

# For Sublease

6801 Dixie Highway, Suite 159 | Louisville, KY



**CASEY SMALLWOOD**  
502.791.9762 | casey.smallwood@srsre.com





## For Sublease

6801 Dixie Highway  
Suite 159  
Louisville, KY

### Property Specifications

SPACE AVAILABLE

2,442 SF

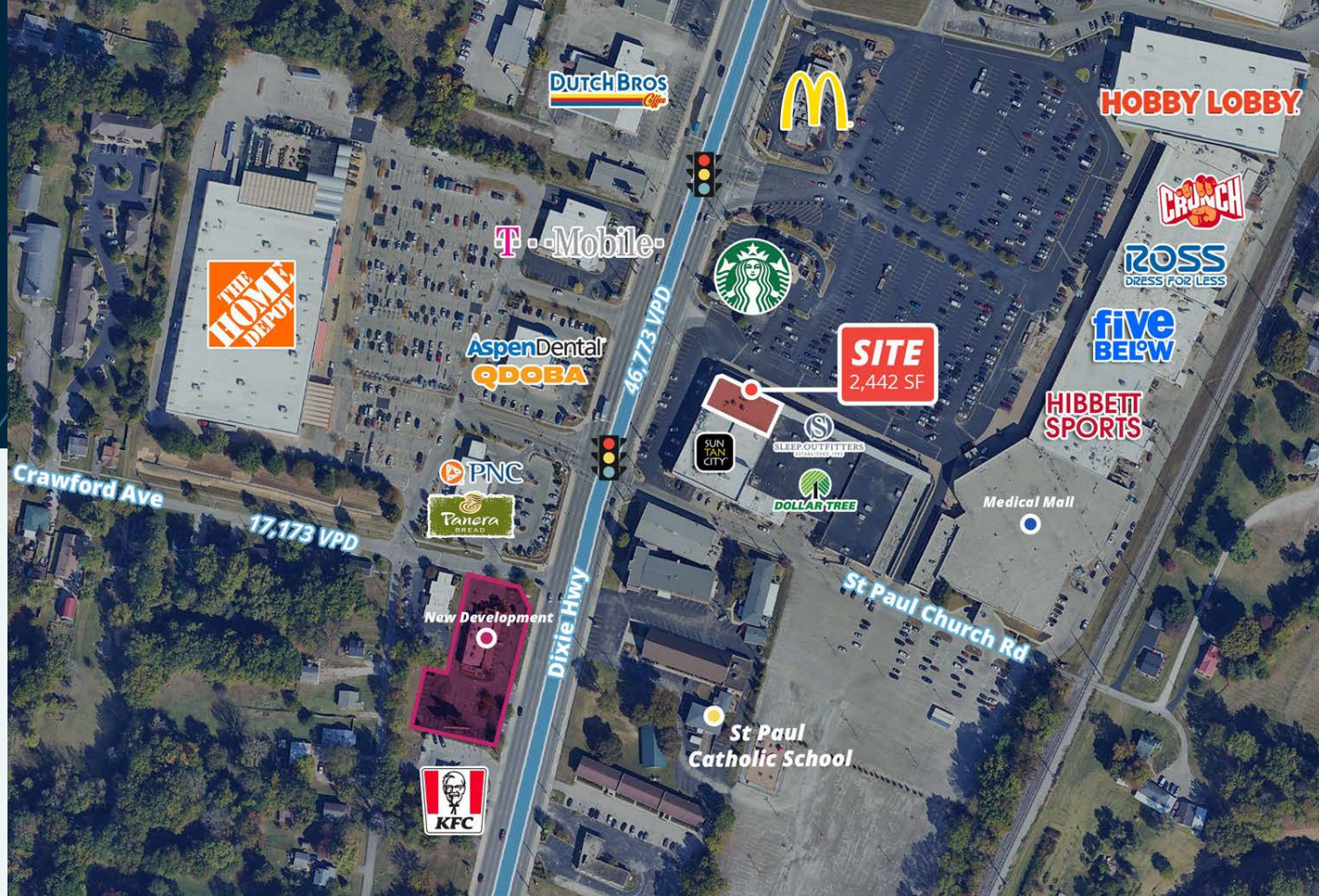
### Traffic Counts

Dixie Highway, adjacent to Site	37,047 VPD
Dixie Highway, N of Site	46,773 VPD
I-264, N of Site	81,002 VPD
Gene Snyder Freeway, SE of Site	56,176 VPD

Year: 2024 | Source: KYTC

**CASEY SMALLWOOD**

502.791.9762 | casey.smallwood@srsre.com



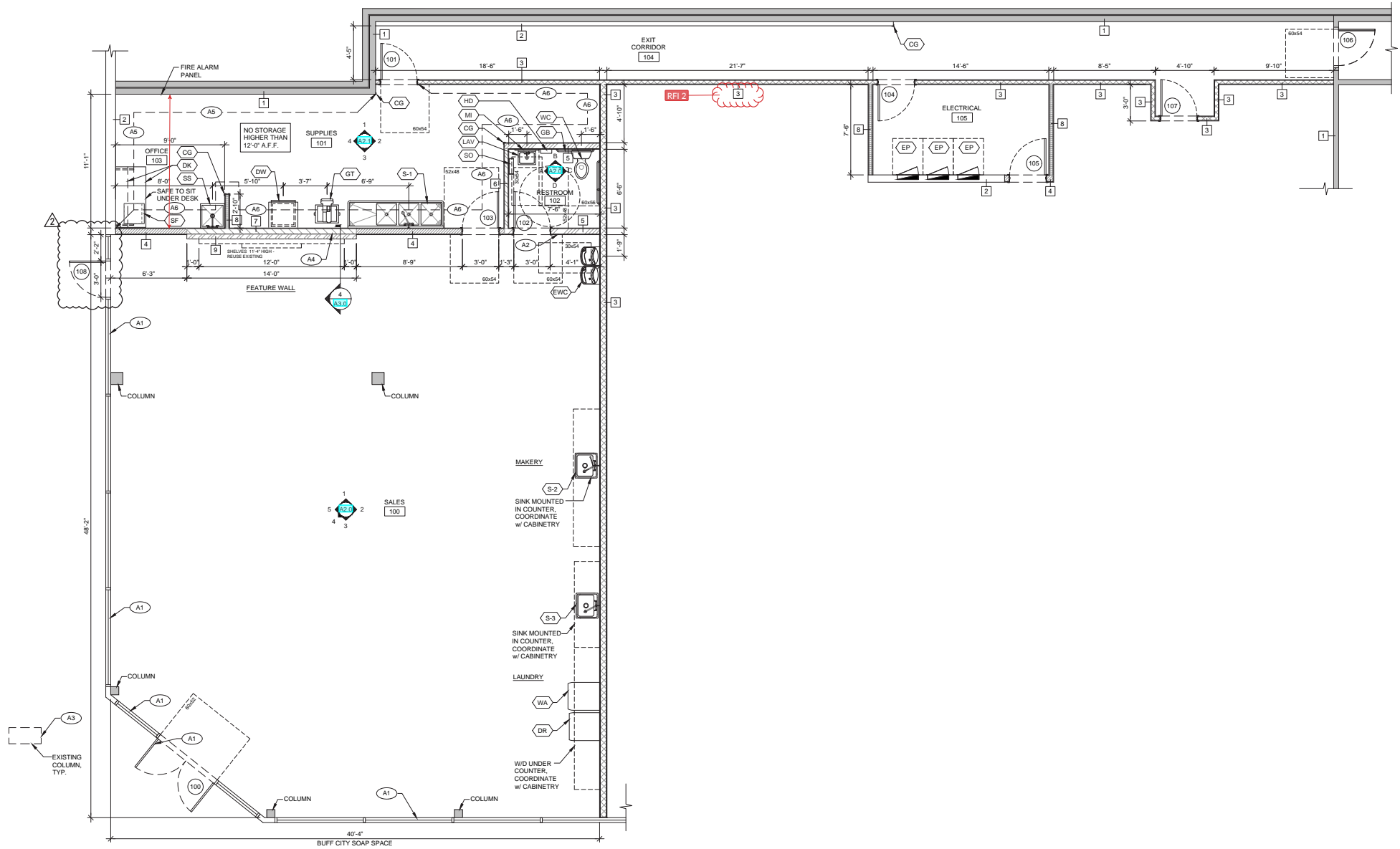
### About the Property

- Turnkey end cap retail space for sublease in the well-established Dixie Manor Shopping Center along Louisville's heavily traveled Dixie Highway corridor
- Located within a high-traffic regional shopping center serving the dense Pleasure Ridge Park trade area
- Excellent visibility and access from Dixie Highway ( $\pm 47,000$  VPD), one of Louisville's primary retail corridors
- Surrounded by a strong mix of national retailers, restaurants, and service providers driving consistent traffic
- Positioned within a dense residential trade area with strong neighborhood retail demand

### Nearby Retailers



SRS REAL ESTATE PARTNERS

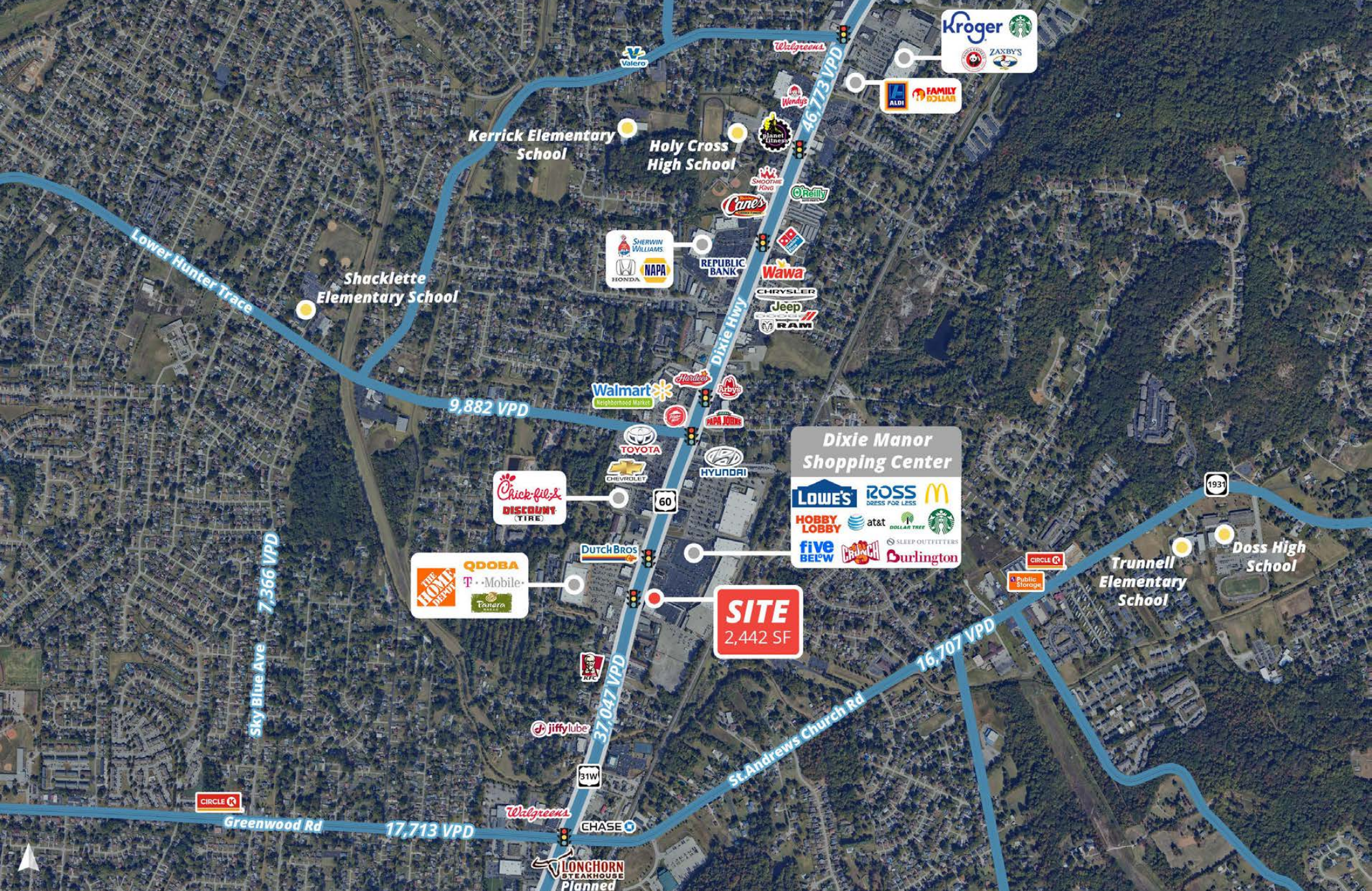


1 FLOOR PLAN  
A1.0 SCALE: 1/4" = 1'-0"



# Dixie Highway

Louisville, KY



# 6801 Dixie Hwy

Louisville, KY



**HOBBY LOBBY**

**T-Mobile**



**ROSS**  
DRESS FOR LESS

**Aspen Dental**  
**QDOBA**

**SITE**  
2,442 SF

**five BELOW**

**HIBBETT SPORTS**



**SLEEP OUTFITTERS**  
ESTABLISHED 1983



Medical Mall

**Crawford Ave**

**17,173 VPD**

**Dixie Hwy**

**St Paul Church Rd**

New Development

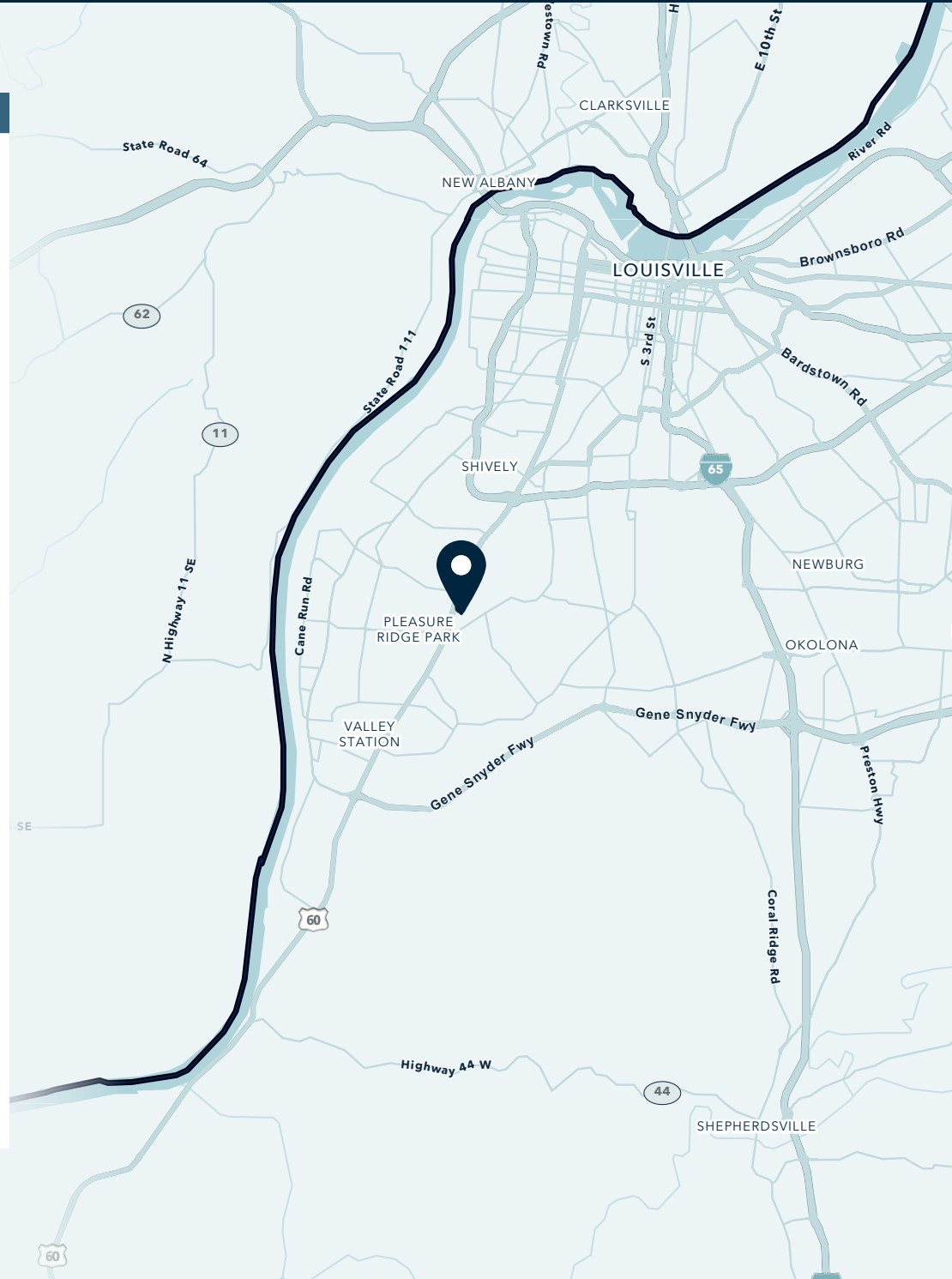
**St Paul Catholic School**





## Area Snapshot

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2025 Estimated Population	8,097	77,524	169,135
2030 Projected Population	8,348	77,539	169,425
Proj. Annual Growth 2025 to 2030	0.61%	0.00%	0.03%
<b>Daytime Population</b>			
2025 Daytime Population	8,082	59,522	141,636
Workers	3,971	19,614	52,994
Residents	4,111	39,908	88,642
<b>Income</b>			
2025 Est. Average Household Income	\$72,518	\$79,854	\$72,441
2025 Est. Median Household Income	\$59,389	\$62,382	\$55,889
<b>Households &amp; Growth</b>			
2025 Estimated Households	3,481	31,316	67,814
2030 Estimated Households	3,580	31,284	67,769
Proj. Annual Growth 2025 to 2030	0.56%	-0.02%	-0.01%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	65%	60%	55%
2025 Est. Black or African American	21%	25%	27%
2025 Est. Asian or Pacific Islander	2%	3%	3%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	12%	12%	14%
2025 Est. Hispanic (Any Race)	8%	8%	10%

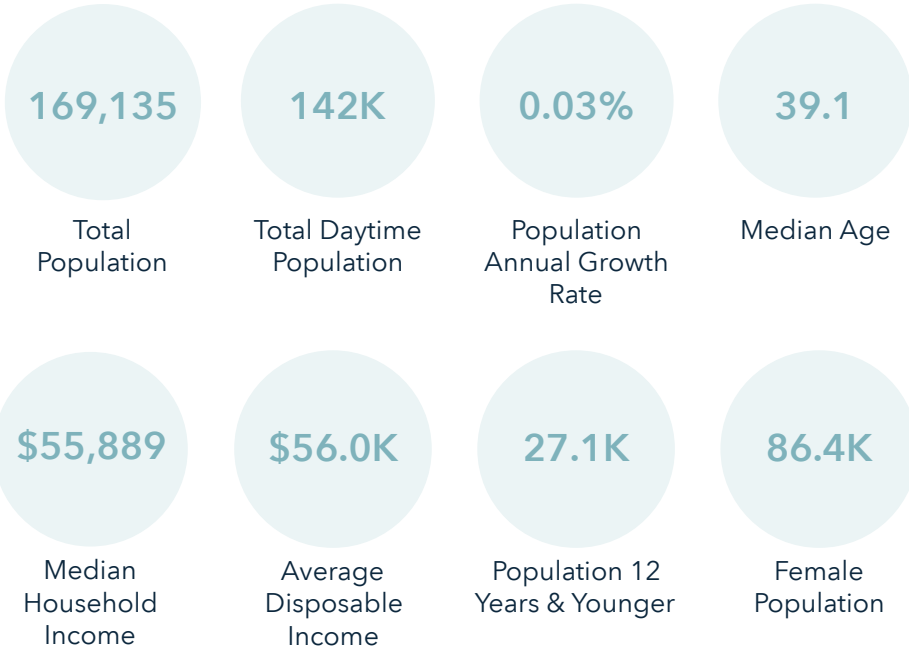


**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

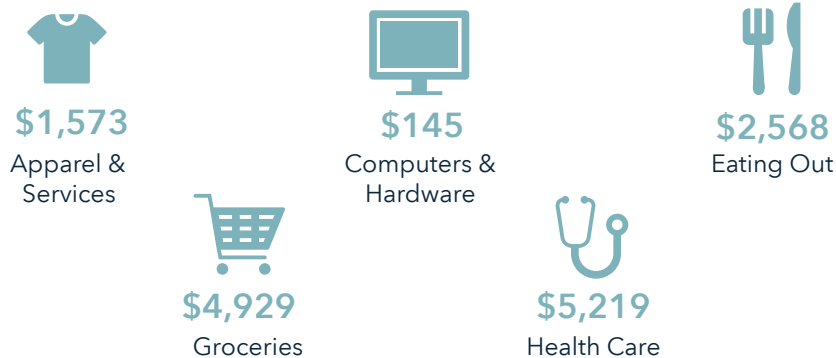


## Ring of 5 Miles

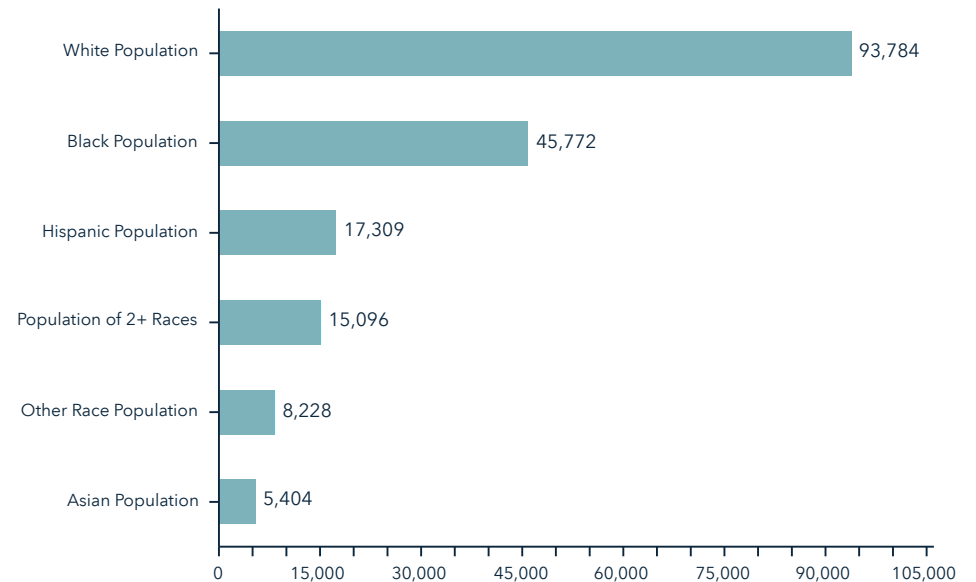
### Key Facts



### Annual Household Spending



### Business & Housing Stats





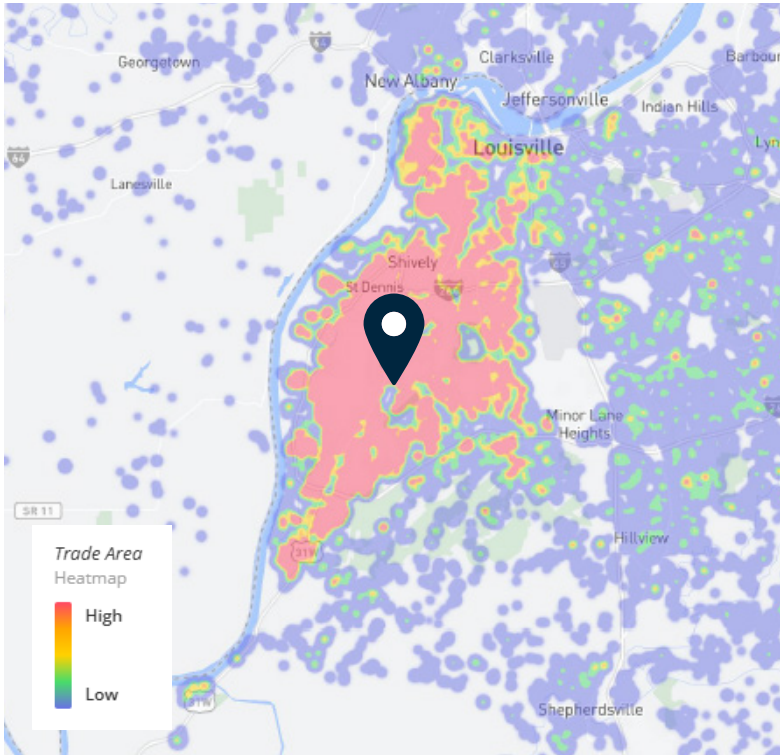
## Data for 03/15/2025 - 03/16/2026



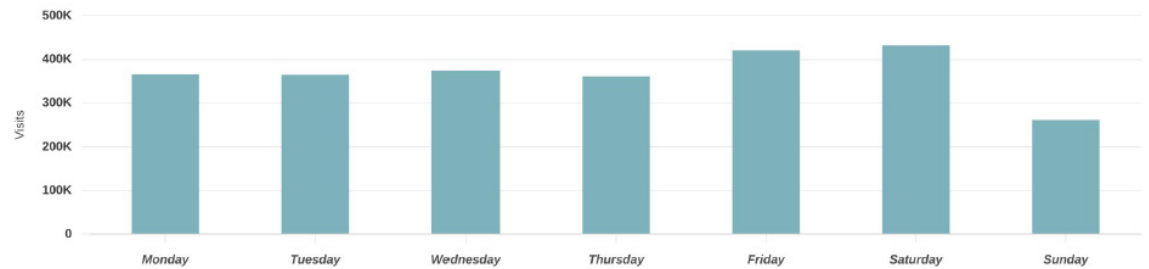
### VISITS TREND



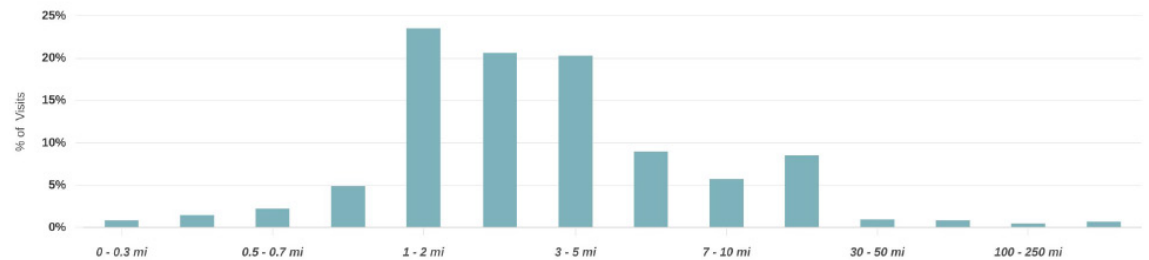
### TRADE AREA



### DAILY VISITS



### TRADE AREA COVERAGE BY DISTANCE





## About Louisville, KY

Louisville, Kentucky is the largest city in the state and serves as a major economic and logistics hub for the Midwest and Southeast. Strategically located along the Ohio River and within a day's drive of more than half of the U.S. population, Louisville offers exceptional regional connectivity. The city is home to the UPS Worldport global air hub, Louisville Muhammad Ali International Airport, and major interstate corridors including I-64, I-65, and I-71, making it one of the most efficient distribution and transportation centers in the country.

Louisville also features a diverse and growing economy driven by healthcare, advanced manufacturing, food and beverage, and technology sectors. A skilled workforce, strong population base, and vibrant tourism industry highlighted by global events like the Kentucky Derby create a dynamic and business-friendly environment that supports long-term growth.

### WHY LOUISVILLE?

*Its central location, global logistics infrastructure, and diverse economy position it as a leading business hub in the Midwest and Southeast.*

## Louisville/Jefferson County by the Numbers

1.38+M  
**TOTAL POPULATION**

1.4M  
**DAYTIME POPULATION**

563,348  
**TOTAL HOUSEHOLDS**

\$99,665  
**AVERAGE HH INCOME**

16.4M  
**ANNUAL VISITORS**

\$3.5B  
**ECONOMIC IMPACT**



---

**SRS REAL ESTATE PARTNERS**

---

6100 Dutchmans Lane, Suite 1200  
Louisville, KY 40205  
502.399.8949

**SRSRE.COM**

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;  
however SRS does not guarantee its completeness or accuracy.