

# Potential Opportunity

Freestanding Building

4717 Dixie Highway  
Louisville, KY 40216



## Excellent Visibility

- + 4,371± square foot freestanding building available
- + 1.2± acres
- + Corner location at Dixie Hwy and Stallings Ave
- + Located in a primary retail corridor near Kroger, Aldi, Auto Zone, Pep Boys, McDonald's, Texas Roadhouse
- + Densely populated trade area
- + High traffic area with easy access to I-264
- + Dixie Highway traffic count: 46,773 CPD
- + Applebee's is still operating; please do not disturb employees or business operations





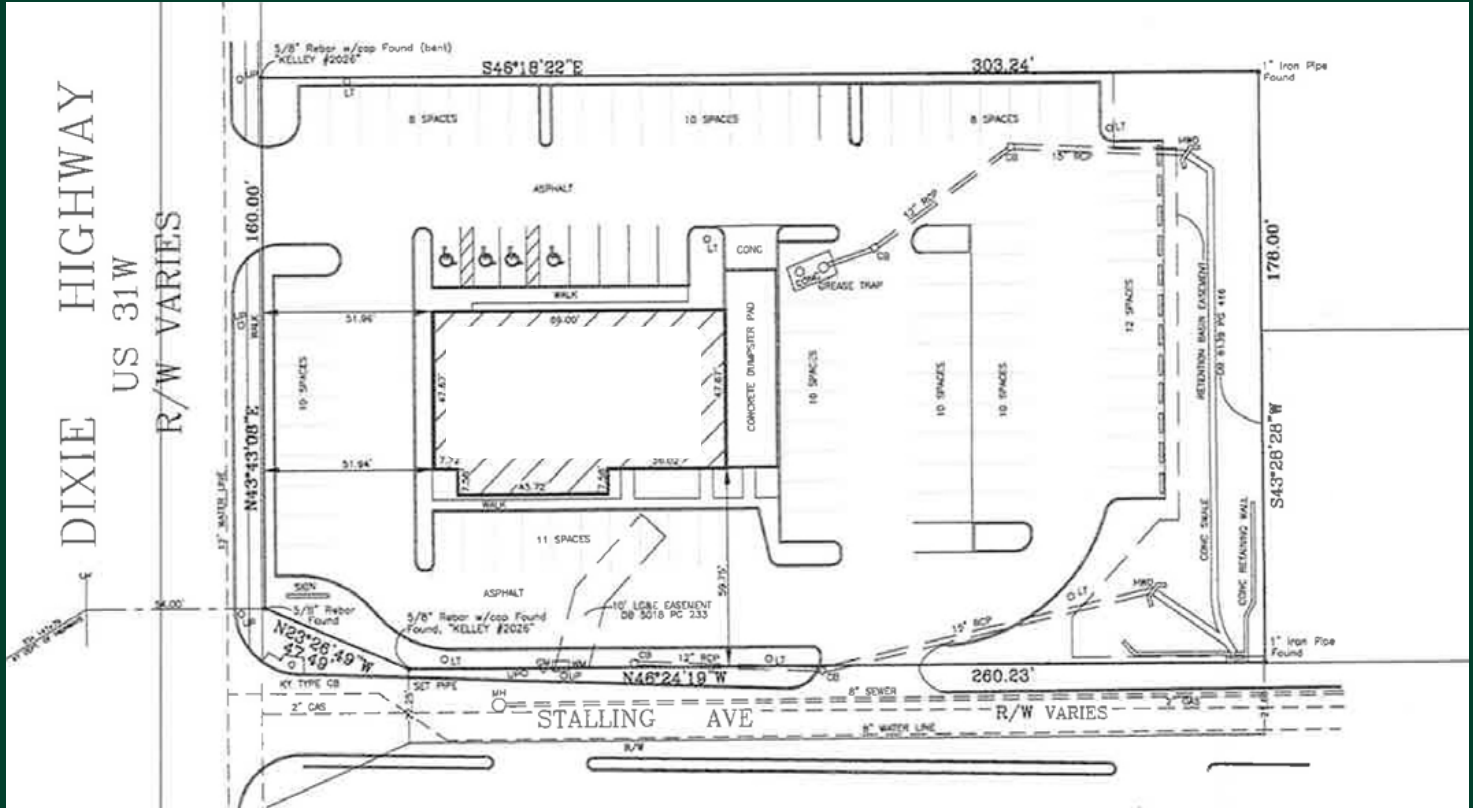


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For Sale or Lease

## Site Plan



2024 Estimated Demographics	1 Mile	2 Miles	3 Miles	4 Miles
Population	10,613	45,807	90,879	145,879
Daytime Population	9,491	38,400	72,898	121,412
Average Household Income	\$60,638	\$66,984	\$71,097	\$69,504

## Contact Us

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