

FOR GROUND  
LEASE/BTS

# 7299 DIXIE HIGHWAY

LOUISVILLE KY 40258



WALTER  
WAGNER  
JR. CO. LLC

SITE  
.94 ACRES

DIXIE HIGHWAY 38,000+ VPD

ST ANDREWS CHURCH RD 18,000+ VPD

ASKING PRICE

\$90,000 ANNUAL

## PROPERTY OVERVIEW

### OFFERING SUMMARY

Lot Size: .94 Acre  
Zoning: C2  
Lease: NNN

- Ground Lease NNN: (.94 Acre) vacant land. Owner is highly motivated and open to a variety of proposals, including build-to-suit options
- Situated on Dixie Highway, a bustling corridor with high visibility and heavy traffic flow (38,000 VPD)—ideal for retail, restaurant, medical, or office use.
- Accessibility off the highly trafficked intersection of Dixie Highway, and St. Andrews Church Road
- Potential Investment positioned in a thriving, high-demand area,
- Take advantage of this prime location in a high-demand Louisville market—ideal for investors or businesses seeking growth in a thriving area!

COREY WASHBURN

502-345-8332  
cwashburn@walterwagner.com  
2115 Lexington Drive Louisville KY 40206



WALTER WAGNER  
JR. CO. LLC

The information contained herein was obtained from sources believed reliable, however Walter Wagner, Jr. Co., LLC and its agents make no representation as to its accuracy. It is your responsibility to thoroughly investigate and confirm the accuracy of this information.

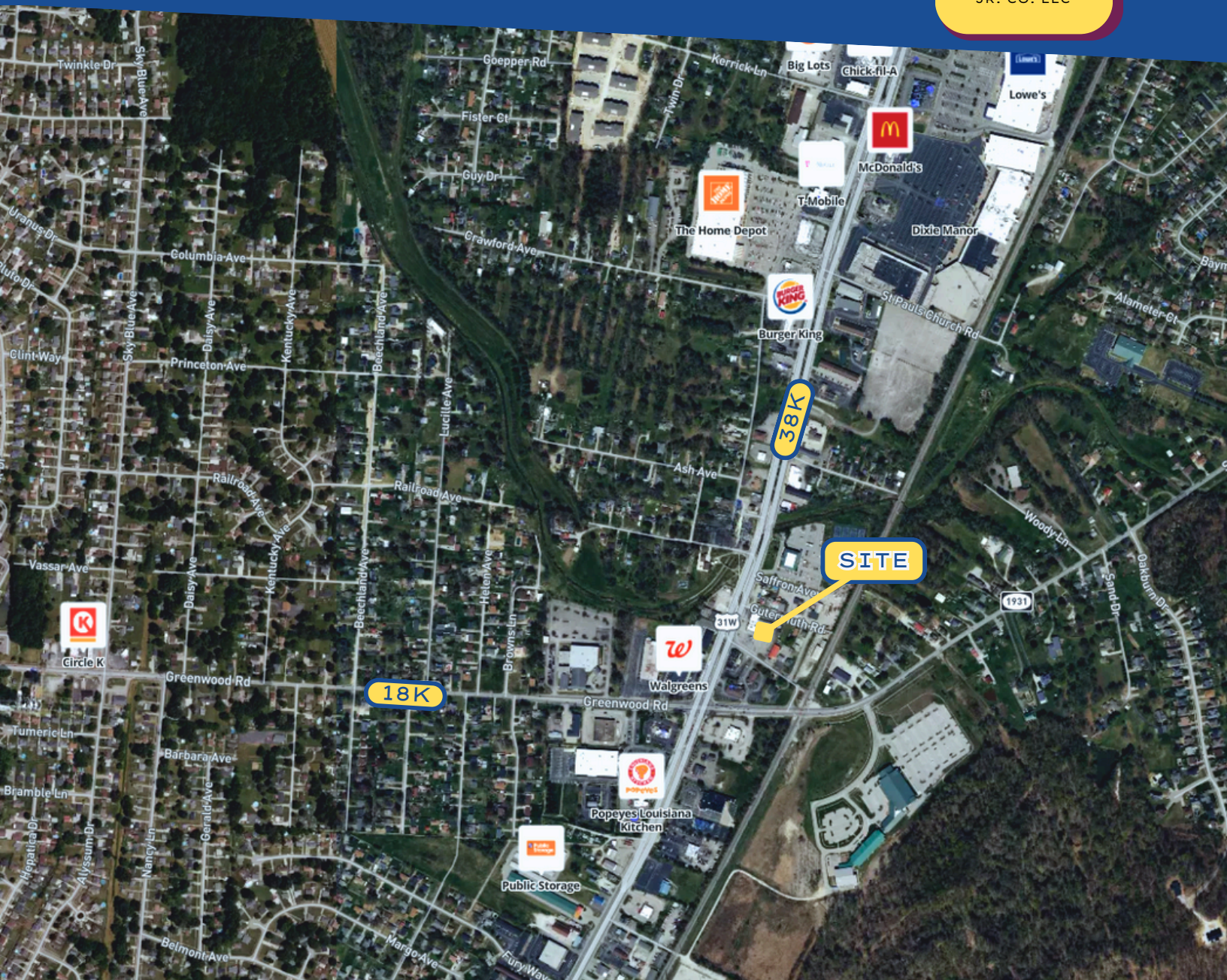


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AERIAL BRAND MAP

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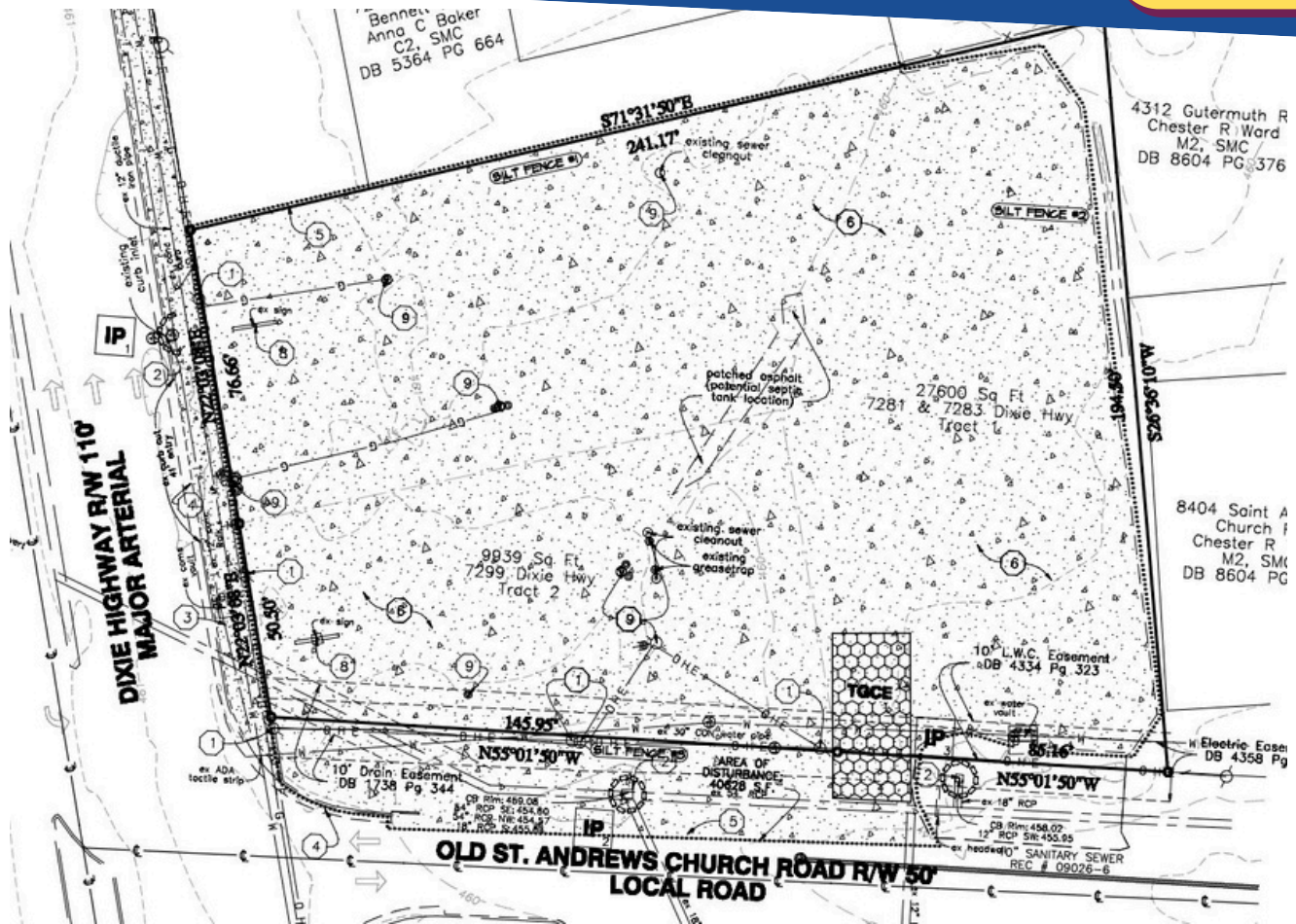
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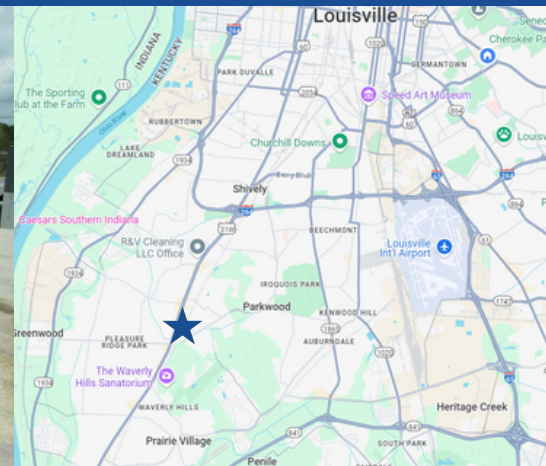
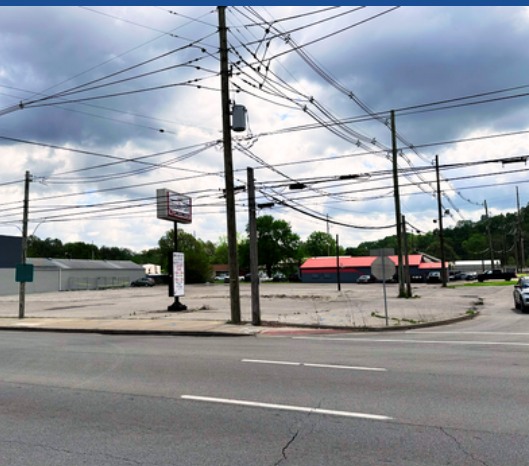
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## SITE PICTURES AND CITY MAP



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