

LAND FOR LEASE

3400 N DIXIE AVE

ELIZABETHTOWN, KY 42701



GORDY HOAGLAND, CCIM

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ghoagland@whiteoakcre.com

WHITE OAK
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Prominent parcel along North Dixie Avenue adjacent to Cheddar's with immediate access to a vibrant retail corridor including IHOP, Zaxby's, Kohl's, Red Lobster, and Kroger, approximately 35 miles south of Louisville.

OFFERING SUMMARY

Lease Rate:	\$100,000.00 Ground Lease
Available SF:	0.77 Acres

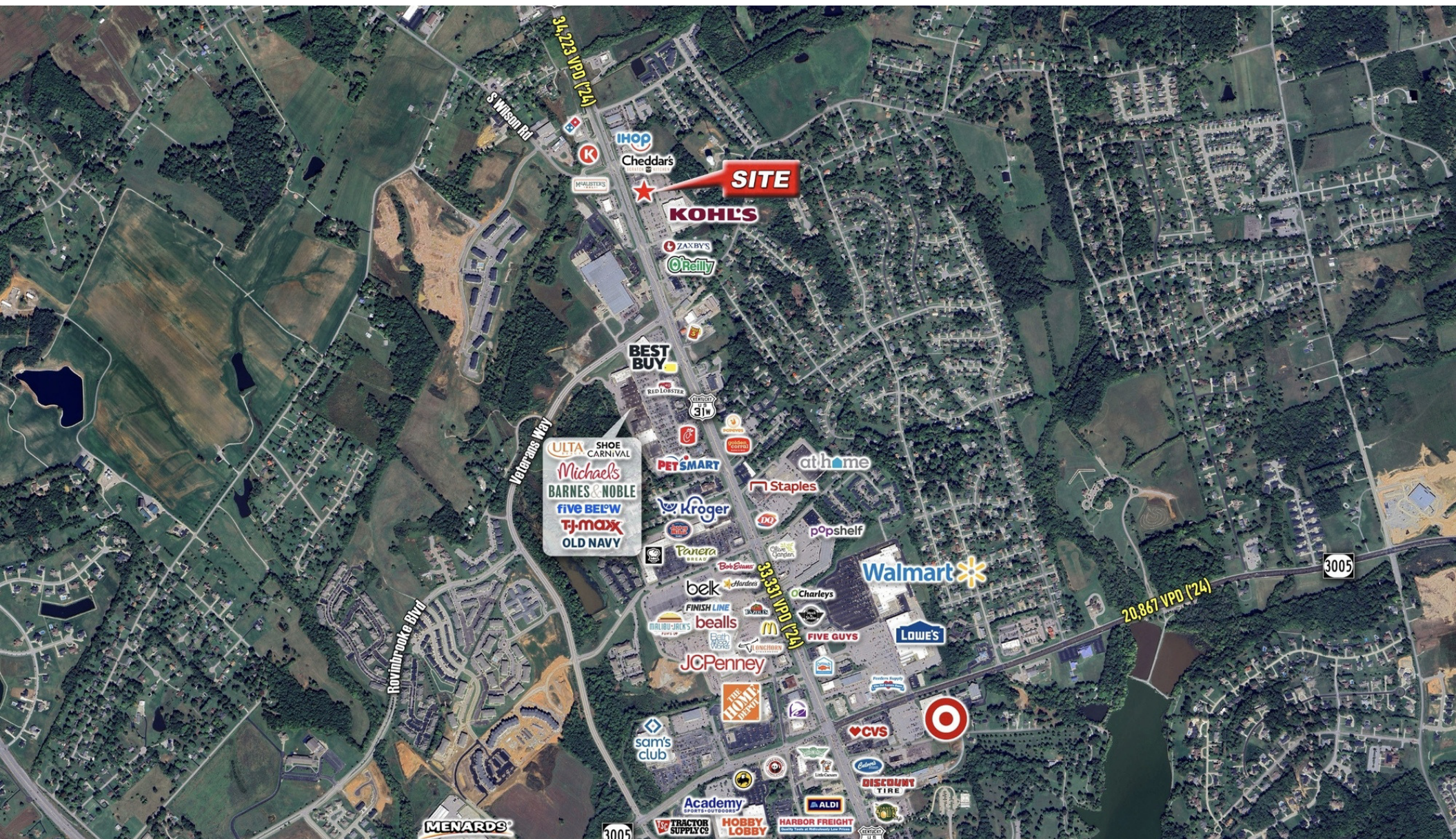
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,894	9,063	21,676
Total Population	4,438	21,573	53,406
Average HH Income	\$93,174	\$95,226	\$88,462

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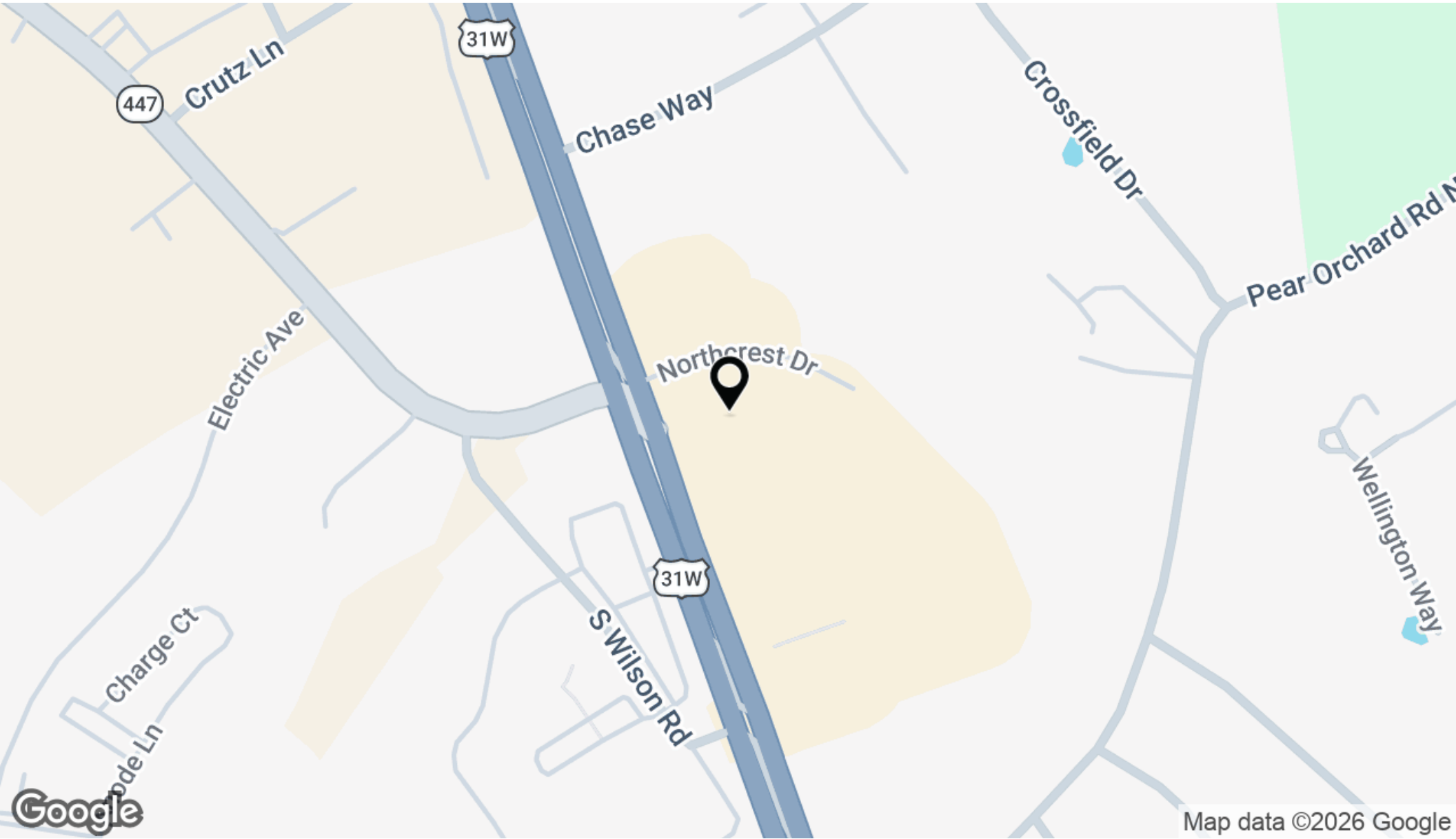


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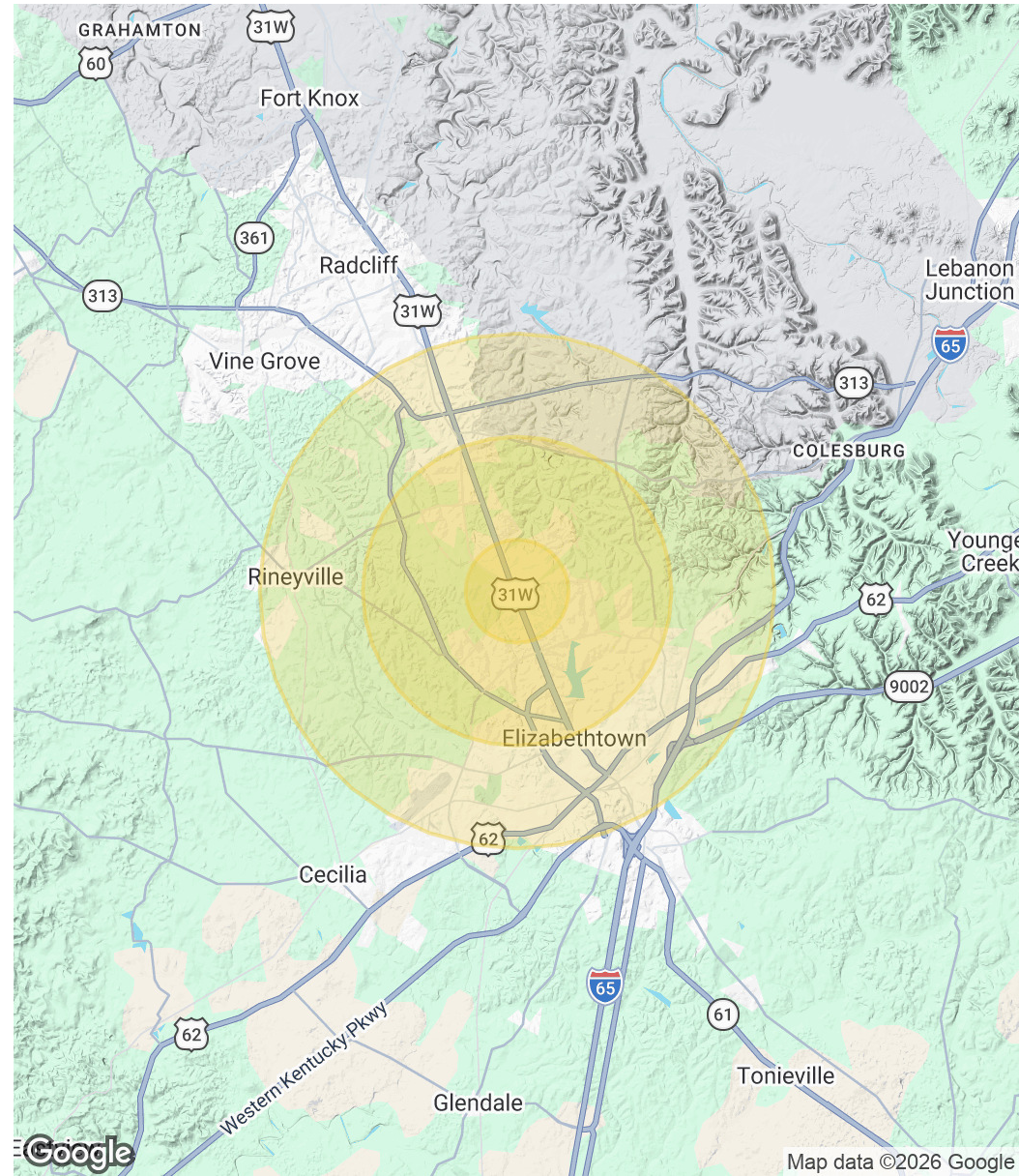


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,438	21,573	53,406
Average Age	43	42	40
Average Age (Male)	40	40	39
Average Age (Female)	45	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,894	9,063	21,676
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$93,174	\$95,226	\$88,462
Average House Value	\$337,938	\$343,003	\$290,139

Demographics data derived from AlphaMap



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