



DIXIE MANOR SHOPPING CENTER

6801 DIXIE HIGHWAY | LOUISVILLE, KY 40258



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.

PROPERTY HIGHLIGHTS

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



HUNTER PORTER

Director of Leasing

859.721.2994

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LEGEND

■ Available

■ Unavailable



DIXIE HIGHWAY



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	640 - 17,691 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

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



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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
161	Sun Tan City	3,931 SF	NNN	-	-
163	UBreakiFix	1,250 SF	NNN	-	-
164	Lendmark Financial	1,624 SF	NNN	-	-
165	Crown Services	4,745 SF	NNN	-	-
6701	McDonald's	0 SF	NNN	-	-
B102	Norton Children's Medical Associates	10,070 SF	NNN	-	-
B103	Smile Academy of Kentucky	2,839 SF	NNN	-	-
B105-A	University of Louisville Health	18,420 SF	NNN	-	-
B105-A	Tipton and Unroe	3,248 SF	NNN	-	-
■ B105-B	Available	2,729 SF	NNN	Negotiable	-
B105-C	CleanSlate Center	4,709 SF	NNN	-	-
B107-A	Tipton and Unroe	5,390 SF	NNN	-	-
B108	Capital Pain Management	7,878 SF	NNN	-	-
■ 15K	Available	1,152 SF	NNN	Negotiable	-
■ 15G	Available	17,691 SF	NNN	Negotiable	-
■ 15L	Available	1,137 SF	NNN	Negotiable	-



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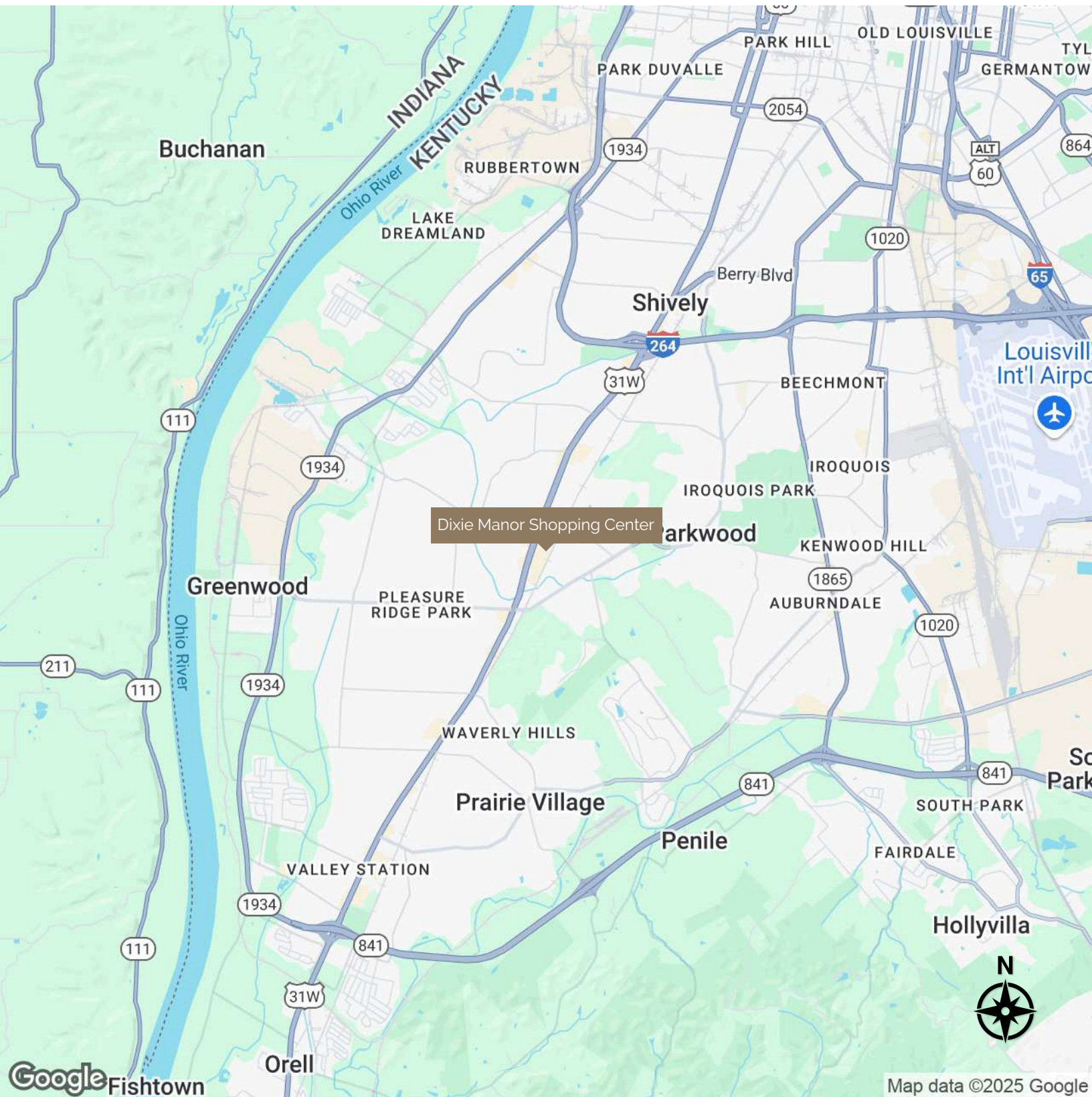
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