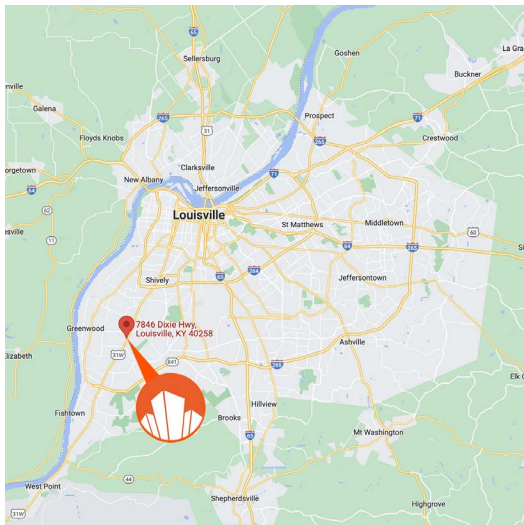




RETAIL FOR LEASE

7846 DIXIE HIGHWAY | LOUISVILLE, KY 40258



LEASE RATE: \$14.00/SF NNN
22,000 SF ± DIVISIBLE

- Located on Dixie Hwy (55K ADT) approx. 3.4 miles from I-265
- Anchored by Dollar General
- Located near AutoZone, Norton Medical, White Castle, etc.
- Large parking area in the back
- Newly renovated interior and sidewalk
- Zoned C2

JUSTIN BAKER
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MICHAEL TABOR
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AERIAL



SITE
Auto Zone

CHEST MEDICINE ASSOCIATES

POPEYES
LOUISIANA KITCHEN

White Castle

Walgreens

55K

DIXIE HWY

NORTON COMMUNITY MEDICAL ASSOCIATES



Park Community

CHASE

DIXIE HEALTH CENTER

Fitzpatrick FURNITURE

KFC

BURGER KING

Starbucks

McDonald's

UPS

HYUNDAI

LOWE'S

BIG LOTS

Chick-fil-A

TOYOTA

Walmart

PIZZA HUT

PAPA JOHN'S

BIG LOTS REDEVELOPMENT COMING SOON

THE TRAVEL CENTER
T-Mobile
QDOBA MEXICAN EATS

TIPTON & UNROE FOOT AND ANKLE CARE

STAPLES HOBBY LOBBY
Buffalo Wild Wings
Mattress & More
KAY JEWELERS
Bargain Hunt

CHRISTIAN ACADEMY OF LOUISVILLE

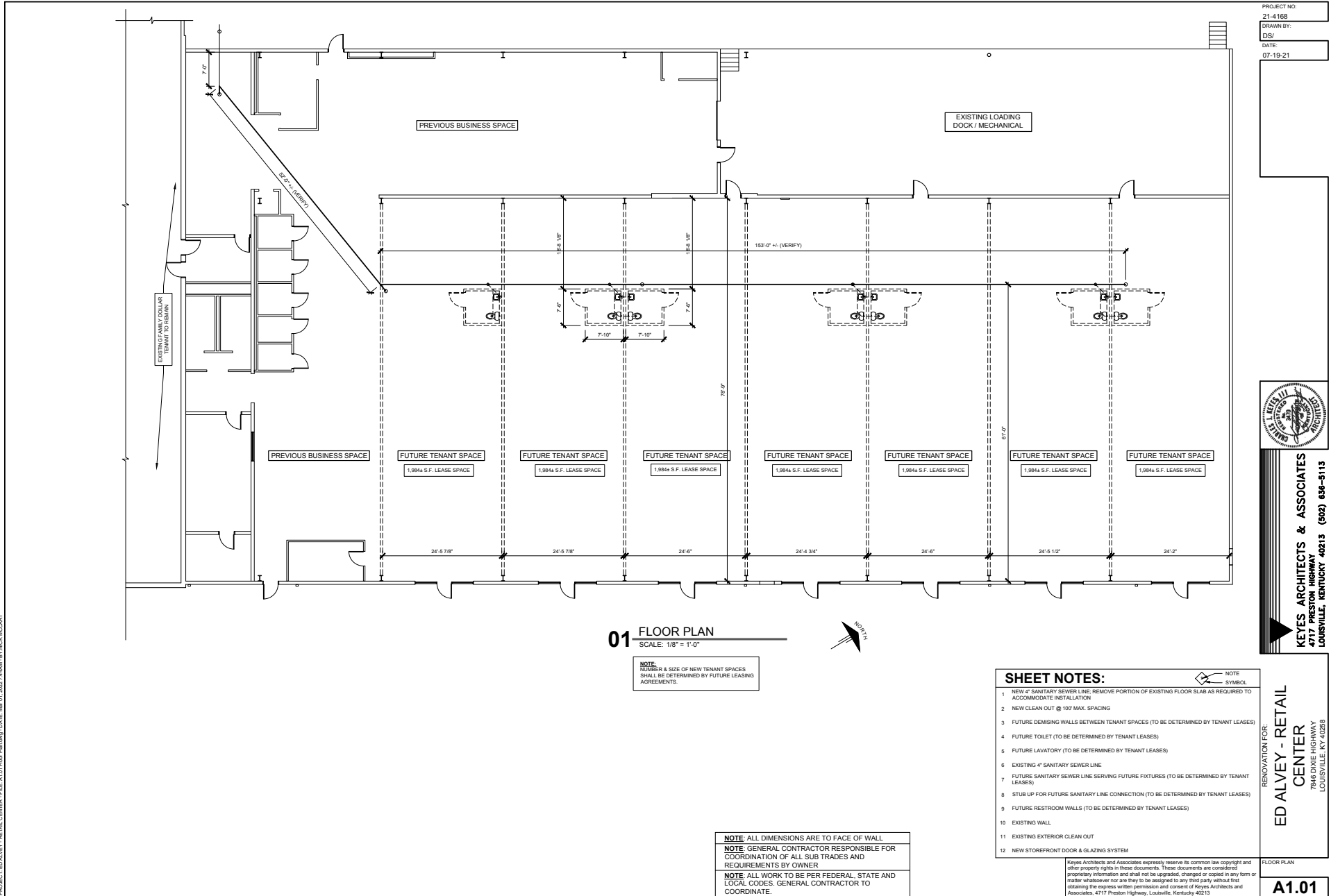
SOUTHEAST CHRISTIAN CHURCH



EXTERIOR PHOTOS



SITE PLAN



01 FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE:
NUMBER & SIZE OF NEW TENANT SPACES
SHALL BE DETERMINED BY FUTURE LEASING
AGREEMENTS.

NOTE: ALL DIMENSIONS ARE TO FACE OF WALL
NOTE: GENERAL CONTRACTOR RESPONSIBLE FOR
COORDINATION OF ALL SUB TRADES AND
REQUIREMENTS BY OWNER
NOTE: ALL WORK TO BE PER FEDERAL, STATE AND
LOCAL CODES. GENERAL CONTRACTOR TO
COORDINATE.

SHEET NOTES:

- 1 NEW 4" SANITARY SEWER LINE: REMOVE PORTION OF EXISTING FLOOR SLAB AS REQUIRED TO ACCOMMODATE INSTALLATION
- 2 NEW CLEAN OUT @ 100' MAX. SPACING
- 3 FUTURE DEMISING WALLS BETWEEN TENANT SPACES (TO BE DETERMINED BY TENANT LEASES)
- 4 FUTURE TOILET (TO BE DETERMINED BY TENANT LEASES)
- 5 FUTURE LAVATORY (TO BE DETERMINED BY TENANT LEASES)
- 6 EXISTING 4" SANITARY SEWER LINE
- 7 FUTURE SANITARY SEWER LINE SERVING FUTURE FIXTURES (TO BE DETERMINED BY TENANT LEASES)
- 8 STUB UP FOR FUTURE SANITARY LINE CONNECTION (TO BE DETERMINED BY TENANT LEASES)
- 9 FUTURE RESTROOM WALLS (TO BE DETERMINED BY TENANT LEASES)
- 10 EXISTING WALL
- 11 EXISTING EXTERIOR CLEAN OUT
- 12 NEW STOREFRONT DOOR & GLAZING SYSTEM

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PROJECT NO:
21-4188
DRAWN BY:
DS/
DATE:
07-19-21



KEYES ARCHITECTS & ASSOCIATES
4717 PRESTON HIGHWAY
LOUISVILLE, KENTUCKY 40213 (502) 636-5113

RENOVATION FOR:
ED ALVEY - RETAIL CENTER
7946 DIXIE HIGHWAY
LOUISVILLE, KY 40258

FLOOR PLAN

A1.01

PROJECT: ED ALVEY - RETAIL CENTER - FILE: A1.01 Floor Plan.dwg DATE: Nov 01, 2022 7:44AM BY: RICK MCCARTY

DEMOGRAPHICS

7846 Dixie Hwy Louisville, KY 40258	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	7,981	72,634	150,509
2026 Projected Population	7,844	71,491	148,258
2020 Census Population	8,050	72,288	149,954
2010 Census Population	7,949	70,888	147,480
Projected Annual Growth 2021 to 2026	-0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2021	-	0.2%	0.2%
2021 Median Age	38.6	38.1	37.3
Households			
2021 Estimated Households	3,310	29,161	60,501
2026 Projected Households	3,326	29,379	61,010
2020 Census Households	3,340	29,052	60,392
2010 Census Households	3,276	28,242	58,800
Projected Annual Growth 2021 to 2026	-	0.1%	0.2%
Historical Annual Growth 2010 to 2021	-	0.3%	0.3%
Race and Ethnicity			
2021 Estimated White	78.9%	75.0%	66.8%
2021 Estimated Black or African American	10.6%	14.3%	19.4%
2021 Estimated Asian or Pacific Islander	1.8%	1.9%	2.9%
2021 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.3%
2021 Estimated Other Races	8.4%	8.5%	10.6%
2021 Estimated Hispanic	4.9%	5.3%	7.3%
Income			
2021 Estimated Average Household Income	\$66,304	\$71,534	\$63,775
2021 Estimated Median Household Income	\$52,558	\$60,243	\$53,922
2021 Estimated Per Capita Income	\$27,522	\$28,754	\$25,664
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	4.1%	3.7%	4.3%
2021 Estimated Some High School (Grade Level 9 to 11)	6.7%	7.4%	8.5%
2021 Estimated High School Graduate	40.8%	37.8%	37.8%
2021 Estimated Some College	23.1%	23.3%	23.1%
2021 Estimated Associates Degree Only	10.5%	10.1%	9.5%
2021 Estimated Bachelors Degree Only	10.6%	11.5%	11.2%
2021 Estimated Graduate Degree	4.2%	6.2%	5.7%
Business			
2021 Estimated Total Businesses	260	1,450	3,127
2021 Estimated Total Employees	2,253	17,611	36,053
2021 Estimated Employee Population per Business	8.7	12.1	11.5
2021 Estimated Residential Population per Business	30.7	50.1	48.1