



±3,222 SQUARE FEET
FORMER
ZIPS CAR WASH
FREE-STANDING RETAIL
REPOSITIONING OPPORTUNITY

7773 DIXIE HIGHWAY
LOUISVILLE, KY 40258

ABSOLUTE
\$1 AUCTION

FIRST BID MEETS RESERVE

R MARKETPLACE
ONLINE AUCTION
MAY 4-6, 2026



±3,222 SF, FREESTANDING, VALUE ADD RETAIL/SPECIALTY ASSET (FORMER ZIPS CAR WASH) ON A ±0.8598 ACRE PARCEL OFFERED AT A SUBSTANTIAL DISCOUNT BELOW REPLACEMENT COST

SIGNIFICANT VALUE ADD OPPORTUNITY VIA STRATEGIC LONG TERM LEASE-UP AT MARKET RATES, REPOSITIONING OR ADAPTIVE REUSE; FLEXIBLE ZONING ALLOWING VARIOUS USES

PRIME FRONTAGE ALONG DIXIE HIGHWAY (US-31W), ALONG A MAJOR CORRIDOR WITH ±38,468 VPD PROXIMATE TO I-264 AND JUST ±10-MI FROM DOWNTOWN; DENSE AREA WITH OVER 71K PEOPLE IN A 3-MI AREA

7773 DIXIE HIGHWAY, LOUISVILLE, KY 40258

ONLINE AUCTION: MAY 4-6, 2026 | ABSOLUTE \$1 AUCTION

BUILDING: ±3,222 SF
PARCEL NUMBER: 104100100000
LOT SIZE: ±0.8598 AC (±37,454 TOTAL SF)
PARKING: 27 SPACES

PROPERTY TYPE: CAR WASH/RETAIL
STORIES: ONE
TENANCY: SINGLE
OCCUPANCY: VACANT
YEAR BUILT: 2008

FREESTANDING
ZONING: C-2, COMMERCIAL DISTRICT
PYLON SIGN
BUILDING HEIGHT: 21.6'
1-DRIVE-IN BAY

HWY FRONTAGE (US-31W)
LOUISVILLE MSA
±3.5-MI FROM I-264
±15-MIN FROM LOUISVILLE INT'L AIRPORT AND UPS WORLDPORT
±10-MI FROM DOWNTOWN LOUISVILLE

Marcus & Millichap and RI Marketplace are pleased to present a vacant, free-standing retail building located at 7773 Dixie Highway in Louisville, KY 40258 (the "Property"). Formerly occupied by Zips Car Wash, the Property is being offered significantly below replacement cost, presenting an excellent opportunity for owner-users or investors to acquire a highly visible, strategically positioned asset at a compelling basis.. **FIRST BID MEETS RESERVE!**

Built in 2008, the Property comprises a one-story, ±3,222 SF free-standing building situated on a ±0.8598-acre parcel (±37,454 SF), with 27 surface parking spaces. The site features ±203 feet of frontage along Dixie Highway (US-31W), one of Louisville's primary commercial corridors, with ±38,468 vehicles per day (VPD). The Property includes a highly visible pylon sign and was previously leased to Zips Car Wash on a triple-net (NNN) basis. The Property presents owner-users or investors with the opportunity to unlock significant value-add potential through lease-up at long-term market rents (CoStar estimated retail rents of \$16-20/SF NNN). Zoned C-2, Commercial District within the SMC, Suburban Marketplace Corridor Form District, the Property is well positioned for retail, service, automotive, or adaptive reuse opportunities given its flexible zoning and prominent highway frontage.

Strategically located in Louisville's South Cenrtal submarket, the Property benefits from direct frontage along Dixie Hwy (US-31W), a major commercial corridor serving southwest Louisville and connecting surrounding residential communities to the broader Louisville MSA. The location provides convenient regional accessibility, situated approximately ±3.5-Mi from Interstate 264 (Henry Watterson Expressway), offering efficient connectivity throughout the metro area. The Property is also positioned within close proximity to several of the region's most significant economic and transportation hubs, including Louisville Muhammad Ali International Airport and the UPS Worldport global logistics hub (±15-Min) and Downtown Louisville (±10-Mi). These major employment centers help support a strong daytime population and sustained demand for neighborhood-serving retail and service uses. Southwest Louisville is supported by a diverse regional economy anchored by major employers including UPS Worldport, Ford Motor Company, Norton Healthcare, Humana, and GE Appliances, along with a robust logistics and distribution sector that continues to expand throughout the Louisville metro area. The surrounding area features established residential neighborhoods and a mix of national and local retailers along the Dixie Highway corridor, positioning the Property to effectively serve both the local community and the broader employment base. The surrounding area includes ±71,685 residents within a 3-Mi radius and ±155,396 residents within 5-Mi, with an average HH income of ±\$74,718, supporting sustained demand for daily needs retail and services.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Address used was found on survey and google maps, and doesn't match address listed on county tax site. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for zoning, lot size/land area, building size, and number of parking spaces. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

 ±38,468
VPD (2025)

Auto Zone

STICKLAND BROTHERS
10 MINUTE OIL CHANGE

Dignity
MEMORIAL

lambert
GLASS

L&N
FEDERAL CREDIT UNION

State Farm

WALGREENS

POPEYES

White Castle

DIXIE HIGHWAY

Quick Tire Shop

pip Marketing
Signs Print
60 years

DriveTime

SMART START

DEALS TIRES
TIRES & SERVICES

\$1
ABSOLUTE
AUCTION



DIXIE HIGHWAY CORRIDOR SOUTHWEST LOUISVILLE

VIEW ONLINE AUCTION
MAY 4-6, 2026

The Dixie Highway corridor is one of Louisville's most heavily traveled commercial routes, carrying over ±38,000 vehicles per day and serving as a primary north-south arterial connecting Southwest Louisville's established residential neighborhoods with Downtown Louisville and major regional employment centers. The corridor functions as a key commercial spine for the southern portion of Jefferson County, supporting a wide range of neighborhood-serving retail, dining, and service businesses that cater to the surrounding population. The area surrounding Dixie Highway is characterized by dense residential communities and a stable suburban customer base, creating consistent demand for daily-needs retail and service-oriented businesses. The trade area is supported by a strong concentration of national retailers, grocery anchors, restaurants, and service providers that generate steady consumer activity throughout the corridor. Nearby national brands include The Home Depot, Walmart Neighborhood Market, Lowe's, Big Lots, Hobby Lobby, Staples, McDonald's, Chick-fil-A, Starbucks, Papa John's, Walgreens, AutoZone, and Dollar Tree, along with numerous quick-service restaurants, automotive service operators, and neighborhood retail establishments serving the surrounding residential population.

Educational institutions further contribute to the area's daytime activity and consumer base. Doss High School, located within the surrounding trade area, enrolls more than 1,000 students, while Jefferson Community & Technical College serves ±2,800 students across nearby Louisville campuses, supporting additional daily traffic and local spending throughout the corridor.

Southwest Louisville has also benefited from significant public infrastructure investment along Dixie Highway, including roadway enhancements, improved traffic circulation, and streetscape upgrades implemented through the Dixie Highway Improvement Project. These corridor-wide improvements were designed to enhance accessibility, safety, and long-term commercial viability along the route. Combined with the corridor's established retail presence, strong surrounding population density, and continued public investment, Dixie Highway remains one of the primary retail and service corridors within Jefferson County and the broader Louisville metropolitan area.

LOUISVILLE, KENTUCKY JEFFERSON COUNTY

Jefferson County is the most populous county in Kentucky, with an estimated population of approximately 773,000 residents, representing nearly 17% of the state's total population. The county serves as the core of the Louisville metropolitan area and supports a labor force of more than 420,000 workers, making it the region's primary employment center.

Louisville's economy is highly diversified across logistics, healthcare, advanced manufacturing, and corporate services. The region is home to more than 20 Fortune 1000 company headquarters, including Humana, one of the largest health insurance providers in the United States. The county also supports one of the largest concentrations of logistics infrastructure in the Midwest due to its central geographic location within a one-day drive of nearly two-thirds of the U.S. population.

Louisville Muhammad Ali International Airport is home to UPS Worldport, the company's global air hub and one of the largest automated package sorting facilities in the world. The facility processes more than 416,000 packages per hour and handles millions of shipments daily, reinforcing the region's position as a major logistics and distribution center.

Manufacturing also remains a critical component of the local economy. The Louisville region supports over 2,400 manufacturing companies employing more than 83,000 workers, including major operations for Ford Motor Company, GE Appliances, and several automotive suppliers. The nearby Ford Louisville Assembly Plant produces the Ford Escape and Lincoln Corsair and employs thousands of workers. Healthcare and education further anchor the regional economy, led by institutions such as Norton Healthcare, UofL Health, Baptist Health Louisville, and the University of Louisville, which enrolls more than 23,000 students and serves as a major research and employment center for the region. These major industries, combined with Louisville's central location and established infrastructure, continue to support steady economic growth and long-term investment throughout Jefferson County.

JEFFERSON COUNTY IS HOME TO MORE THAN 773,000 RESIDENTS AND SERVES AS THE ECONOMIC CENTER OF THE LOUISVILLE MSA, SUPPORTING A REGIONAL LABOR FORCE OF MORE THAN 420,000 WORKERS

LOUISVILLE IS HOME TO UPS WORLDPORT, ONE OF THE LARGEST AIR CARGO FACILITIES IN THE WORLD, PROCESSING 416K+ PACKAGES PER HOUR AND SUPPORTING THE REGION'S ROLE AS A MAJOR LOGISTICS HUB

JEFFERSON COUNTY'S LOW TAXES, STRONG WORKFORCE, AND AFFORDABLE LAND COSTS CONTINUE TO ATTRACT EMPLOYERS, TENANTS, AND DEVELOPERS SEEKING LONG-TERM GROWTH IN THE LOUISVILLE MSA



FORMER ZIPS CAR WASH

LOUISVILLE, KY

SOURCES: <https://www.greatert Louisville.com/economic-development/>; <https://louisvilleky.gov/government/economic-development/>; <https://louisvilleky.gov/government/planning-design/dixie-highway-improvement-project/>; <https://www.flylouisville.com/business/cargo/ups-worldport/>; <https://kystats.ky.gov/>; <https://jefferson.kyschools.us/>

A HUB FOR BUSINESS, MANUFACTURING, TECH, AND HEALTHCARE THE GREATER LOUISVILLE AREA



THRIVING METRO AREA

Louisville Metro anchors the region, supported by dynamic counties like Bullitt, Oldham, Hardin, Jefferson (KY), and Clark and Floyd (IN). Together, they form a diverse and resilient regional economy where corporate expansions, infrastructure investment, and workforce development efforts continue to gain momentum. With a workforce participation rate above the national average and steady population growth over the last several decades, Louisville is becoming one of the most attractive places to do business. In 2023, Site Selection Magazine, the nation's leading publication for corporate expansion and area economic development, named Louisville a Top 5 U.S. Metro for Economic Development. As a metro with a population of more than 1 million people.

The Greater Louisville Region

Jefferson County, Kentucky (Louisville Metro)

Louisville is a competitive, authentic, global city – home to UPS Worldport, the largest concentration of aging care headquarters in the world, and notable food and beverage headquarters. Louisville is the economic epicenter for business development, entertainment attractions, and arts and cultural events, living at the heart of this 15-county bi-state region. And within a day's drive of two-thirds of the U.S. population, it's also a strategic location for thousands of companies.

[MAJOR INDUSTRIES]
HEALTHCARE & AGING INNOVATION
BUSINESS SERVICES
ADVANCED MANUFACTURING

[MAJOR COMPANIES]
HUMANA INC.
KINDRED HEALTHCARE
UPS

POPULATION..... 773,683
MEDIAN HHI.....\$60,407
TIME TO AIRPORT (SDF)..... 12 MINS

DIVERSE ECONOMY

The Greater Louisville region is made up of 15 counties across Kentucky and Southern Indiana, home to more than 1 million residents and over 85,000 businesses. The region blends urban energy with suburban and rural affordability, offering a compelling mix of lifestyle options, business opportunity, and infrastructure. With its central location within a day's drive of two-thirds of the U.S. population, Greater Louisville is a key logistics and distribution hub for national brands. Its growing economic base includes key industries such as healthcare, advanced manufacturing, logistics, food and beverage, and technology. The region is also increasingly known for its entrepreneurial ecosystem, with a strong pipeline of startups and innovation-focused initiatives.

ADVANCED MANUFACTURING

Greater Louisville's legacy as a manufacturing hub remains strong, with the region serving as home to over 2,400 manufacturing companies employing more than 83,000 workers. These companies specialize in a wide range of sectors including automotive, appliances, food and beverage, aerospace, and medical devices. Community innovation labs like FirstBuild and a growing ecosystem of supply chain and logistics providers help solidify the region's role as a global manufacturing player.

HEALTH AND AGING INNOVATION

With more than 21,000 professionals working in healthcare innovation, the region is a recognized leader in developing next-generation aging and wellness solutions. Home to nationally ranked hospitals, a growing number of biotech firms, and the Aging Innovation Hub, Louisville is building a nationally recognized reputation for its contributions to longevity, senior care, and therapeutic breakthroughs.

TECH, STARTUPS & ENTREPRENEURS

Named a top city for startups by Startups.com and SmartAsset, Louisville continues to see strong momentum in its innovation sectors. Nearly 2,000 tech-related businesses call the region home, supported by incubators like Render Capital and Amplify Louisville. These platforms connect investors, founders, and institutions to support business growth, talent attraction, and job creation across the MSA.

AWARDS & ACCOLADES

Greater Louisville consistently tops the ranks for most affordable metros, and most inclusive cities. With recently passed state and local policies to reduce production-based taxes, the region is also on-track to making a name for itself for its top tier business climate. Louisville, Kentucky, is among the top cities with a free business environment. According to the city's awards and accolades, Louisville is a good place to live with high ratings in housing, healthcare and environmental quality. Some recent accolades below:

#6 U.S. Metro for Economic Development (2024)

Recognized by Site Selection Magazine for the 10th consecutive year, highlighting the region's sustained growth and investment appeal.

One of America's Emerging Innovation Hotspots

Axios highlighted Louisville's growing tech scene and innovation-driven economy, marking it as a city on the rise.

#3 Logistics Leader in the U.S. (2024)

Ranked by Business Facilities Magazine, underscoring Louisville's strategic position in national logistics and distribution networks.

#9 Foodie City in the U.S.

Celebrated for its diverse culinary scene, Louisville continues to be a destination for food enthusiasts.

#5 Busiest Cargo Airport in the World

Louisville Muhammad Ali International Airport (SDF) continues to be a global air cargo powerhouse, facilitating international trade and commerce.

Waterfront Park Voted #1 Best Riverwalk in the U.S.

USA Today readers honored Louisville's Waterfront Park for its scenic and recreational offerings.

Top 10 Best Cities to Move to in 2024

Forbes recognized Louisville for its affordability, quality of life, and economic opportunities, making it an attractive destination for relocation.

\$1.8 Billion in Capital Investment

In 2023, the region attracted significant investments across various sectors, leading to the creation of over 4,700 new jobs.

Top 5 Most Beautiful and Affordable Places to Live in the U.S.

Travel + Leisure recognized Louisville for its scenic beauty and cost-effective living and economic opportunities, making it an attractive destination for relocation.

63 Active Projects in Pipeline

Greater Louisville Inc. reported a robust pipeline of projects at the end of 2024, indicating strong future economic prospects.

Perfect Score on HRC's Municipal Equality Index (2024)

For the ninth consecutive year, Louisville achieved a perfect score, reflecting its commitment to inclusivity and equality.

Expanding Labor Force Growth

The region's labor force expanded by 1.6% in 2024, surpassing pre-pandemic levels and reflecting a resilient and growing workforce.



DIXIE HIGHWAY

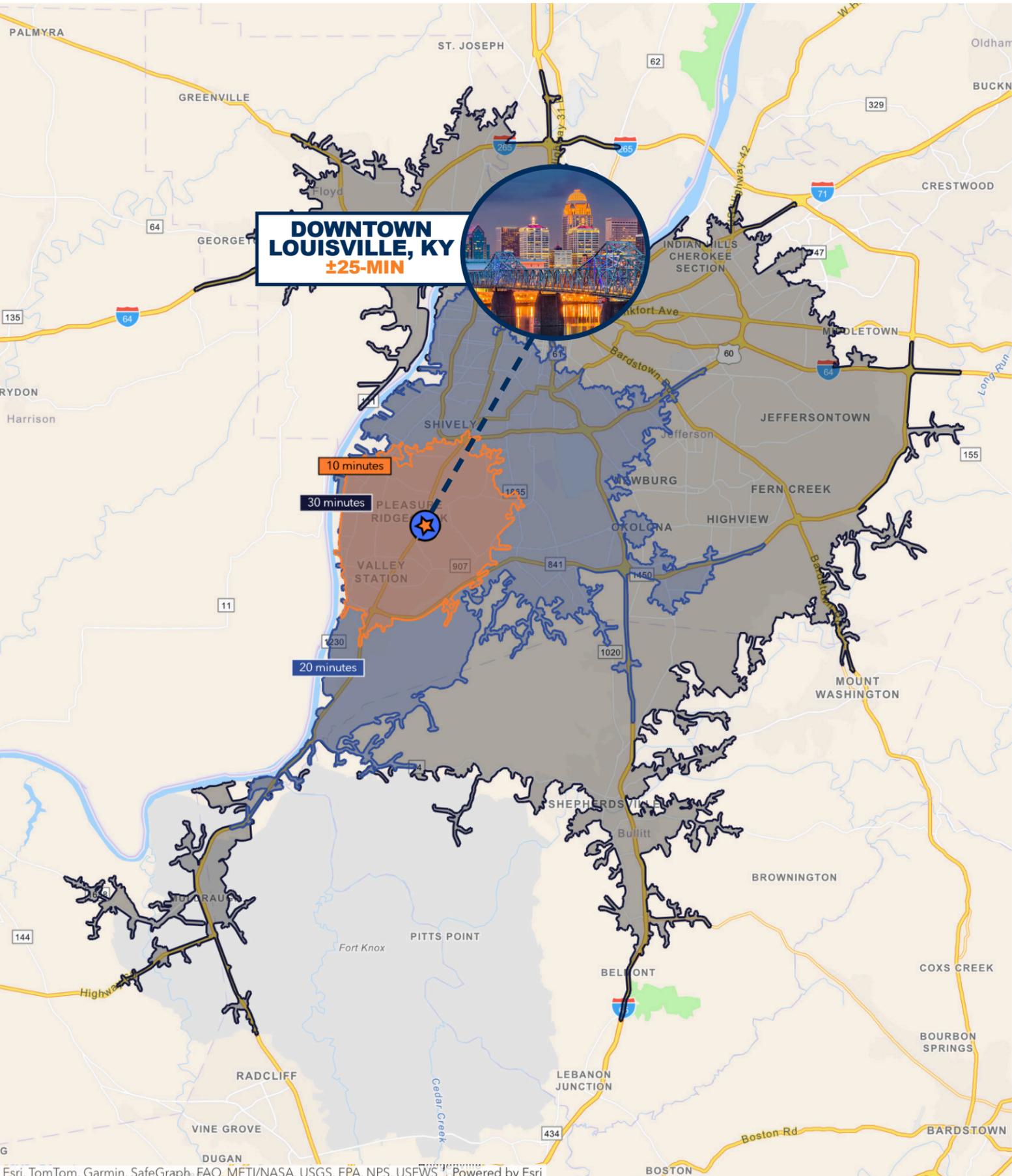
 ±38,468
VPD (2025)

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LOCATED ALONG DIXIE HIGHWAY (US-31W), ONE OF SW LOUISVILLE'S PRIMARY COMMERCIAL CORRIDORS, THE PROPERTY OFFERS STRONG VISIBILITY AND CONVENIENT ACCESS TO SURROUNDING NATIONAL RETAILERS AND NEIGHBORHOOD BUSINESSES, SUPPORTING CONSISTENT CONSUMER TRAFFIC WITHIN THE METRO AREA.



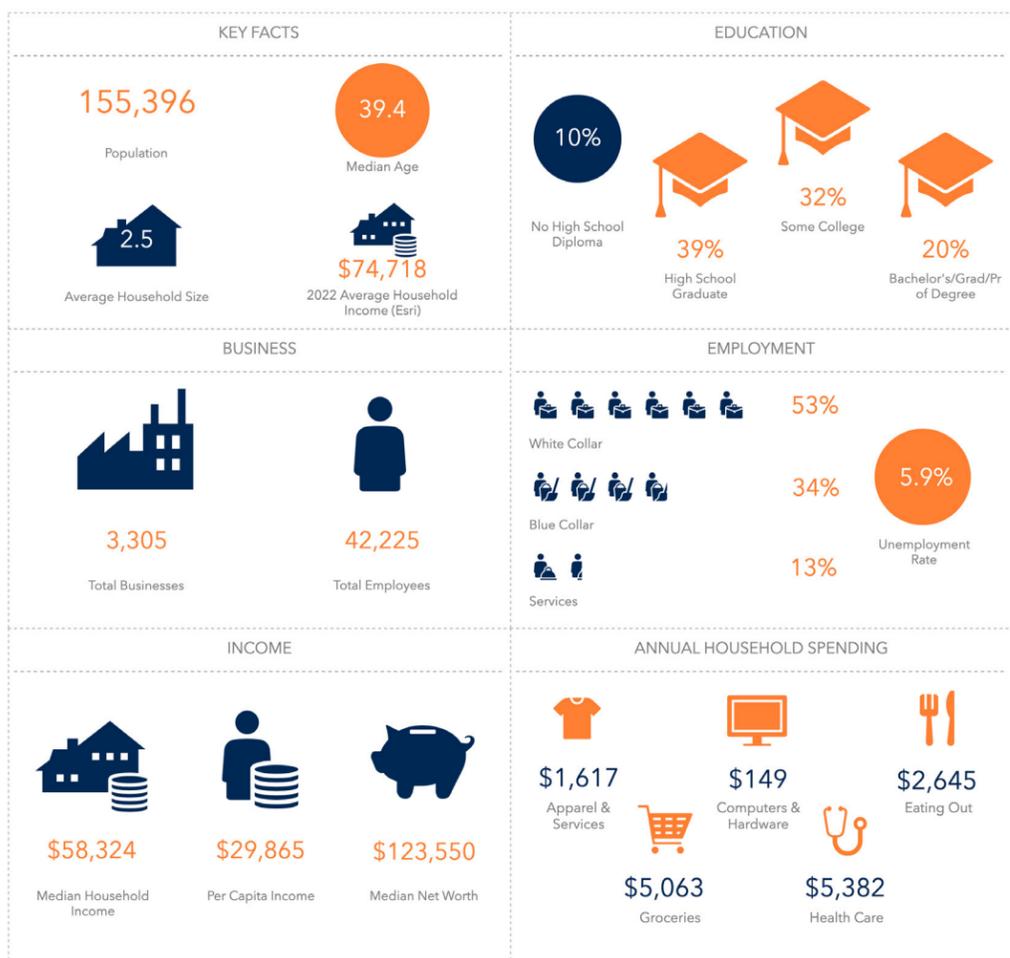
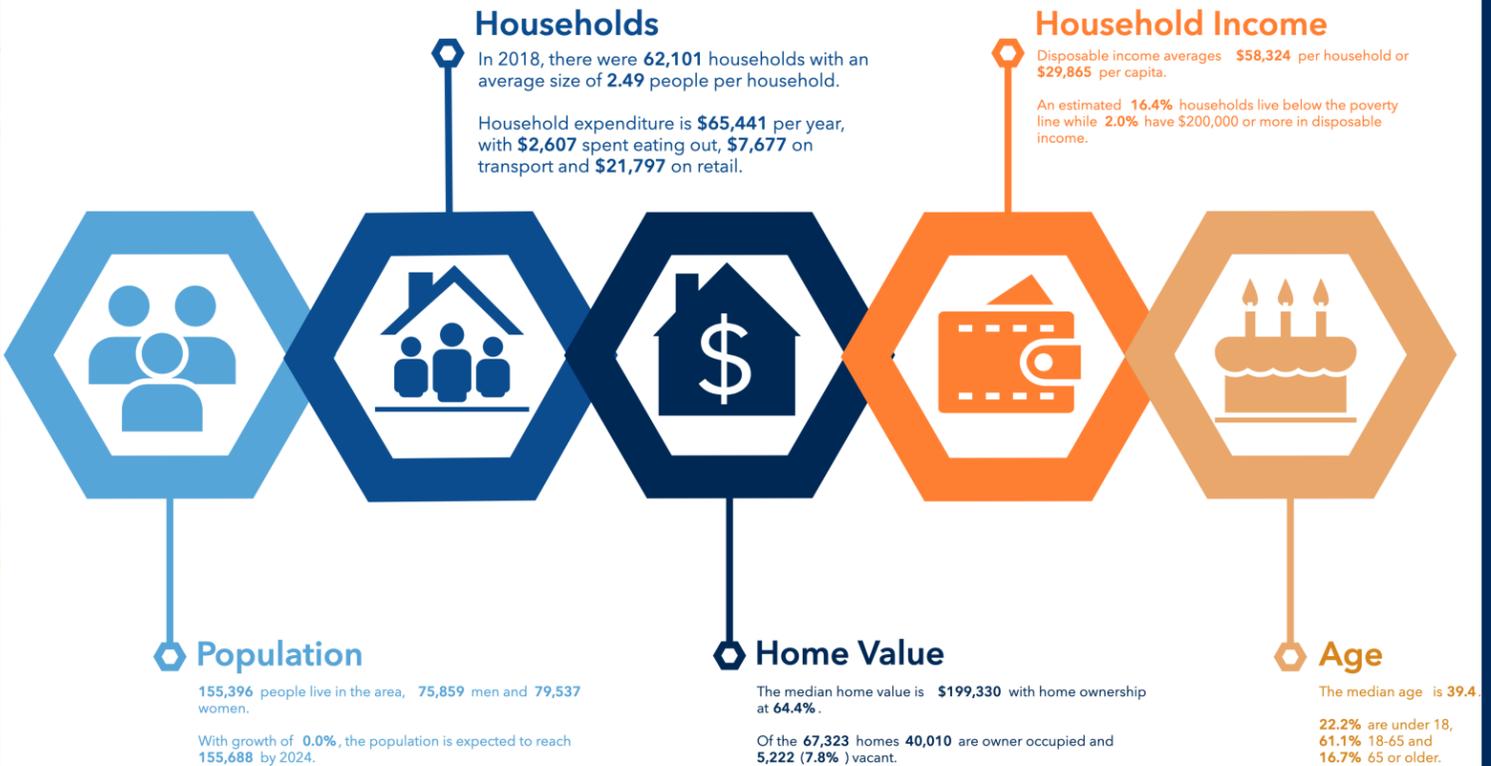
PART OF THE GREATER LOUISVILLE, 15-COUNTY REGION DRIVE TIME MAP (10,20,30-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
MAY 4-6, 2026

FORMER ZIPS CAR WASH



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2023, 2027. © 2020 Esri

LOUISVILLE, KY



ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: MAY 4-6, 2026
CLICK TO VIEW AUCTION WEBSITE

FORMER ZIPS CAR WASH

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for MAY 4-6, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

NON-ENDORSEMENT & DISCLAIMER NOTICES

CONFIDENTIALITY AND DISCLAIMER

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240079

FOR AUCTION RELATED QUESTIONS

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LOUISVILLE, KY