

NOW AVAILABLE

Retail Property Available

VALLEY STATION SHOPPING CENTER, 10798-10986 DIXIE HIGHWAY, LOUISVILLE, KY

RETAIL



GROCERY ANCHORED

OUTLOT OPPORTUNITIES & INLINE SPACE NOW AVAILABLE

- + ±0.64 to ±4.25 acres available for sale or ground lease
- + Corner location at the signalized intersection of Dixie Hwy and Dixie Garden Drive
- + Excellent visibility and access from Dixie Hwy
- + Dixie Hwy traffic count: 25,900 ADT
- + ±1,400 to 8,545 square feet inline space available for lease
- + Anchored by Price Less Foods, Auto Zone & Feeder's Supply
- + Nearby retailers include Walmart, Kroger, Meijer, Marshalls, Ross, Rack Room Shoes, Rue 21, Party City & Dollar Tree

CONTACT US

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CBRE

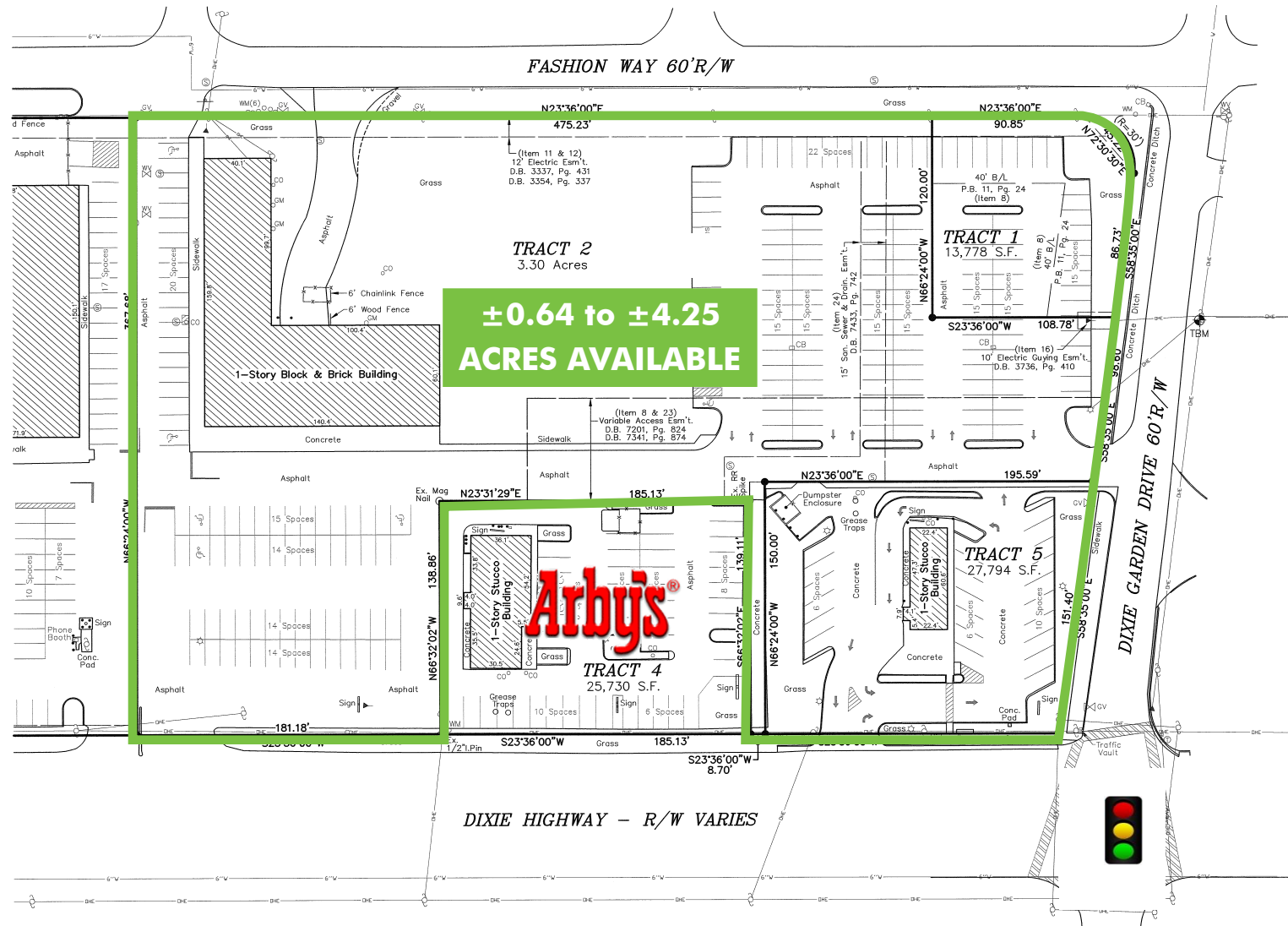
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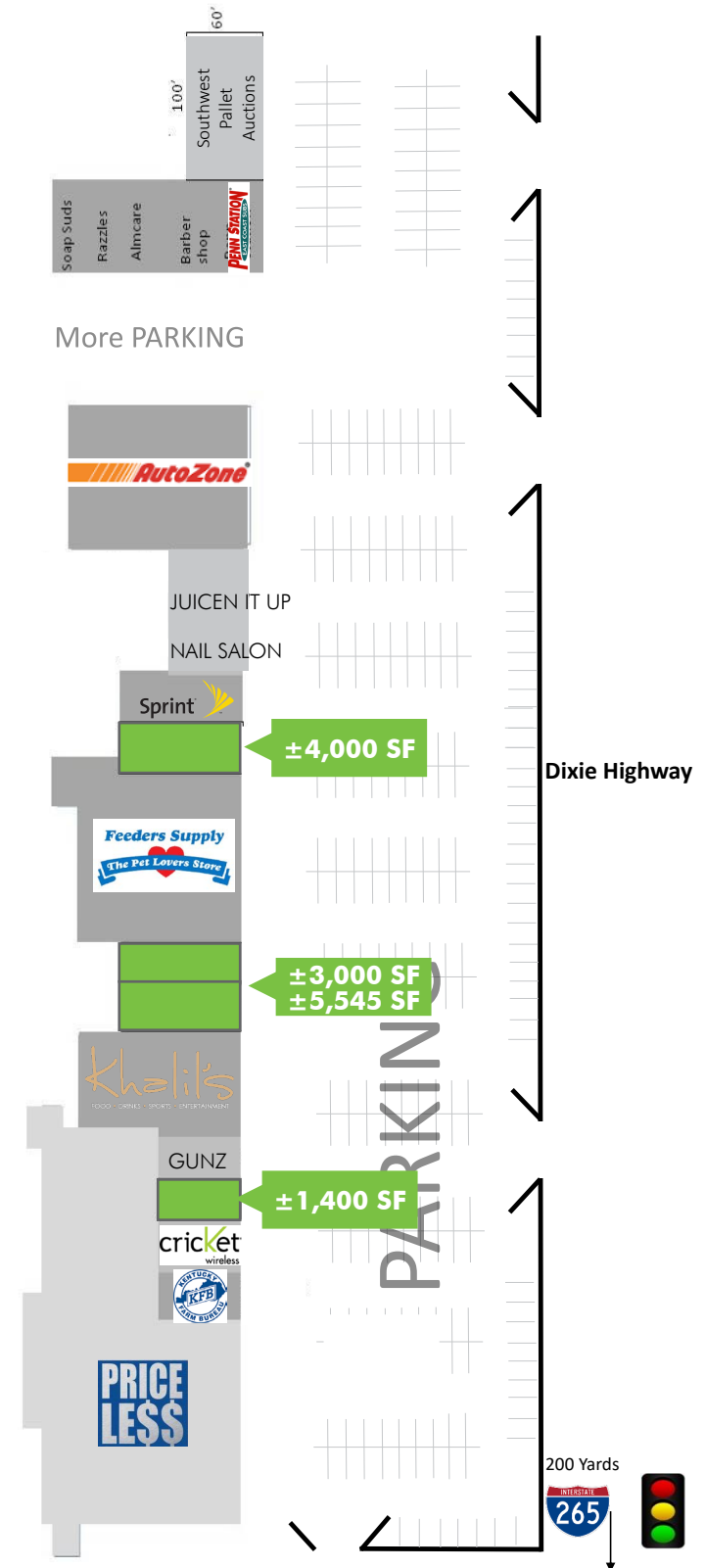
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2018 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	7 MILES
PLACE OF WORK				
2018 Businesses	237	717	1,349	2,459
2018 Employees	2,316	9,050	19,369	35,346
POPULATION				
2018 Population - Current Year Estimate	8,927	42,391	75,758	135,922
2023 Population - Five Year Projection	9,270	43,843	77,682	139,135
DAYTIME POPULATION				
	1 MILE	3 MILES	5 MILES	7 MILES
2018 Daytime Population	7,004	31,317	56,943	105,796
Daytime Workers	2,292 32.7%	9,570 30.6%	18,562 32.6%	35,645 33.7%
Daytime Residents	4,712 67.3%	21,747 69.4%	38,381 67.4%	70,151 66.3%
HOUSEHOLDS				
2018 Households - Current Year Estimate	3,505	16,240	29,478	53,596
2023 Households - Five Year Projection	3,646	16,784	30,201	54,770
2010 Households - Census	3,311	15,349	28,396	51,925
2000 Households - Census	2,859	13,872	26,012	48,711
EDUCATION				
2018 Population 25 and Over	6,070	29,322	52,945	94,728
Less than 9th Grade	151 2.5%	1,011 3.4%	1,750 3.3%	3,246 3.4%
9-12th Grade - No Diploma	449 7.4%	2,579 8.8%	4,496 8.5%	9,196 9.7%
High School Diploma	1,951 32.1%	8,583 29.3%	15,703 29.7%	28,232 29.8%
GED or Alternative Credential	527 8.7%	2,415 8.2%	4,315 8.1%	7,102 7.5%
Some College - No Degree	1,492 24.6%	7,334 25.0%	12,778 24.1%	23,098 24.4%
Associate's Degree	703 11.6%	3,283 11.2%	5,837 11.0%	9,695 10.2%
Bachelor's Degree	545 9.0%	2,875 9.8%	5,338 10.1%	9,268 9.8%
Graduate or Professional Degree	252 4.2%	1,242 4.2%	2,728 5.2%	4,891 5.2%
HOUSEHOLD INCOME				
2018 Average Household Income	\$61,830	\$64,346	\$66,154	\$62,817
2023 Average Household Income	\$72,125	\$73,993	\$76,119	\$72,607
2018 Median Household Income	\$50,435	\$52,951	\$52,328	\$50,767
2023 Median Household Income	\$56,609	\$59,109	\$58,746	\$56,864
2018 Per Capita Income	\$23,832	\$24,726	\$25,772	\$24,828

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