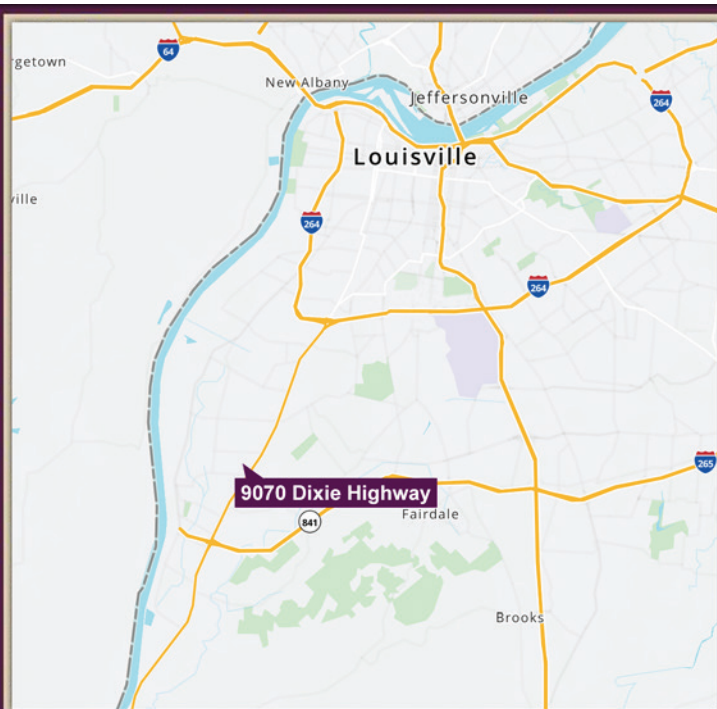


PURCHASE OPPORTUNITY VALUE ADD SHOPPING CENTER WITH INCOME

9070 Dixie Highway, Louisville, Kentucky



OPPORTUNITIES

- * Pricing: \$10,000,000
- * Inquire with broker for more information.
- * 12.212 Acres.
- * 148,021 SF.
- * Opportunity includes Value City lease with term through 2032.
- * Located about 10 miles south of Downtown Louisville.



Equity
Management
Group, Inc.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.

Agent: **Jason Taylor**

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Equity Management Group * 840 East High Street * Lexington, KY 40502

PURCHASE OPPORTUNITY

VALUE ADD SHOPPING CENTER WITH INCOME

9070 Dixie Highway, Louisville, Kentucky



PROPERTY SPECIFICS

Price:	\$10,000,000
Anchor Tenant:	Value City Furniture
Total Land Area:	12.212 acres
Total GLA:	148,021 sf
Traffic Count:	46,150

PROPERTY ADVANTAGES

High profile location along Dixie Hwy – one of the city's busiest traffic corridors, which connects Downtown Louisville with the southwest suburbs.

LOCATION

9070 Dixie Highway, about 10 miles southwest of Downtown Louisville, home to the world famous Kentucky Derby.

Strong and Growing Demographics:

	<u>2 miles</u>	<u>5 miles</u>	<u>10 miles</u>
Population Estimates:	34,571	114,836	330,600
Median Home Value:	\$162,659	\$166,933	\$153,147
Average Number of Households:	13,735	45,842	135,653

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PURCHASE OPPORTUNITY

VALUE ADD SHOPPING CENTER WITH INCOME

9070 Dixie Highway, Louisville, Kentucky

LOUISVILLE

The city was founded in 1778 by George Rogers Clark, making it one of the oldest cities west of the Appalachian Mountains, due to its strategic location at the Falls of the Ohio River, which served as a major port and shipping hub in the 19th century. Today Worldport, the global air-freight hub for UPS at Louisville International Airport, processes an average of 1.6 million packages daily. It also is a significant center of manufacturing, with two major Ford Motor Company plants, and the headquarters and major home appliance factory of GE Appliances (a subsidiary of Haier). It's known as the Bourbon Capital of the world, with Kentucky producing 95% of the global bourbon supply, with Louisville contributing one-third of that amount.

Louisville is renowned for hosting the Kentucky Derby, the longest-running sporting event in the United States, held annually at Churchill Downs since 1875.

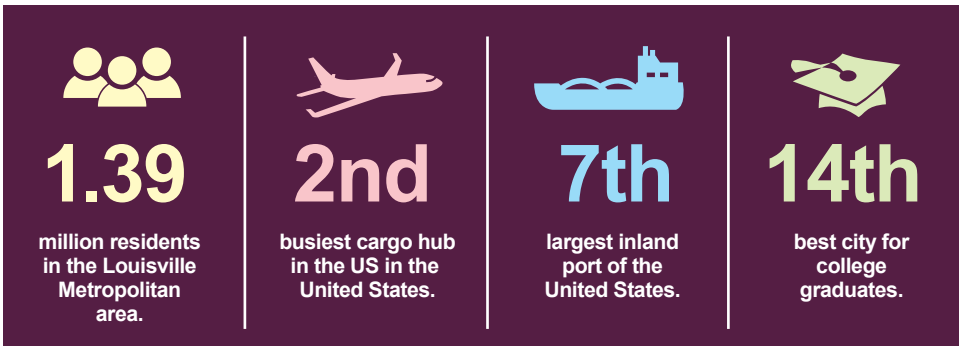
The city continues to grow and expand with over 15 Billion in investments since 2014, making it a key destination for business and people.



The city is home to the world's oldest operating Mississippi River-style steamboat, The Belle of Louisville.



The Louisville Slugger Museum & Factory features a 120-foot-tall steel replica of the iconic baseball bat, and the company, Hillerich & Bradsby, was founded in 1864, with the bat's name originating from a local player nicknamed "Louisville Slugger".



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PURCHASE OPPORTUNITY
VALUE ADD SHOPPING CENTER
WITH INCOME

9070 Dixie Highway, Louisville, Kentucky

LOUISVILLE

Louisville has a diverse makeup of companies that help fuel business and community growth.



METRO LOUISVILLE TOP EMPLOYERS



25,090
EMPLOYEES



14,484
EMPLOYEES



13,828
EMPLOYEES



13,020
EMPLOYEES



12,360
EMPLOYEES



12,000
EMPLOYEES



9,300
EMPLOYEES



7,346
EMPLOYEES



6,650
EMPLOYEES



6,000
EMPLOYEES



6,000
EMPLOYEES



5,700
EMPLOYEES



5,646
EMPLOYEES



2,330
EMPLOYEES



2,300
EMPLOYEES

1.3M

BOOMTOWN (BUSINESS GROWTH
AND CONSUMER DEMAND)
- Yelp, 2019

Top 10

BEST CITY FOR COLLEGE
GRADS
- SmartAsset, 2021

Top 3

WORKER CONFIDENCE
IN U.S. METROS
- LinkedIn, Q1 2022

#1

IN OHIO RIVER CORRIDOR
FOR DEVELOPMENT
- Site Selection, 2020



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