

# FOR LEASE

1,800 SF & 11,200 SF

Lease together or individually

## MEDICAL CLINIC/OFFICE SPACE

9616 Dixie Highway, Louisville, KY 40272



### PROPERTY DESCRIPTION

This attractive Medical Clinic & Office building sits on 2.76 nicely landscaped acres in a high traffic area with an avg, daily traffic count of 34,743. It has operated as a medical clinic for 30 years. The building offers two unique spaces. The larger is 11,200 sf., and the smaller space is 1,800 sf. They can be leased individually or together for a total of 13,000 sf. It has a bus stop directly in front of the building and a parking ratio of 5.4/1000 sf. The building is currently occupied by U of L Health. Fresenius Medical Care is in the adjacent building.

### BUILDING DETAILS

#### Property Type

Medical/Office

#### Rentable Area

1,800 SF & 11,200 SF  
or combined for 13,000 SF

#### Built/Updated

1991/2007

For leasing information, please contact:

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**Jacobsma & Associates**  
Real Estate Investments & Exchanges



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## ABOUT THE BUILDING

The two spaces (1,800 sf. & 11,200 sf.) can be leased together or individually, each space having its own entrance. The larger space has 16 Exam Rooms, 8 Offices, and several specialized rooms for X-ray, EKG, Labs, Pharmacy, etc., in addition to 2,400 sf. of basement document storage.

The smaller space has an open entry area, 5 private offices, a separate entrance, as well as 3 doors connecting to the 11,200 SF space. The building has excellent signage space available with great visibility.

## HIGHLIGHTS

### Great Location

Bus Stop on property

### Parking

5.4/1000 SF Ratio  
114 Spaces (16 handicap)

### Lease Terms

Upon Request

### Traffic Count

34,743 Avg. Daily Traffic

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## FLOOR PLAN

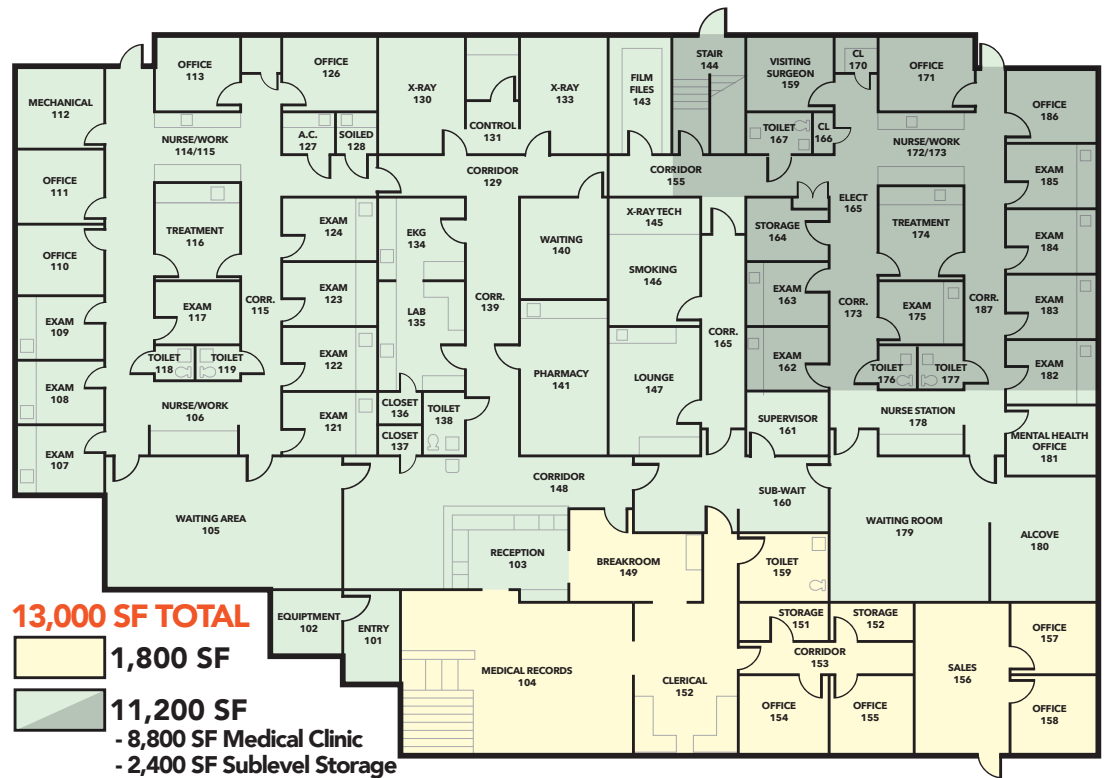
The building was built as a Medical Clinic and has operated as such for 30 years.

The two spaces can be leased together for a total of 13,000 sf., or individually (1,800 sf. & 11,200 sf.)

Smaller space is shown in YELLOW

Larger space in shown in GREEN.

The basement storage space is shown in darker shade of green.



## ABOUT LOUISVILLE

Louisville is a center for advanced manufacturing & logistics. It is home to the Kentucky Derby, Muhammad Ali and the famous Muhammad Ali Center, as well as KFC, the Louisville Slugger baseball bat factory, and UPS Worldport. Louisville has the world's largest concentration of health & aging innovation companies and is among only a dozen U.S. cities that have all five major performing arts groups. Louisville is home to 3 of Kentucky's 6 Fortune 500 companies, (Humana, Kindred Home Health & Yum.)

The word is out... **Louisville is the place to be!**

<b>POPULATION:</b>	617,681
<b>METRO AREA:</b>	1,265,108
<b>AVG. INCOME:</b>	\$74,580 per Household
<b>MEDIAN AGE:</b>	37.6



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1,800 SF & 11,200 SF

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## MULTIPLE SPACES AVAILABLE

Can be LEASED TOGETHER for a total of 13,000 SF

### 11,200 SF

The space is currently occupied by U of L Health. This space has functioned as a medical clinic for 30 years. The space is complete with many exam rooms, private offices, labs, specialized rooms as well as 2,400 sf. of basement document storage.

### SPACE DETAILS

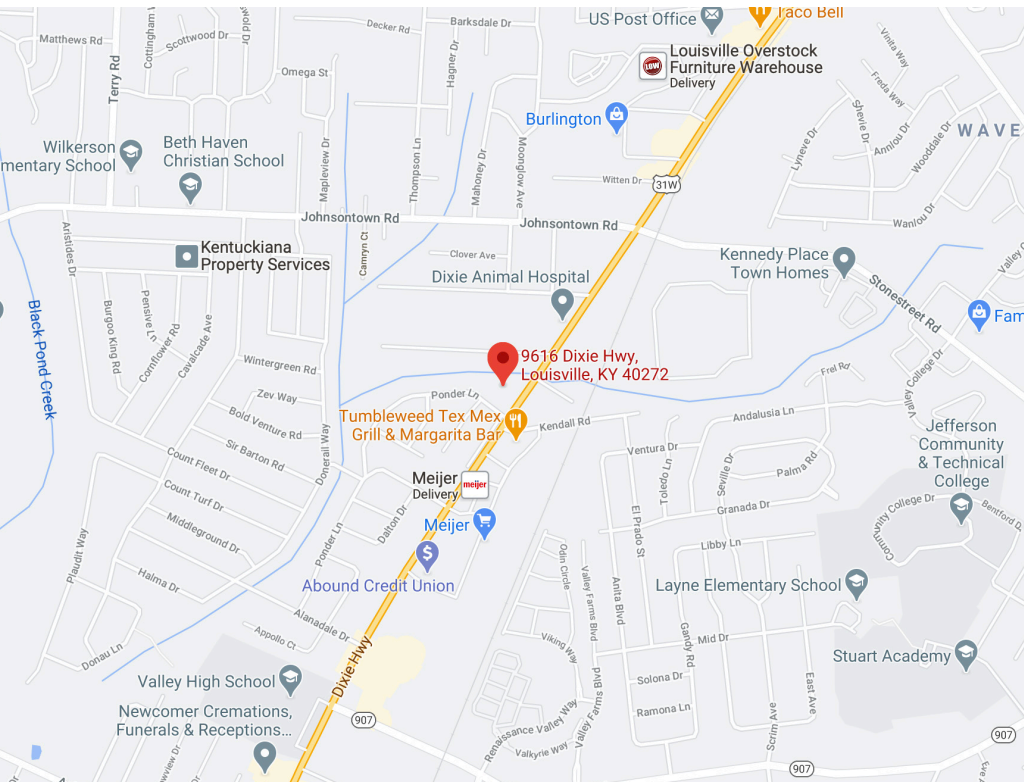
- Rental Rate:** Upon Request
- Property Type:** Medical/Office
- Rentable Area:** 11,200 SF

### 1,800 SF

This space offers both open areas as well as 4+ private offices, breakrooms, and one ADA restroom. The building has an avg. daily traffic count of 34,743 with a bus stop in front of the property. This space would work well for a chiropractor, physical therapist or any other professional office use.

### SPACE DETAILS

- Rental Rate:** Upon Request
- Property Type:** Medical/Office
- Rentable Area:** 1,800 SF



## PROPERTY ADDRESS

**9616 Dixie Highway,  
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## FOR MORE INFO

**Call Karen**  
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