



FORMER FAMILY DOLLAR FOR SALE

2421 W. MARKET ST

Louisville, KY 40212



CALL FOR OFFERS

DUE BY OCT. 10TH

11,052

SQUARE FEET

0.8186

ACRES

INTRODUCTION

Constructed in 1939 and spanning three contiguous parcels, this ±11,052-SF freestanding retail box on ±0.8186 acres is well-positioned for adaptive reuse. Formerly a Family Dollar, it offers a structurally sound, open-plan layout with surface parking and C-1 zoning. Out-of-state ownership is motivated to achieve a clean, expedited sale via a competitive Call for Offers, with no seller repairs, as-is, where-is.

The property anchors Louisville's historically significant West End (Russell & Portland neighborhoods), less than two miles from downtown. It lies within a USDA-identified food-desert region—defined by low-income census tracts more than one mile from a full-service grocery store. This underscores strong community demand for a neighborhood grocery operator. Alternatively, it's clear-span interior, flexible zoning, and parking area also make it well-suited for an event hall or community venue.

West Market Street provides excellent exposure, with an average daily traffic count of 8,121 vehicles. The site's proximity—about 2 miles to downtown, ~12 minutes to Churchill Downs, and ~20 minutes to Louisville Muhammad Ali International Airport—enhances accessibility and appeal. Motivated ownership, community demand, flexible reuse options, and central location make this a compelling value-add opportunity.



PROPERTY OVERVIEW



11,052
SQUARE FEET



0.8186
ACRES



C-1
ZONING

Details

ADDRESSES	2421, 2419, & 2417 W Market St.
LOT SIZE (SF)	35,658
PARKING	Surface, 20+ Spots
TRAFFIC COUNT	8,121 (W. Market St)
PROPERTY TYPE	Retail/Freestanding
UTILITIES	On-site, disconnected.

Building Condition

- Building is in need of renovations and repairs.
- Utilities are currently disconnected.
- Electric has been stripped and needs rewiring.
- No dock-doors, grade-level access only.
- Parking lot has been blockaded & needs repaving.

THE PROCESS

Call for Offers:

Date Listed: September 3rd, 2025

Open for Tours: September 4th

Offers Due: Oct. 10th @ 8pm ET

How to Tour & Submit Offers:

Tours: Call, email, or text to schedule, weekends are welcome.

Offer Needs:

- Price; proposed closing date
- Due-diligence period (short timelines favored) and Earnest Money Deposit
- Contingencies (less is better)
- Proof of funds or bank letter
- Acknowledgment of AS-IS purchase and buyer's independent verification of all matters.









LOCATION



**SUBJECT
PROPERTY**

PORTLAND

N 25TH ST

W MAIN ST

W MARKET ST

31W

31W

W MUHAMMAD ALI BLVD

22ND ST

DR W. J. HODGE ST

RUSSELL

W CHESTNUT ST

W BROADWAY

PARKLAND

CALIFORNIA

SHAWNEE

**INTERSTATE
264**

SHAWNEE EXPY GEORGIA DAVIS POWERS EXPY

**INTERSTATE
264**

CHICKASAW

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population			
2020	14,567	97,858	228,931
2024	16,782	106,512	237,436
2029 PROJ.	17,101	108,087	240,370
ANNUAL GROWTH 2020-2024	3.8%	2.2%	0.9%
Households			
2020	5,904	41,747	101,000
2024	6,837	46,059	105,061
2029 PROJ.	6,969	46,845	106,357
ANNUAL GROWTH 2024-2029	1.7%	1.4%	0.8%
Income			
AVERAGE HH INCOME	\$38,442	\$47,343	\$56,290



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S. 25TH ST

W. MARKET ST

