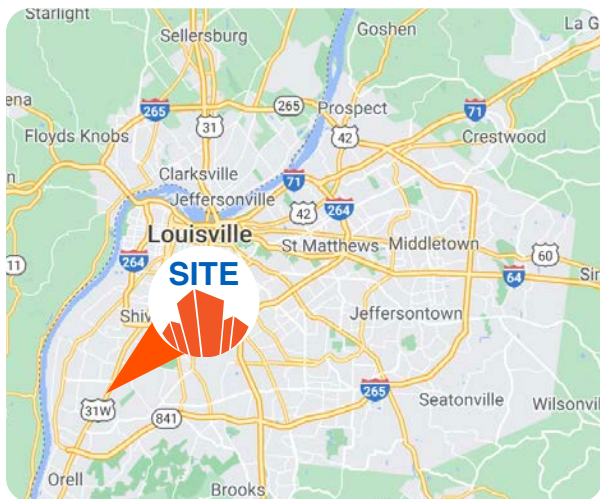




## FORMER ZIPS CAR WASH AVAILABLE

7773 Dixie Highway | Louisville, KY 40258



**FOR LEASE: \$85,000/YEAR**  
**FOR SALE: \$950,000**  
**3,222± SF / 1.02± ACRES AVAILABLE**

- **Value-add opportunity:** 2021 sale price of \$2,842,689 when sold as a stabilized carwash
- **Highly visible Dixie Highway frontage** with approximately **38,284 ADT**
- **27 On-site parking spaces**, including **11 covered spaces**
- **Large pylon signage opportunity** offering exceptional visibility to passing traffic
- **Surrounded by national retailers** including Walmart, Lowe's, Hobby Lobby, Home Depot, Starbucks, McDonald's, Chick-fil-A, Longhorn Steakhouse, AutoZone, McAllister's, Five Guys, Taco Bell, Wendy's, Qdoba and more
- **Ideal for carwash, automotive, quick-service restaurant, retail, medical, or service-oriented users**
- **Flexible C-2 Zoning** allowing a variety of commercial uses including, retail, automotive, restaurant, and medical

# AERIAL

**Walmart**  
MATTRESS FIRM  
Hardee's  
CALIBER COLLISION  
Pizza Hut

46,978 ADT

**THE HOME DEPOT**  
QDOBA MEXICAN EATS  
Panera  
T-Mobile

**BIG LOTS**

**LOWE'S**

**HOBBY LOBBY STAPLES**  
FIVE BELOW  
DOLLAR TREE  
CROUCH FITNESS  
HIBBETT SPORTS  
Rainbow DRESS FOR LESS

16,380 ADT

17,031 ADT

38,284 ADT



GREENWOOD RD

DIXIE HWY

ST ANDREWS CHURCH RD



# PHOTOS

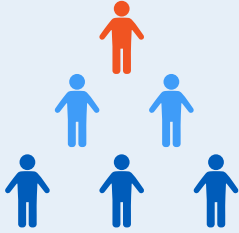


# PHOTOS



# DEMOGRAPHICS

## POPULATION



1 Mile: **8,280**

3 Miles: **72,324**

5 Miles: **155,200**

## HOUSEHOLDS



1 Mile: **3,396**

3 Miles: **29,518**

5 Miles: **62,816**

## BUSINESSES



1 Mile: **308**

3 Miles: **1,875**

5 Miles: **3,954**

## EMPLOYEES

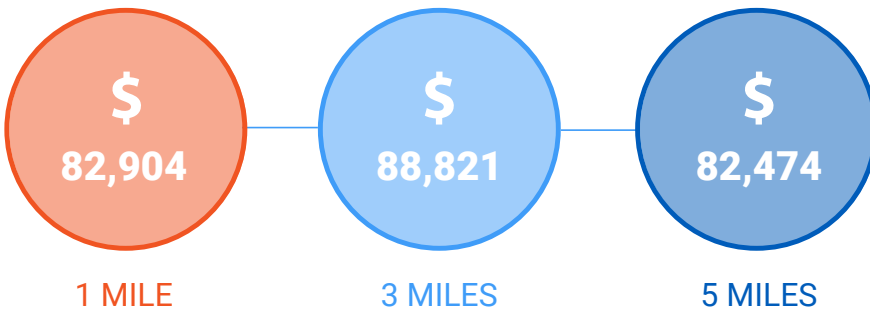


1 Mile: **2,097**

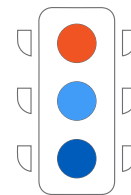
3 Miles: **17,435**

5 Miles: **35,918**

## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS



**Dixie Hwy**  
38,284 ADT

