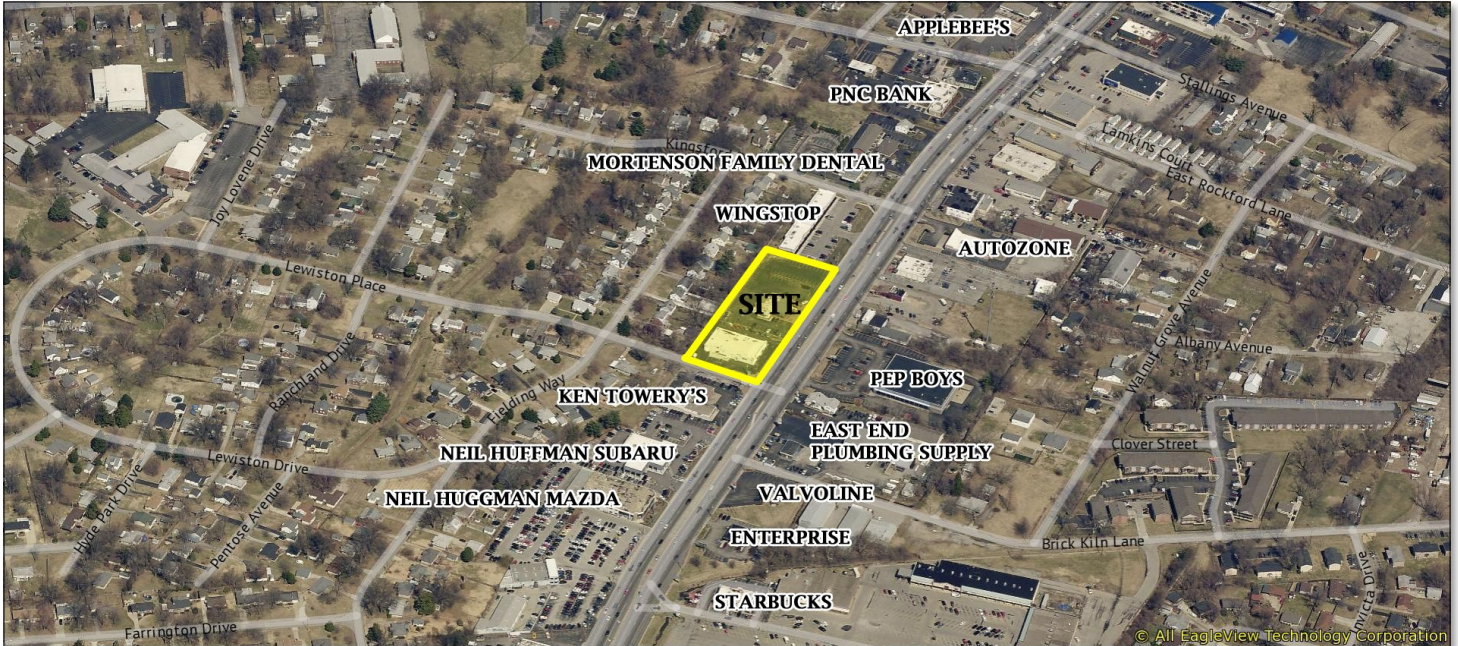


RESTAURANT, GROUND LEASE OR BUILD-TO-SUIT

4832 Dixie Hwy, Louisville, KY 40216



- Former Goodwill and Jerry's Restaurant location
- 1.51 acres available for ground lease
- Access via Dixie Highway or Kingsford Drive
- Excellent visibility and signage
- Zoned C-2

Traffic: 53,600 ADT

For Lease: \$1.95 PSF/YR, NNN

Ground Lease: \$____ per month

<u>Demographics</u>	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	11,622	88,939	186,789
Avg Household Inc.	\$58,471	\$60,765	\$57,242

Rhonda Karageorge, CCIM, SIOR
(502) 744-9175
(502) 379-6003
rk@ccre.biz

**COMMONWEALTH
COMMERCIAL
REAL ESTATE**

Commonwealth Commercial Real Estate, 10444 Bluegrass Parkway, Louisville, Kentucky 40299
Phone: (502) 379-6000 | www.ccre.biz | Licensed in Kentucky, Indiana and Ohio

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