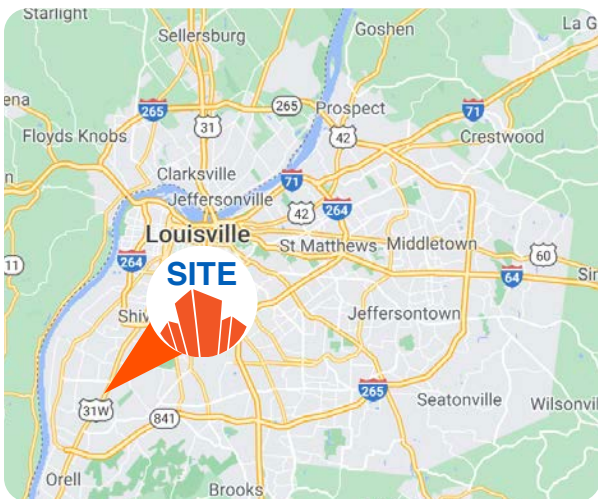




RETAIL SPACE FOR LEASE

7846 Dixie Highway | Louisville, KY 40258



LEASE RATE: \$5.00/SF NNN 22,000 SF AVAILABLE

- **Prime Location:** Strategically situated Dixie Hwy (38K ADT), offering high visibility and easy accessibility for both customers and employees.
- **Income Producing:** Dollar General anchored with current NNN lease.
- **Versatile Layout:** Flexible layout conducive to a variety of retail businesses, allowing for customization and adaptation to specific needs and preferences (Zoned C2).
- **Parking:** Convenient on-site parking available for customers, providing ease of access and encouraging patronage.
- **Proximity to Amenities:** Close proximity to restaurants, shops, and other amenities, enhancing the overall appeal and convenience of the location for both businesses and customers.

MICHAEL TABOR

MTABOR@TRIOCPG.COM

(502) 454-4557

JUSTIN BAKER

JBAKER@TRIOCPG.COM

(502) 454-0911

PHIL RADCLIFF

PRADCLIFF@TRIOCPG.COM

(502) 454-5611

AERIAL

Walmart
MATTRESS FIRM **Hardee's**
CALIBER COLLISION **Pizza Hut**

BIG LOTS

THE HOME DEPOT **QDOBA MEXICAN CUISINE**
Tanera **T-Mobile**

LOWE'S

HOBBY LOBBY STAPLES
DOLLAR TREE **AMERICAN FREIGHT FURNITURE - MATTRESS**
HIBBETT SPORTS **CRUNCH FITNESS**
Rainbow

SOUTHEAST CHRISTIAN CHURCH

GREENWOOD RD

DIXIE HWY

ST ANDREWS CHURCH RD

17,031 ADT

16,380 ADT

38,284 ADT

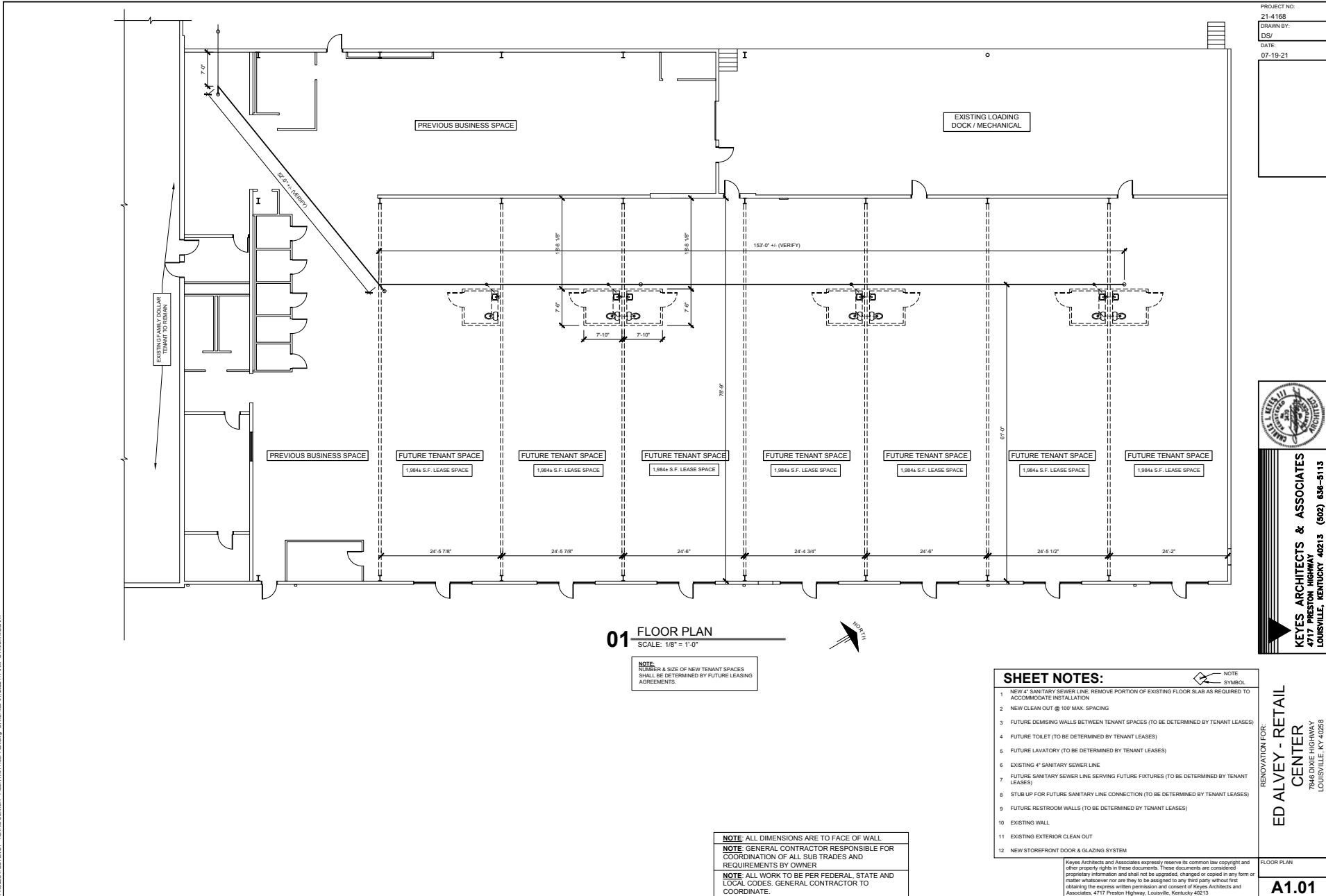
SITE

DOLLAR GENERAL

EXTERIOR PHOTOS



SITE PLAN



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