



For Lease

10385 Dixie Highway | Louisville, KY 40272

Anchors: Walmart, Marshalls, Five Below

Highlights

- 119,364 SF retail center
- Great co-tenancy with Walmart, Marshalls and Ross Dress for Less
- Available spaces: 2,028 SF, 2,444 SF and 9,849 SF
- Traffic counts: 30,000 VPD
- Excellent access to I-265
- Join existing tenants including Dollar Tree, America's Best, Spectrum, Sally Beauty, Eagle Finance, Bath & Body Works, Five Below, Ross, Marshalls, and Hibbett Sports

POPULATION

5-Min	10-Min	15-Min
28,243	74,285	151,370

HOUSEHOLDS

5-Min	10-Min	15-Min
11,142	29,434	59,959

DAYTIME POPULATION

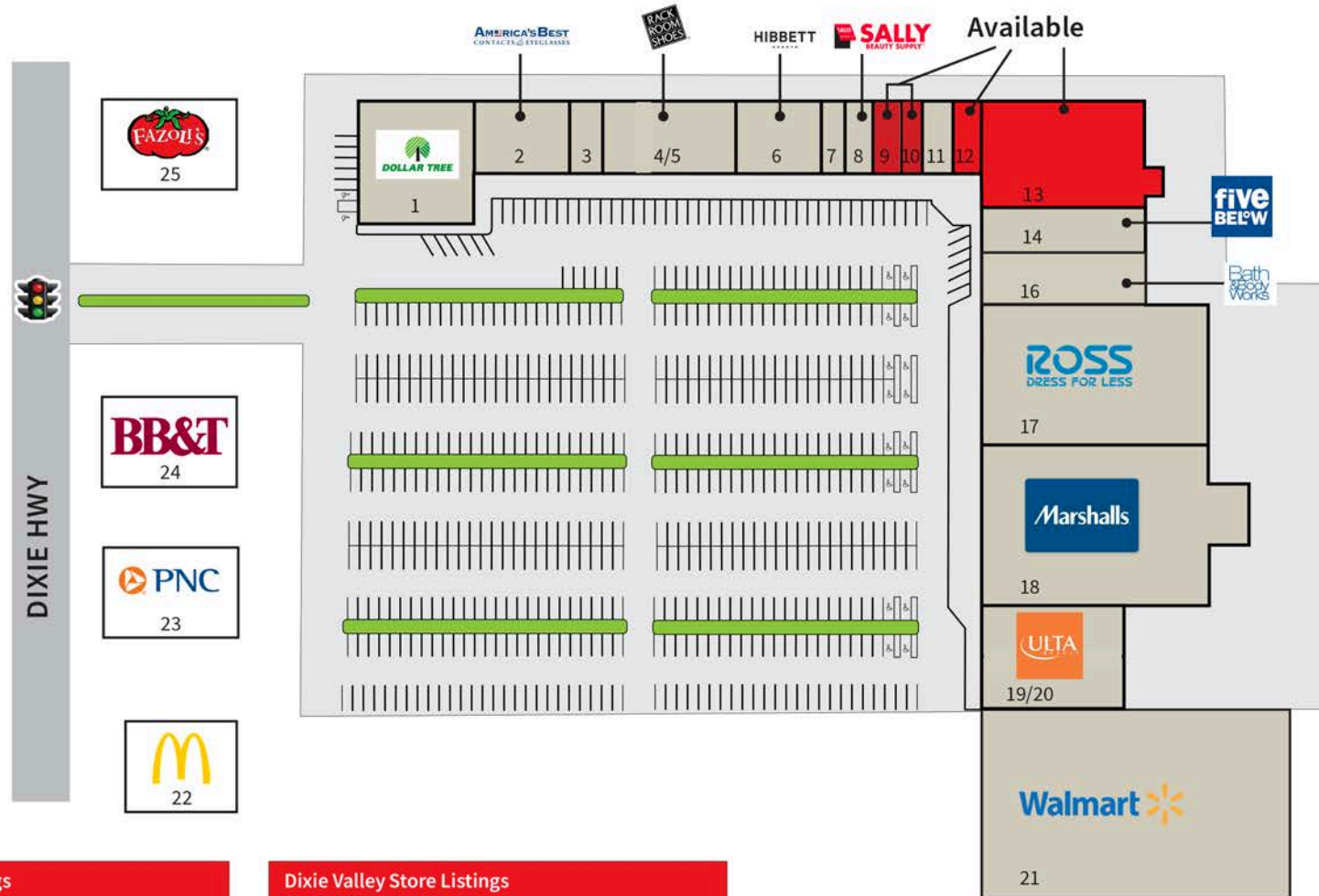
5-Min	10-Min	15-Min
6,712	19,143	41,903

AV HH INCOME

5-Min	10-Min	15-Min
\$63,588	\$70,612	\$64,466



Site plan

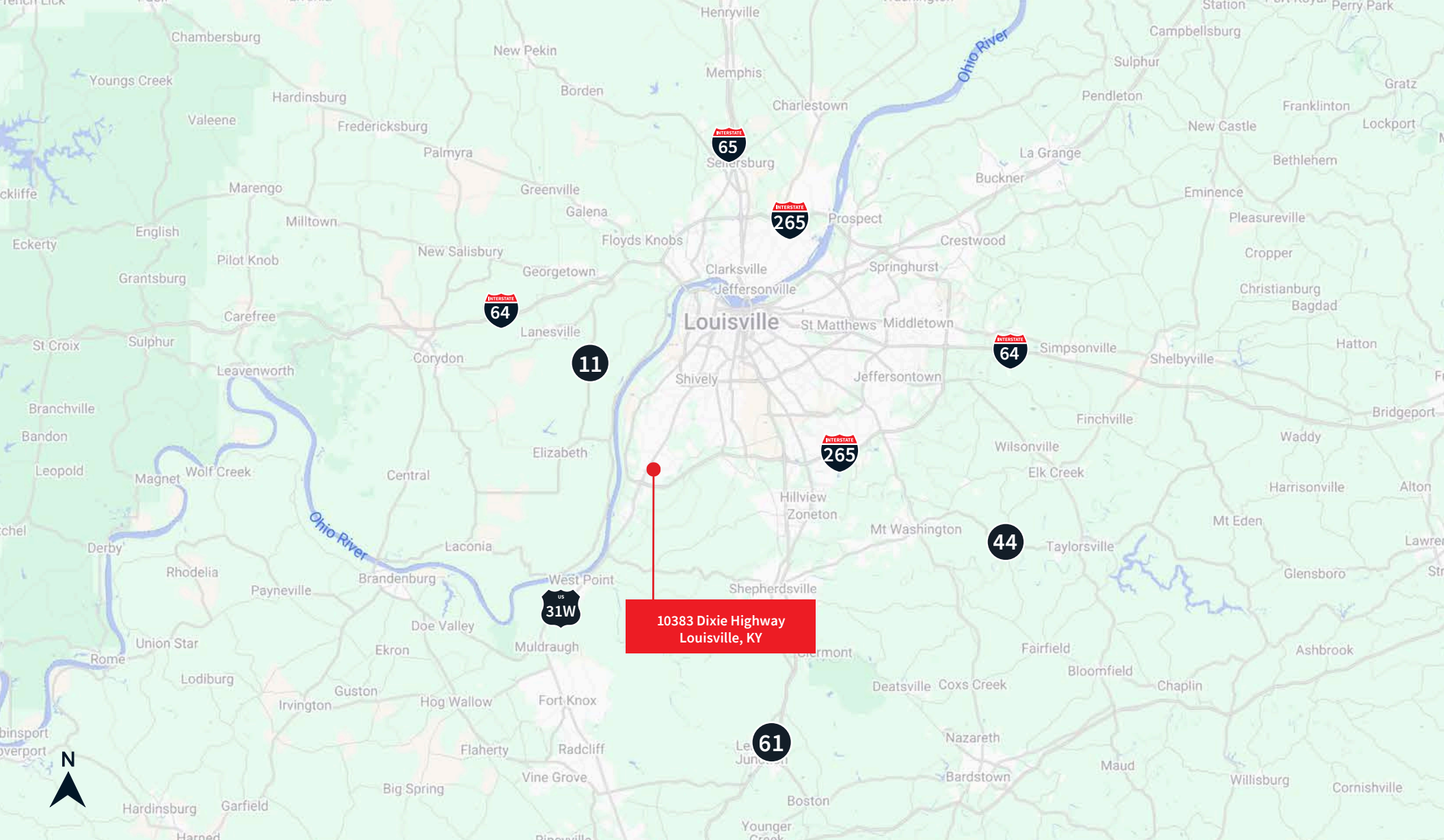


Dixie Valley Store Listings		
GLA: 119,364 SF		
Unit	SF	Tenant
1	9,721	Dollar Tree
2	5,426	America's Best Contacts & Eyeglasses
3	1,550	Chong Garden
4/5	5,872	Rack Room Shoes
6	4,500	Hibbett Sports
7	783	Nail Tech
8	1,222	Sally Beauty Supply
9/10	2,444	Available
11	1,724	H&R Bloch
12	2,028	Available
13	9,849	Available

Dixie Valley Store Listings		
GLA: 119,364 SF		
Unit	SF	Tenant
14	9,643	Five Below
16	4,278	Bath & Body Works
17	24,885	Ross Dress for Less
18	24,806	Marshalls
19/20	10,820	Ulta
Stores Owned by Others		
21	N/A	Walmart
22	N/A	McDonald's
23	N/A	PNC Bank
24	N/A	BB&T
25	N/A	Fazoli's

Trade area





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