

Retail Property
For Lease



DIXIE MANOR SHOPPING CENTER

6801 DIXIE HIGHWAY
LOUISVILLE, KY 40258

HUNTER PORTER

Vice President of Leasing

859.721.2994

hporter@bcwoodproperties.com





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PROPERTY DESCRIPTION

34 acres located on Dixie Highway (47k VPD), a high-concentration commercial corridor running south from downtown Louisville. Neighboring retailers include Home Depot, Lowes, new-car dealerships, and national chain restaurants.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	36
Available SF:	640 - 17,691 SF
Lot Size:	23,548 Acres
Building Size:	353,810 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,429	31,651	63,260
Total Population	7,932	78,245	157,508
Average HH Income	\$74,870	\$78,041	\$71,000



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LEGEND

■ Available

■ Unavailable



DIXIE HIGHWAY



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AVAILABLE SPACES

SUITE	TENANT	SIZE
101	Hobby Lobby	55,000 SF
102	Fuji Asian Restaurant	6,564 SF
104	Burlington	25,047 SF
109	Crunch Fitness	35,868 SF
117	Ross	19,880 SF
121	Five Below	10,560 SF
■ 123	Available	3,700 SF
12	Unusable Space	902 SF
■ 112B	Available	9,278 SF
124	Hibbett Sports	7,800 SF
139	Bryant Insurance Agency	652 SF
140	Larry's Haircutters	800 SF
141	Hair Dimensions	720 SF
■ 142	Available	640 SF
■ 143	Available	995 SF
144	Hawaiian Nail Salon	714 SF
22	Storage	1,112 SF
146	Where Ya Bin	27,769 SF
150	Honey Baked Ham	1,900 SF
151	Little Green Apples Hallmark	6,520 SF
■ 152	Available	3,628 SF
153	Kay Jewelers	2,000 SF
28	Storage	1,896 SF
154	Heil Beauty Systems	3,680 SF
155	Dollar Tree	11,690 SF
157	Sleep Outfitters	5,474 SF
159	Buff City Soap	2,442 SF
161	Sun Tan City	3,931 SF
163	UBreakiFix	1,250 SF
164	Lendmark Financial	1,624 SF



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SUITE	TENANT	SIZE
165	Crown Services	4,745 SF
6701	McDonald's	0 SF
B102	Norton Children's Medical Associates	10,070 SF
B103	Smile Academy of Kentucky	2,839 SF
B105-A	University of Louisville Health	18,420 SF
B105-A	Tipton and Unroe	3,248 SF
■ B105-B	Available	2,729 SF
B105-C	CleanSlate Center	4,709 SF
B107-A	Tipton and Unroe	5,390 SF
B108	Capital Pain Management	7,878 SF
■ 15K	Available	1,152 SF
■ 15G	Available	17,691 SF
■ 15L	Available	1,137 SF



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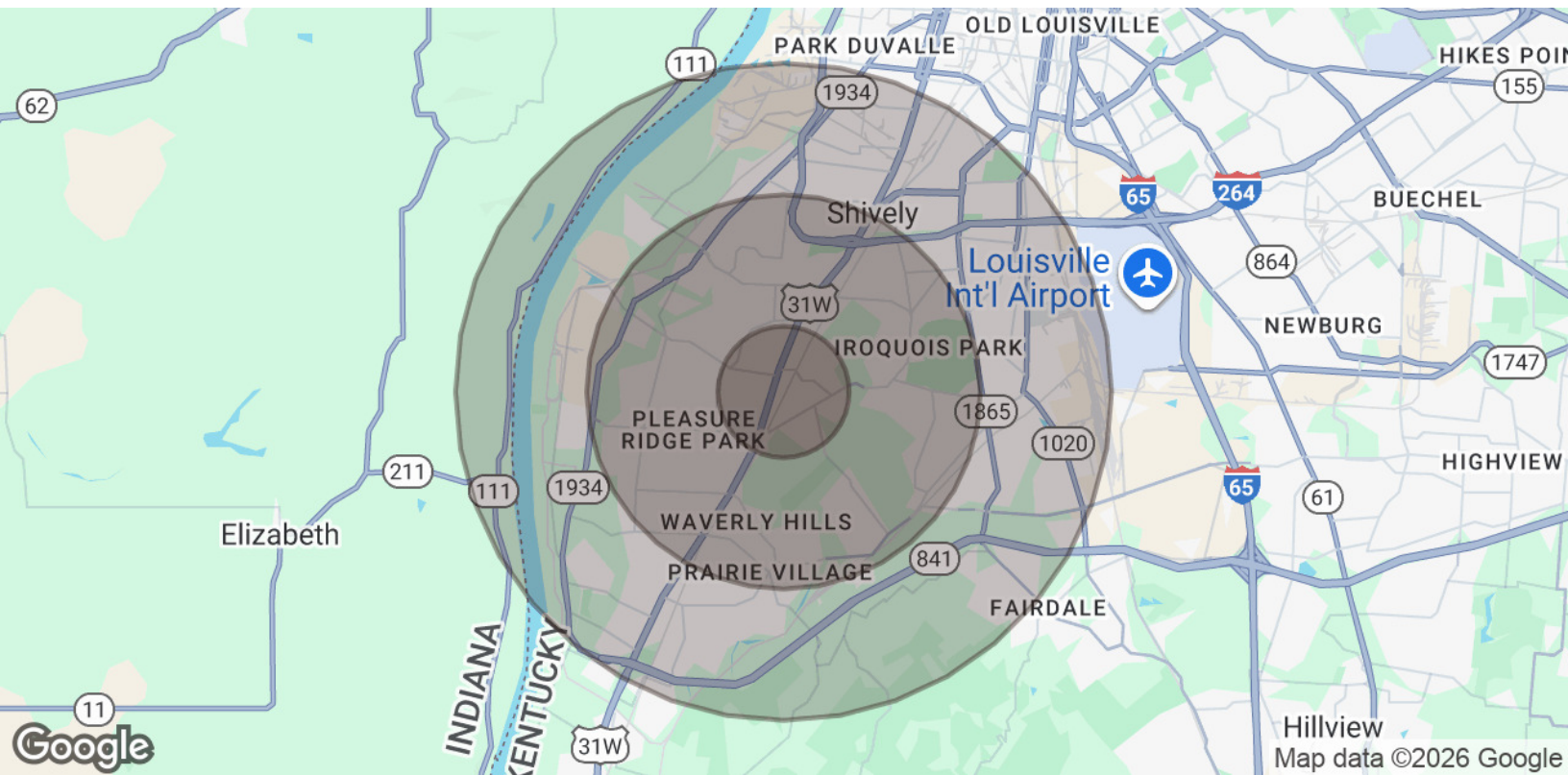
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,932	78,245	157,508
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,429	31,651	63,260
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$74,870	\$78,041	\$71,000
Average House Value	\$281,564	\$240,061	\$221,322

* Demographic data derived from 2020 ACS - US Census



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