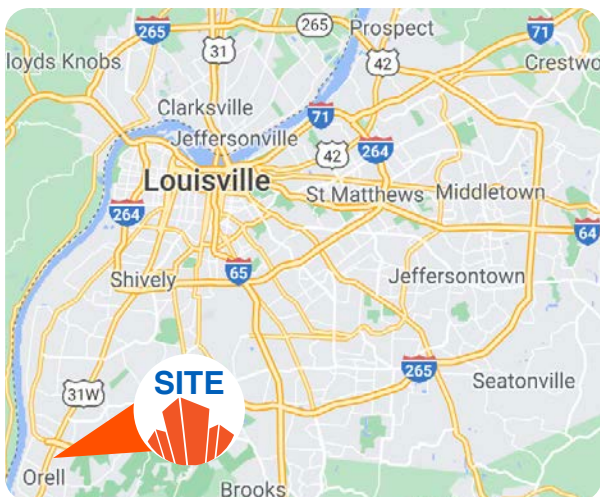


GROUND LEASE AVAILABLE

11705 Dixie Hwy | Louisville, KY 40272



LEASE RATE: ASK AGENTS

4.51± ACRES SF AVAILABLE (Divisible)

- Zoned **C-2 (Commercial)** and **R-4 (Residential)** – Ideal for a variety of retail, service, or mixed-use developments
- Prime frontage on **Dixie Highway (US 31W)** – Excellent visibility and access
- **Adjacent to a new McDonald's and across from Thornton's**
- Strong traffic counts (**35K+ ADT**) and established commercial corridor
- Strategic location in South Louisville with dense residential and daytime population
- Minutes from major retailers, schools, and community services
- Flexible site layout with multiple development options

JUSTIN BAKER
PHIL RADCLIFF

JBAKER@TRIOCPG.COM
PRADCLIFF@TRIOCPG.COM

(502) 454-0911
(502) 386 5446

TRANSMISSIONS
AAMCO
TOTAL CAR CARE

31W

DQ

THORNTONS

DIXIE HWY

ANOTHER ROOM
SELF STORAGE, INC.

McDonald's

New McDonald's

Flowervale Ln

31W

35,307 ADT

Proposed
Mixed Use/
Residential
Development

SITE

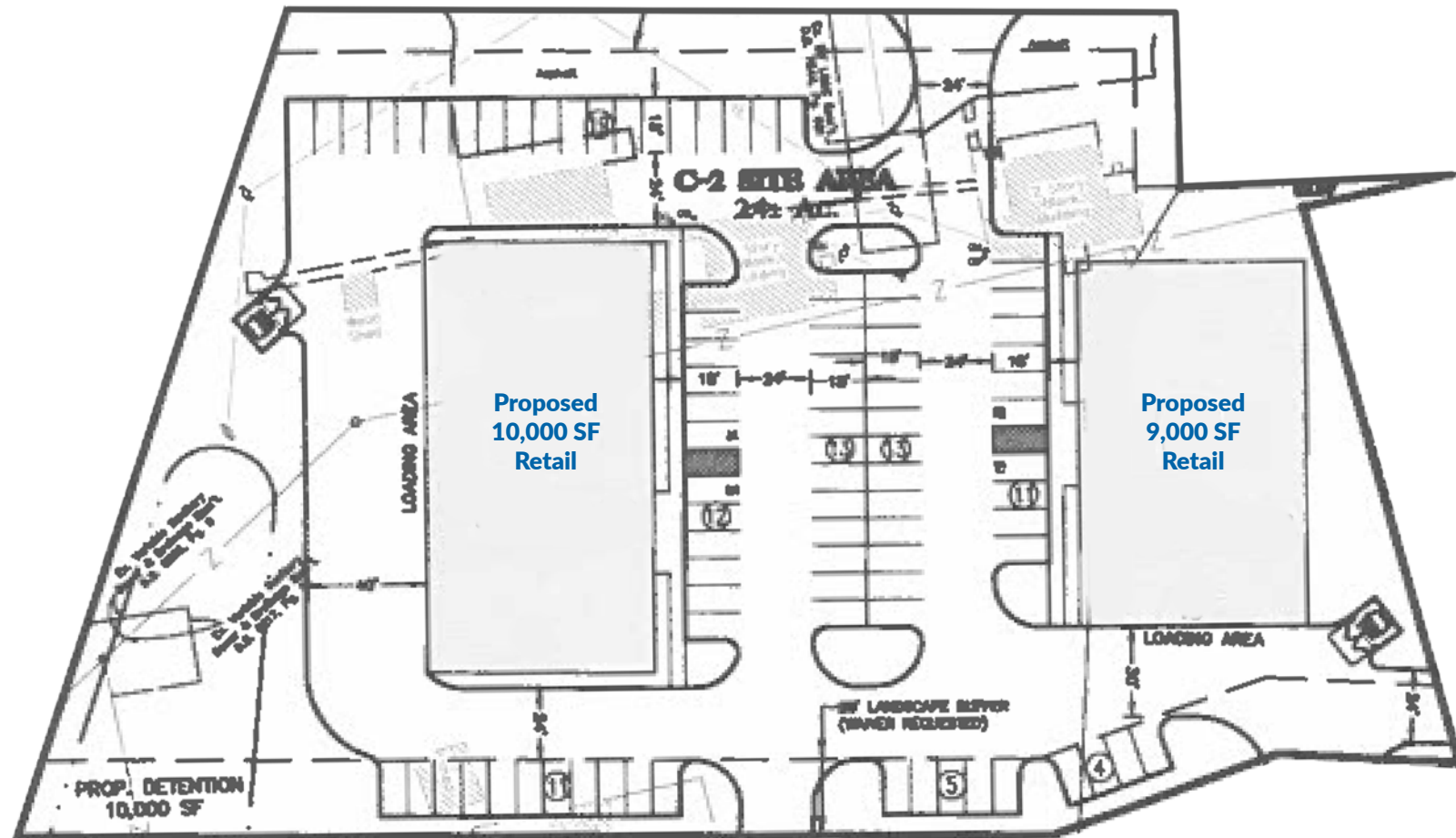
ABP
AUSTIN BRYAN PLUMBING
PLUMBING & BATHROOM REMODELING

E Orell Rd

DOLLAR GENERAL

SITE PLAN

DIXIE HWY



AERIAL



Dairy Queen
Grill & Chill
View our menu online



New McDonald's



THORNTONS

Mobile mechanic services



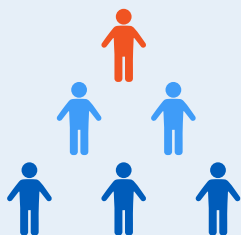
ANOTHER ROOM
SELF STORAGE, INC.

35,307 ADT

ABP
AUSTIN BRYAN PLUMBING
PLUMBING & BATHROOM RENOVATIONS

DEMOGRAPHICS

POPULATION



1 MILE **7,626**
3 MILES **31,802**
5 MILES **60,929**

HOUSEHOLDS



1 MILE **2,986**
3 MILES **12,477**
5 MILES **24,146**

BUSINESSES



1 MILE **110**
3 MILES **589**
5 MILES **1,304**

EMPLOYEES



1 MILE **521**
3 MILES **3,789**
5 MILES **11,862**

AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

