alone	605	6,072	12,713
	2025 Estimated American Indian Alone	9	88	315
	2025 Estimated Asian Alone	331	3,247	9,176
	2025 Estimated Pacific Islander Alone	1	21	50
	2025 Estimated Some Other Race Alone	123	1,138	2,813
	2025 Estimated Two or More Races	415	3,935	9,653
	2025 Estimated Hispanic Origin	346	3,001	7,471
INCOME	2025 Estimated Average Household Income	\$129,048	\$150,607	\$145,700
	2025 Estimated Median Household Income	\$92,020	\$104,631	\$104,228
	2025 Estimated Per Capita Income	\$57,403	\$58,678	\$58,917
	2025 Estimated Average Home Value	\$416,530	\$445,423	\$429,889
	2025 Estimated Median Home Value	\$391,002	\$388,464	\$387,266
EDUCATION (AGE 25+)	2025 Estimated: Less than 9th Grade	34	404	1,087
	2025 Estimated: 9th - 12th Grade, No Diploma	35	564	1,368
	2025 Estimated: High School Graduate	482	4,741	12,455
	2025 Estimated: GED/Alternative Credential	57	819	1,927
	2025 Estimated: Some College, No Degree	756	5,795	15,233
	2025 Estimated: Associate Degree	332	2,787	8,135
	2025 Estimated: Bachelor's Degree	1,271	11,118	30,354
	2025 Estimated: Graduate/Professional Degree	753	8,205	24,051
BUSINESS	2025 Estimated Total Businesses	491	2,259	6,472
	2025 Estimated Total Employees	11,321	35,257	85,388
	2025 Estimated Total Residential Population	5,270	49,727	134,117
	2025 Estimated Employee Population per Business	23	16	13
	2025 Estimated Residential Population per Business	11	22	21