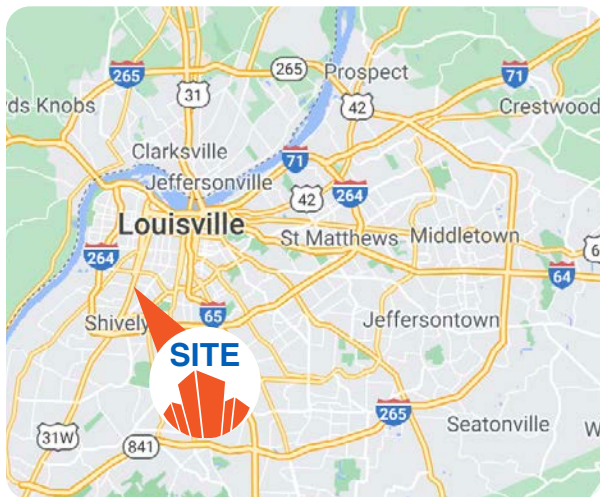




## RETAIL SPACE FOR SALE

2707 Dixie Highway | Louisville, KY, 40216



**FOR SALE: \$1,065,000**  
**9,364± SF AVAILABLE**

- **Visibility:** High-visibility location along heavily traveled Dixie Highway (18,719 ADT)
- **Accessibility:** Easy ingress/egress with ample parking on-site
- **Location Advantage:** Surrounded by established retail, restaurants, and dense residential neighborhoods
- **Opportunity:** Ideal for owner-users or investors seeking exposure in a strong retail corridor in southwest Louisville
- **Zoning:** **C-1 Commercial** – allows a wide range of retail and service uses
- **Lot Size:** 1.17± Acres
- **Year Built:** 2010

**AERIAL**

Wellst Way

Youngland Ave

Youngland Ave

Youngland Ave

60

18,719 ADT

DIXIE HWY

Nelson Ave

Nelson Ave

Nelson Ave

1808

1806

1807

1805

1728

1726

1724

1722

1723

1725

1727

1806

1804

1802

1800

2805

1730

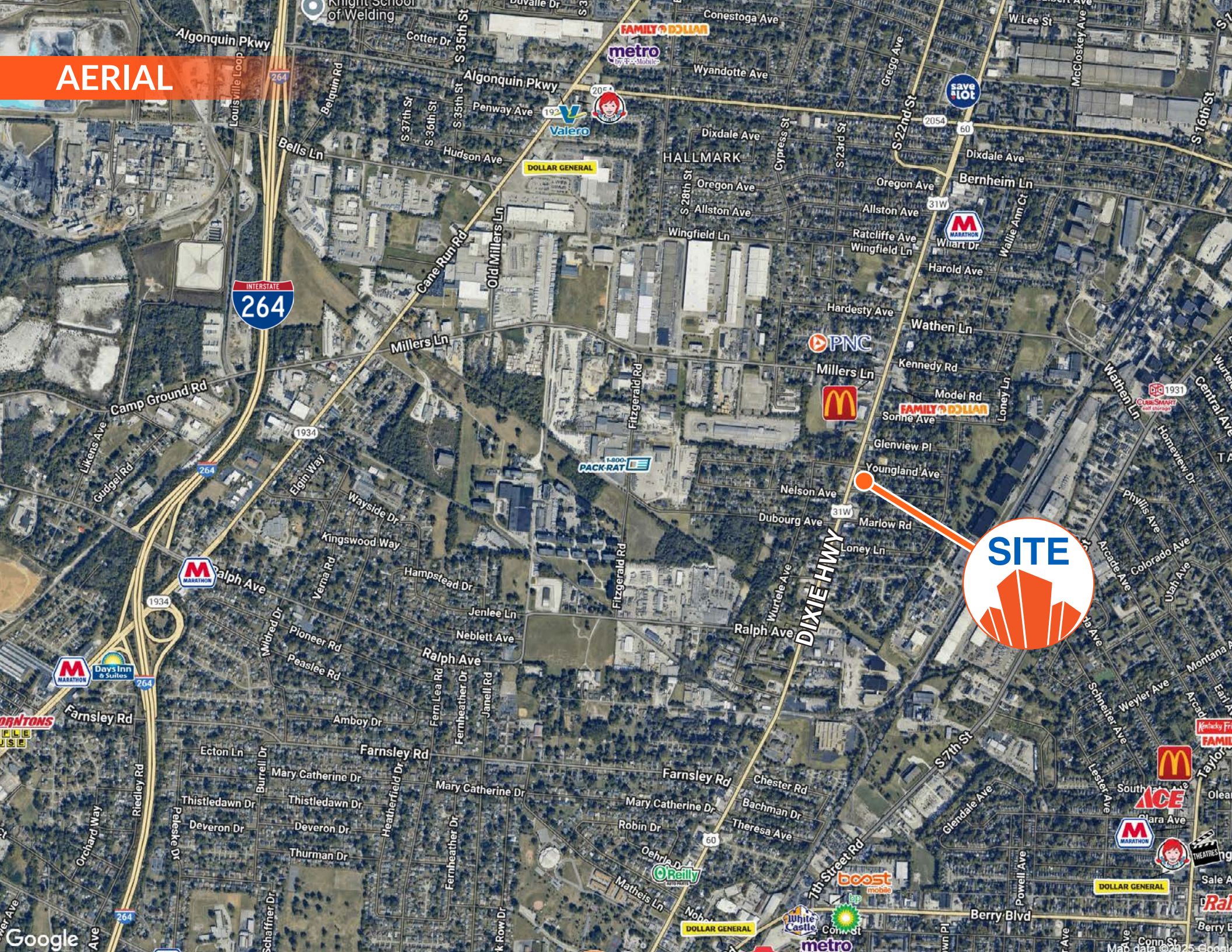
1728

1726

1724

1722

# AERIAL

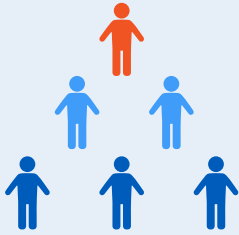


# PHOTOS



# DEMOGRAPHICS

## POPULATION



1 Mile: **11,555**

3 Miles: **120,235**

5 Miles: **243,752**

## HOUSEHOLDS



1 Mile: **4,686**

3 Miles: **50,488**

5 Miles: **105,033**

## BUSINESSES



1 Mile: **368**

3 Miles: **3,969**

5 Miles: **11,042**

## EMPLOYEES

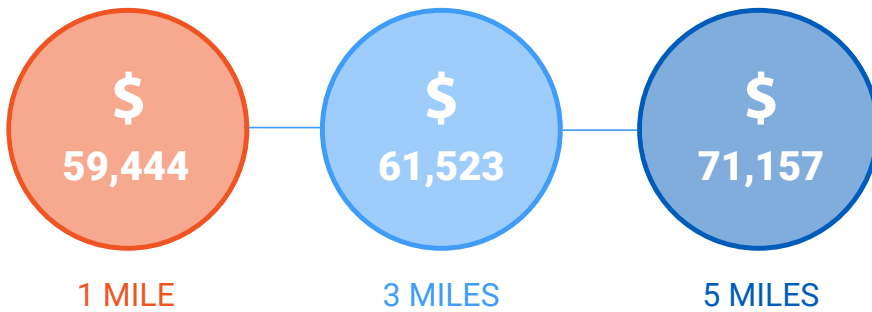


1 Mile: **3,806**

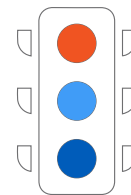
3 Miles: **42,431**

5 Miles: **125,495**

## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS



**Dixie Hwy**  
18,719 ADT

