

VALUE-ADD INVESTMENT SALE | OFFERING MEMORANDUM



7846 Dixie Highway
Louisville, KY 40258

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ExtraSpace
Storage

SITE

AutoZone

Public
Storage

L&N
FEDERAL CREDIT UNION

POPEYES
LOUISIANA KITCHEN

Walgreens

White
Castle

U.S. HIGHWAY 31W
38,284 ADT

VALUE-ADD OPPORTUNITY

Vacant Value-Add Opportunity: The property includes an attached 22,000-square-foot leasable strip center, offering significant additional income potential.



U.S. HIGHWAY 31W
38,284 ADT

INVESTMENT HIGHLIGHTS

TRIO Commercial Property Group is pleased to present the exclusive opportunity to acquire a retail investment property anchored by a Dollar General, with an adjacent strip center comprising approximately 22,000 square feet of additional leasable space, located at 7846 Dixie Hwy, Louisville, KY 40258.

Dollar General operates under a long-term lease with approximately 5 years remaining, extending to September 2030, with two (2) remaining five (5) year options. The lease provides for attractive rent increases throughout the term. The property is strategically located along Dixie Highway, a major commercial and commuter corridor in Louisville. The surrounding area features a strong mix of national retailers, service providers, and dining options, generating consistent consumer traffic.

The property benefits from excellent frontage and visibility on Dixie Highway (38,000 ADT) and is situated in close proximity to a dense residential area.

Dollar General Lease: Dollar General's lease renewal commences in October 2025 for a 5-year term, with two (2) remaining five (5) year options. The store has been operational at this location since 2019.



Value-Add Opportunity: The property includes an attached 22,000-square-foot leasable strip center, offering significant additional income potential.

Triple Net Lease: The property is subject to a Triple Net (NNN) Lease, requiring no landlord responsibilities. The tenant is solely responsible for all service, maintenance, repairs, and replacements.

Strong Tenant Profile: Dollar General, a leading discount retailer of essential goods, ensures a consistent customer base. The company's financial stability and corporate guarantee provide security, and its presence typically enhances the overall appeal of a property for other tenants and customers.

Location Advantages: The property is strategically located along Dixie Highway, a major commercial and commuter corridor in Louisville, KY. The surrounding area features a strong mix of national retailers, service providers, and dining options, generating consistent consumer traffic. The property benefits from excellent frontage and visibility on Dixie Hwy.

Trade Area Synergy: The property benefits from its proximity to other traffic generators, including Auto Zone, Popeyes, White Castle, Chase Bank, Walgreens, and Southeast Christian Church's Southwest Campus.

High Traffic Volume: Over 38,000 vehicles pass the property daily on Dixie Highway (U.S. Route 31W).

Strong Demographics: The property is supported by strong demographics, with more than 148,000 people living within a 5-mile radius and an average household income of \$84,659.

PROPERTY INFO



\$2,500,000
LIST PRICE



\$109,964.76*
NET OPERATING
INCOME



LOCATION
7846 Dixie Hwy
Louisville, KY 40258



BUILDING AREA
Dollar General 11,356 SF
Vacant Strip Center 22,000 SF



LAND INFO
2.37 Acres



ACCESS
Located right off
Dixie Highway



PARKING
114 Parking
Spaces



BUILDING INFO
Year Built: 1957

DOLLAR GENERAL

OWNER:	Fee Simple
DOLLAR GENERAL BUILDING AREA:	11,356 SF
VACANT STRIP CENTER AREA:	22,000 SF
YEAR BUILT:	1957
LAND AREA:	2.37 AC
LEASE TYPE:	NNN
RENT COMMENCEMENT DATE:	07/18/2019
LEASE EXPIRATION DATE:	09/30/2030
LEASE TERM REMAINING:	5 Years, 4 Months
RENEWAL OPTIONS:	2 Five Year Options

YEAR	START	END	TERM	ANNUAL
1-10	6/23/2010 - 9/30/2020			\$99,968.04
11-15	10/1/2020 - 9/30/2025		CURRENT	\$104,966.40
16-20	10/1/2025 - 9/30/2030		Option Exercised	\$109,964.76
21-25	10/1/2030 - 9/30/2035		Option Period	\$120,961.32
26-30	10/1/2035 - 9/30/2040		Option Period	\$133,057.44

TENANT OVERVIEW



DOLLAR GENERAL

Dollar General Corporation is a leading discount retailer in the United States. Founded in 1939 and headquartered in Goodlettsville, Tennessee, Dollar General's business strategy focuses on providing a broad assortment of everyday essentials at low prices, operating smaller stores in convenient locations, often in underserved markets, and controlling costs to maintain profitability.

The company operates over 20,000 stores across the United States and is publicly traded on the New York Stock Exchange (NYSE: DG). Dollar General has an investment-grade credit rating (e.g., S&P: BBB, Moody's: Baa2), strong annual revenue, and significant market capitalization. For the fiscal year ending January 30, 2026, Dollar General has plans to execute approximately 4,885 real estate projects, including opening around 575 new stores in the U.S. and up to 15 in Mexico, alongside fully remodeling about 2,000 existing locations.



AERIAL

Walmart
MATTRESS FIRM
Hardee's
CALIBER COLLISION
Pizza Hut

46,978 ADT

THE HOME DEPOT
QDOBA MEXICAN CAFE
Panera
T-Mobile

BIG LOTS

LOWE'S

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

16,380 ADT

17,031 ADT

38,284 ADT

SOUTHEAST CHRISTIAN CHURCH



DOLLAR GENERAL

DEMOGRAPHICS

7846 Dixie Hwy Louisville, KY 40258	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	8,330	68,889	148,279
2029 Projected Population	8,073	66,990	144,473
2020 Census Population	8,498	71,250	150,241
2010 Census Population	8,387	69,654	147,312
Projected Annual Growth 2024 to 2029	-0.6%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	-	-	-
2024 Median Age	40.1	39.3	37.8
Households			
2024 Estimated Households	3,428	28,107	60,000
2029 Projected Households	3,274	26,983	57,712
2020 Census Households	3,535	28,679	60,593
2010 Census Households	3,441	27,730	58,723
Projected Annual Growth 2024 to 2029	-0.9%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2024	-	-	0.2%
Race and Ethnicity			
2024 Estimated White	73.8%	69.7%	62.4%
2024 Estimated Black or African American	16.8%	20.4%	24.7%
2024 Estimated Asian or Pacific Islander	1.3%	1.6%	2.9%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2024 Estimated Other Races	7.9%	8.0%	9.7%
2024 Estimated Hispanic	7.0%	7.0%	9.1%
Income			
2024 Estimated Average Household Income	\$84,659	\$84,178	\$78,750
2024 Estimated Median Household Income	\$64,998	\$66,630	\$61,717
2024 Estimated Per Capita Income	\$34,862	\$34,375	\$31,892
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.9%	3.8%
2024 Estimated Some High School (Grade Level 9 to 11)	5.7%	6.7%	7.6%
2024 Estimated High School Graduate	36.4%	36.3%	35.8%
2024 Estimated Some College	23.9%	22.4%	22.2%
2024 Estimated Associates Degree Only	10.4%	9.4%	9.4%
2024 Estimated Bachelors Degree Only	13.0%	14.1%	13.8%
2024 Estimated Graduate Degree	8.0%	8.3%	7.5%
Business			
2024 Estimated Total Businesses	285	1,774	3,620
2024 Estimated Total Employees	1,758	17,157	30,695
2024 Estimated Employee Population per Business	6.2	9.7	8.5
2024 Estimated Residential Population per Business	29.3	38.8	41.0

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LOUISVILLE OVERVIEW

Beating the Competition

Louisville presents a compelling value proposition, supporting the success of your business in a dynamic urban environment. Recognized as a competitive, genuine, and global city, Louisville stands out as a hub for advanced manufacturing and logistics, notably housing UPS WorldPort. Additionally, it boasts the distinction of being one of only a few U.S. cities hosting all five major performing arts groups. As the birthplace of Muhammad Ali, Louisville exceeds expectations, making a significant impact. Since 2014, the city has witnessed over \$15 BILLION in investments, solidifying its reputation as a prime destination.



1.3M

Louisville Metropolitan
Population



45th

Largest US
Metropolitan



14th

Best City for College
Graduates



KEY METRO LOUISVILLE RANKINGS

1.3M

BOOMTOWN (BUSINESS GROWTH AND CONSUMER DEMAND)

- Yelp, 2019

Top 10

BEST CITY FOR COLLEGE GRADS

- SmartAsset, 2021

Top 3

WORKER CONFIDENCE IN U.S. METROS

- LinkedIn, Q1 2022

#1

IN OHIO RIVER CORRIDOR FOR DEVELOPMENT

- Site Selection, 2020

METRO LOUISVILLE TOP EMPLOYERS



21,233 employees



14,476 employees



12,600 employees



12,247 employees



12,000 employees



6,933 employees



6,500 employees



6,226 employees



BAPTIST HEALTH®

6,159 employees



6,000 employees

CENTRAL LOCATION

DISTANCE TO MAJOR REGIONAL U.S. CITIES

CINCINNATI	110 mi.
INDIANAPOLIS	125 mi.
NASHVILLE	168 mi.
COLUMBUS	217 mi.
ST. LOUIS	273 mi.
CHICAGO	307 mi.
DETROIT	312 mi.
MEMPHIS	379 mi.
ATLANTA	384 mi.
PITTSBURGH	399 mi.

MAJOR CARGO HUB

UPS WORLDPORT

Worldport is a technological marvel – the largest automated package handling facility in the world, and the center point of UPS’s worldwide air network. More than **300 flights arrive and depart daily**, and the hub processes roughly **two million packages per day**, increasing to more than four million during the peak holiday period.

Louisville’s UPS Worldport is the **2nd busiest** cargo hub in the US, with **5.7 billion pounds** of cargo annually.



45th

Largest MSA in US at 1,285,439 People

\$102K

Average Income in South East Submarket - \$101,665

3.2%

Unemployment rate in Louisville, lower than U.S. average

92%

Of population within 12-mile radius has Diploma or higher

LOUISVILLE AIRPORT EXPANSION



4.6M

PASSENGERS
SERVED (2023)

\$500M

EXPANSION
UNDERWAY

5.2 MSF

HOME OF UPS'
GLOBAL WORLDPORT



LOUISVILLE
MUHAMMAD ALI
INTERNATIONAL AIRPORT

ACCESSIBILITY

Louisville is served by Louisville Muhammad Ali International Airport (SDF), which offers non-stop service to over 38 destinations within North America. SDF posted a record year in 2023, accommodating more than 4.6 million passengers. The airport is underway on a nearly \$500 million expansion that will add new jet bridges, walkways, ticket counters, and baggage claim sections. The project will expand the airport's non-stop offerings and significantly improve the passenger experience.

The airport is also notably one of the world's busiest cargo airports, ranking second in the U.S. and fourth globally in total cargo processed, respectively. The airport's status as a major logistics hub is driven by UPS, which operates its more than 5.2 MSF UPS Worldport processing facility on-site. The hub processes more than two million packages and serves more than 300 inbound and outbound flights daily.



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COMMITTED TO **EXCELLENCE**

TRIO COMMERCIAL PROPERTY GROUP is a full service commercial real estate brokerage firm headquartered in Louisville, Kentucky, providing service in Kentucky, Indiana and Tennessee. The TRIO Team has over **125 years of combined experience**, participating in over **\$2 billion dollars** in commercial real estate transactions. TRIO Commercial Property Group uses a true team approach to give our clients an unmatched level of service.

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502 454 4933



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