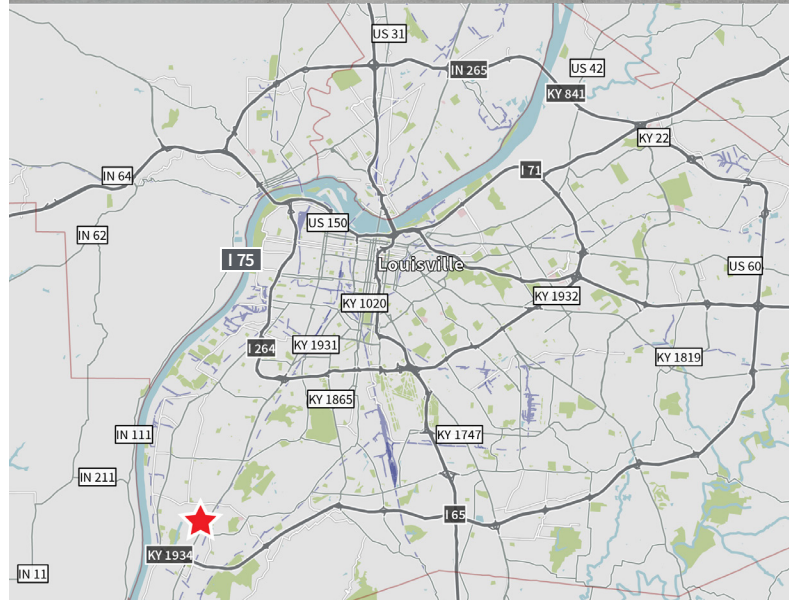




For Lease

10383 Dixie Highway
Louisville, KY 40272

Anchors: Walmart, Marshalls, Ross Dress for Less, Five Below



- 119,364 sf retail center
- Great co-tenancy with Walmart, Marshalls, and Ross Dress for Less
- Available spaces: 1,832 sf, 2,028 sf, 4,490 sf, 4,500 sf, 6,298 sf, and 11,418 sf
- Traffic counts: 30,000 VPD
- Excellent access to I-265
- Join existing tenants including Dollar Tree, America's Best, Spectrum, Sally Beauty, Eagle Finance, Bath & Body Works, Five Below, Ross, Marshalls, and Hibbett Sports

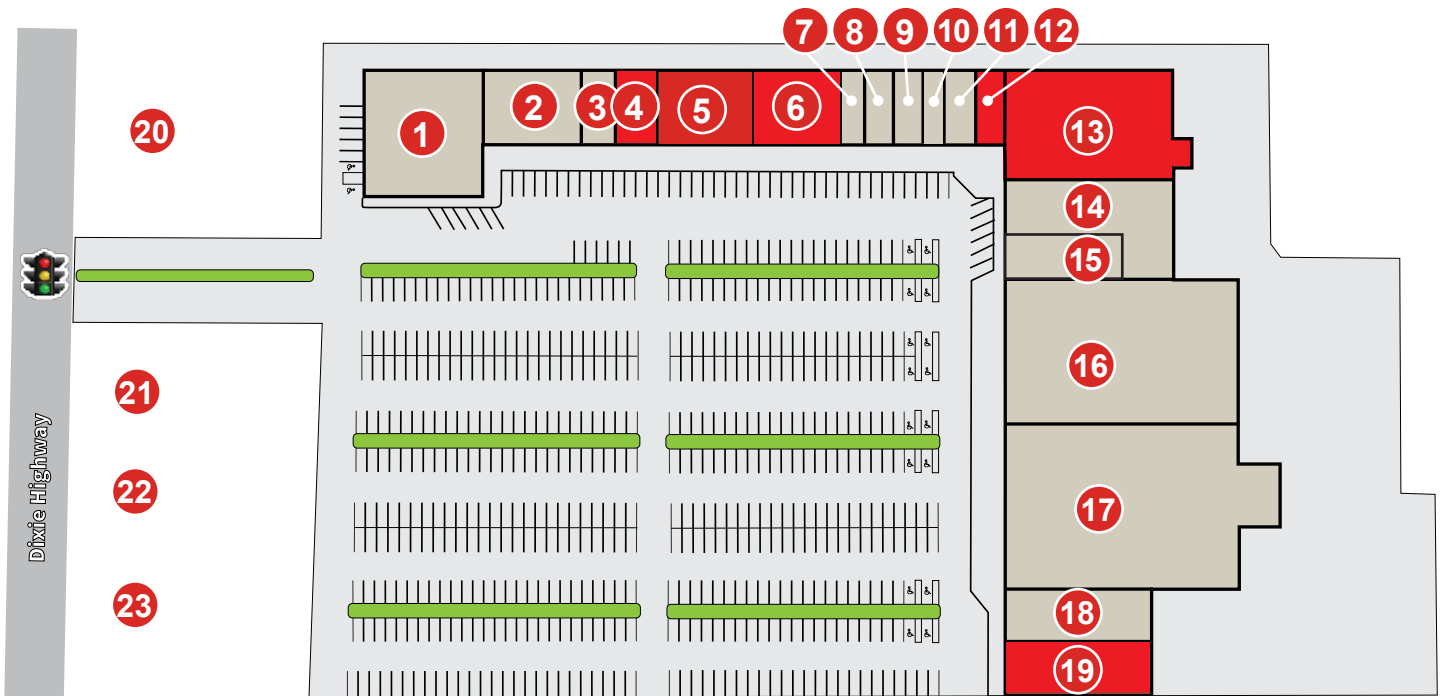
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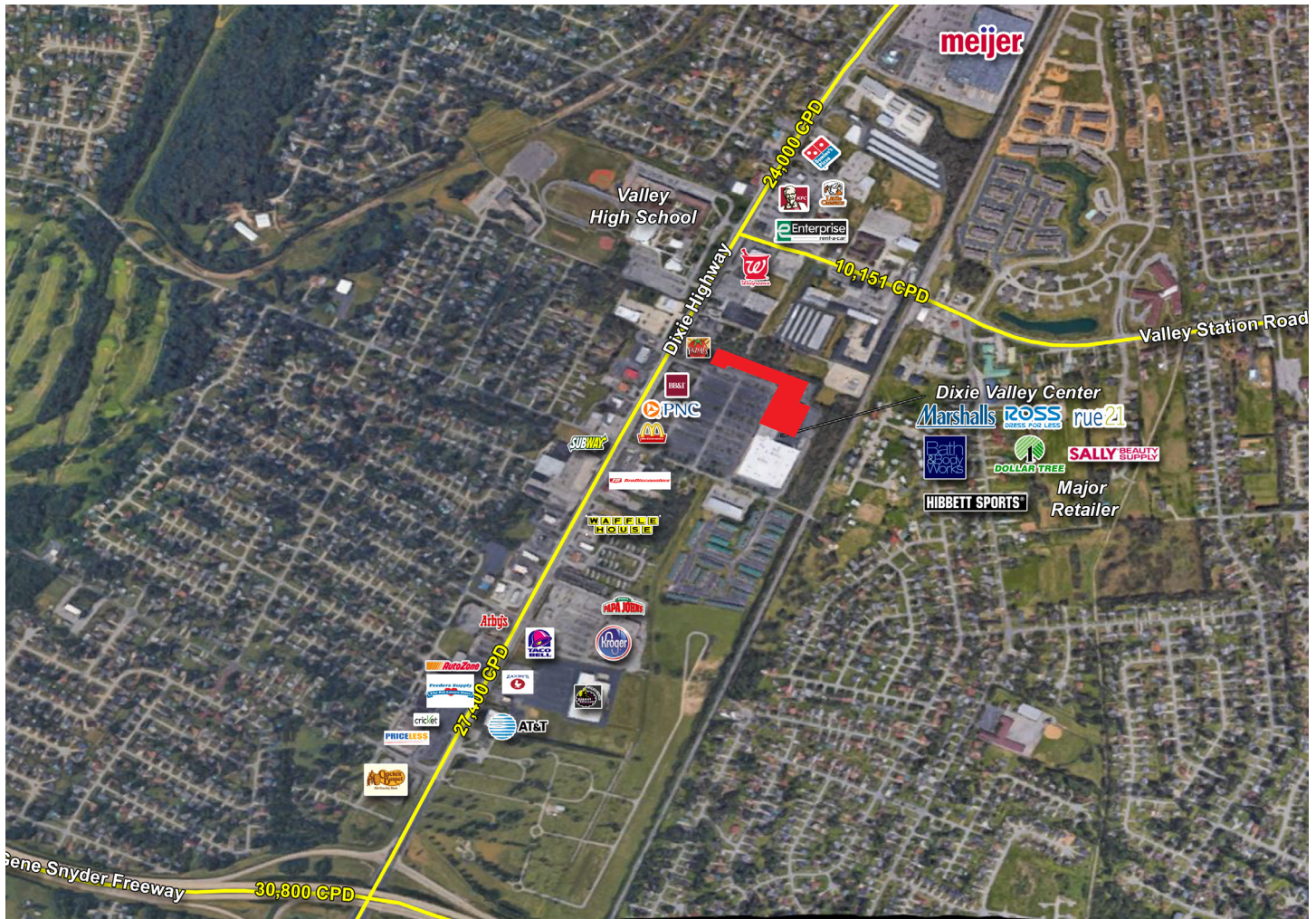
Available space



- | | | | |
|---------------------------------|----------------------------------|-----------------------------------|----------------------------------|
| 1 Dollar Tree | 7 Nail Tech | 13 Available - 11,418 s.f. | 19 Available - 6,298 s.f. |
| 2 America's Best | 8 Sally Beauty | 14 Five Below | 20 Fazoli's |
| 3 Chong Garden | 9 Eagle Finance | 15 Bath & Body Works | 21 Truist Bank |
| 4 Available - 1,832 s.f. | 10 Eagle Finance | 16 Ross Dress for Less | 22 PNC |
| 5 Available - 4,490 s.f. | 11 H&R Block | 17 Marshalls | 23 McDonald's |
| 6 Available - 4,500 s.f. | 12 Available - 2,028 s.f. | 18 Hibbett Sports | |



Trade area



Demographics



Total Population



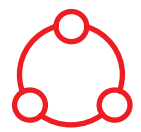
Total Households



Average HH Income



Median Age



Total Daytime Employees

5 Min Drive

28,243

11,142

\$63,588

39.8

6,712

10 Min Drive

74,285

29,434

\$70,612

40.0

19,143

15 Min Drive

151,370

59,959

\$64,466

39.4

41,903

ESRI 2021

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