



SITE

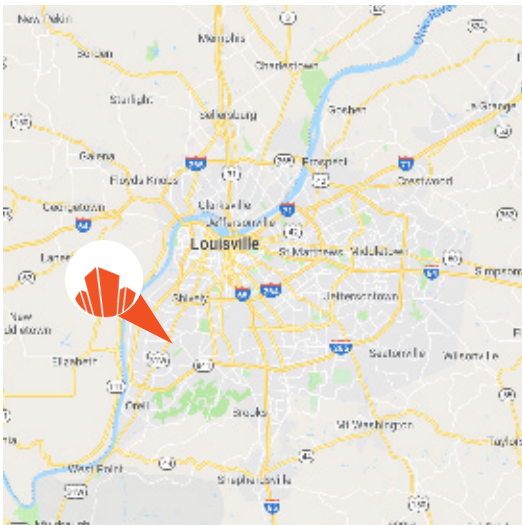
DIXIE CROSSINGS SHOPPING CENTER



DIXIE MANOR SHOPPING CENTER

HOBBY LOBBY LOWE'S STAPLES
HIBBETT SPORTS[®] DOLLAR TREE

5210 DIXIE HIGHWAY | LOUISVILLE, KY 40216

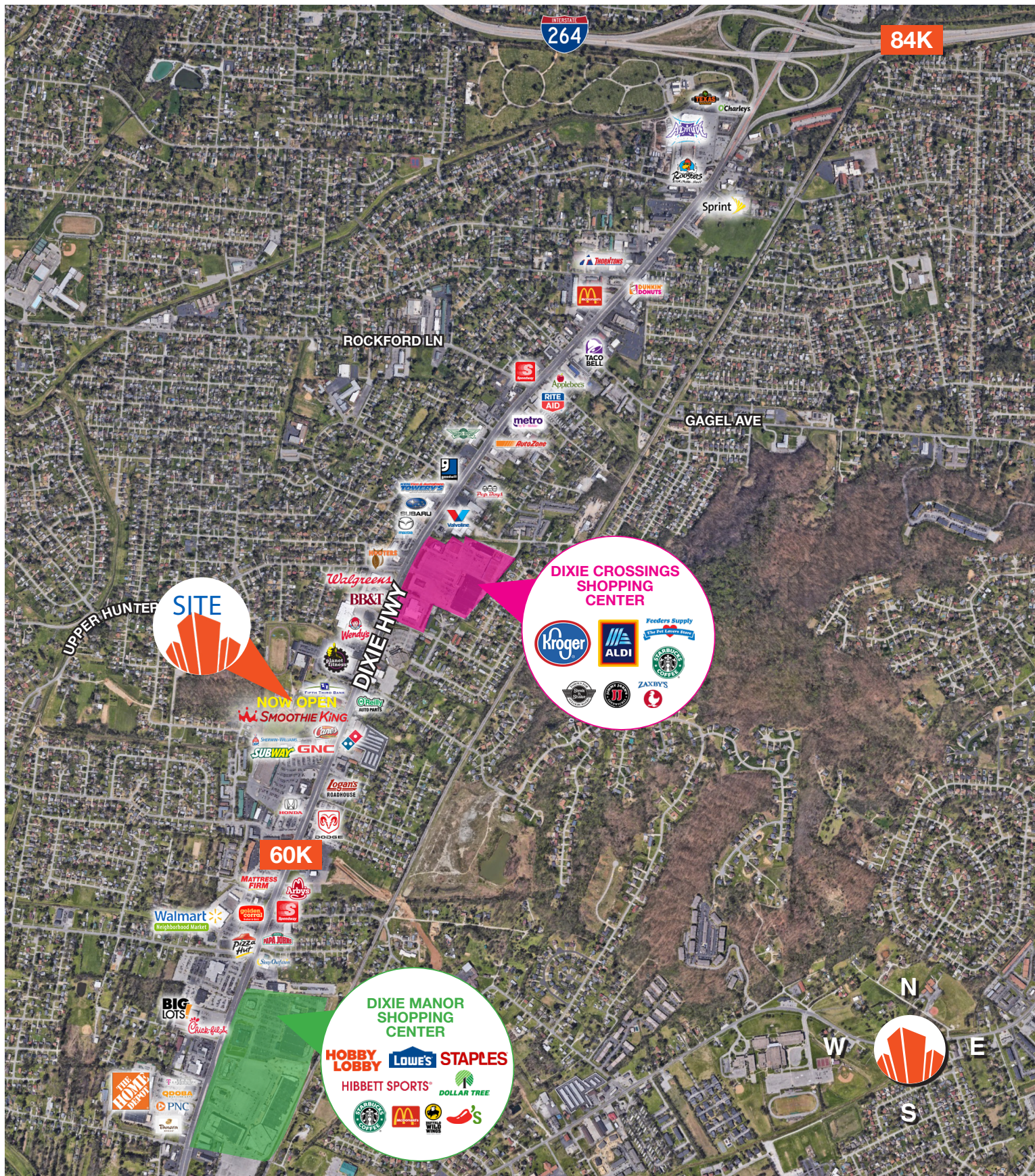


LEASE RATE: \$29 SF/NNN
1,639 SF ±

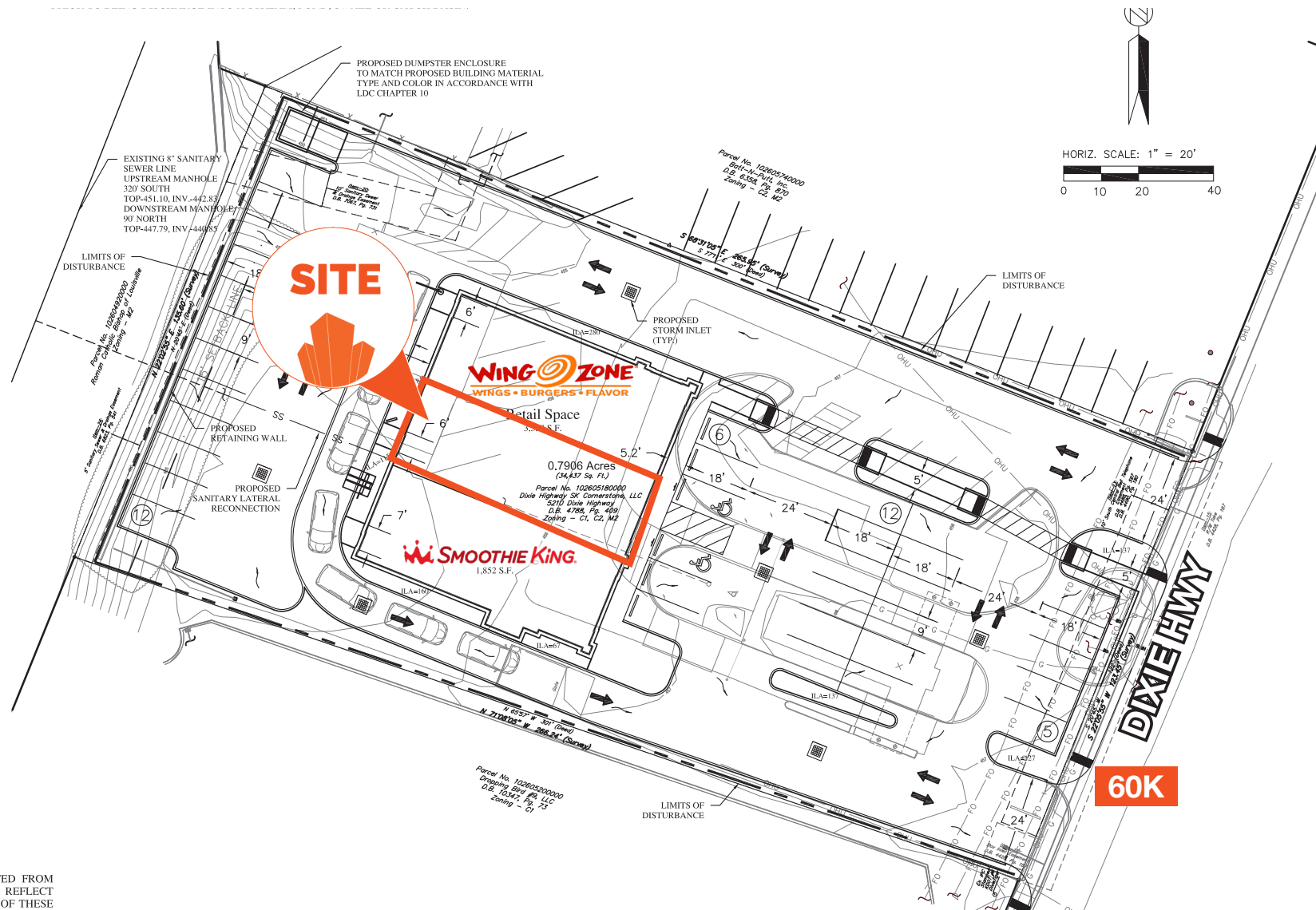
- Highly visible multi-tenant building with Smoothie King and Wing Zone.
- Infill development fronts Dixie Highway
- (60K vehicles per day) with 179,558± people in a 5-mile radius
- Join national retailers including Planet Fitness, Aldi, Raising Cane's, and Kroger
- Great location for quick service retail

FRANK BELLIS
502 454 5320
FBELLIS@TRIOCPG.COM

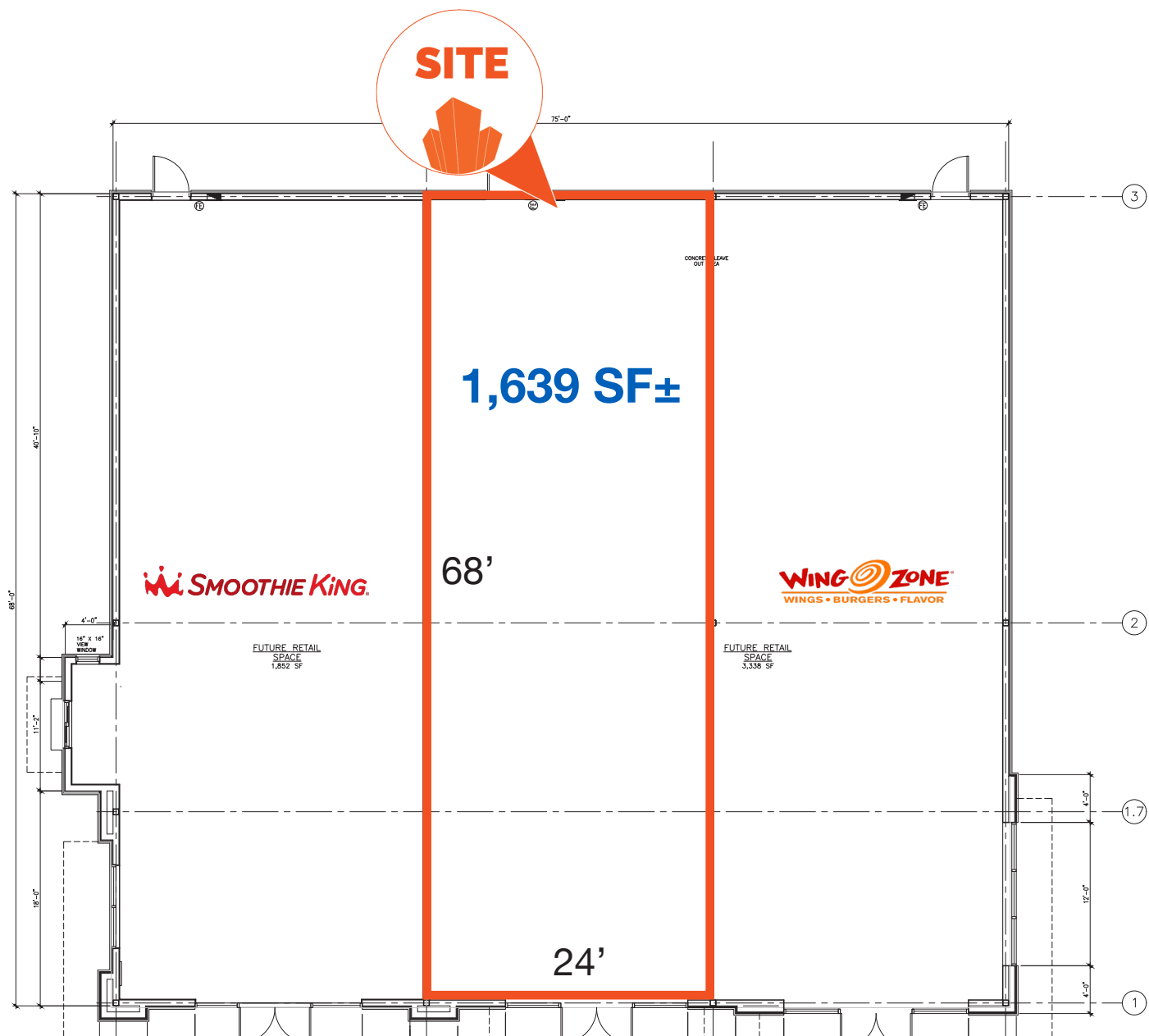
THERESA CARNES
502 454 6064
TCARNES@TRIOCPG.COM



1 PLOTTED FROM
2 SARIY REFLECT
3 CATION OF THESE



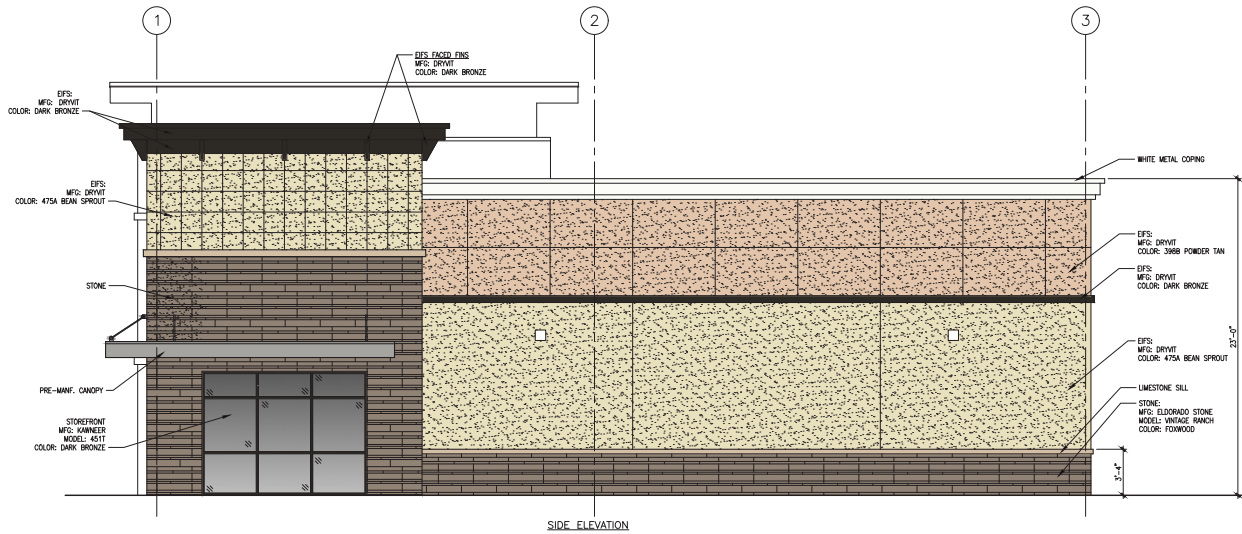
FLOOR PLAN



*PLEASE NOTE THAT A MINIMUM OF 1,224 SF ALLOWS FOR 18' OF FRONTAGE. THERE IS FLEXIBILITY ON HOW THE SPACE IS DIVIDED.

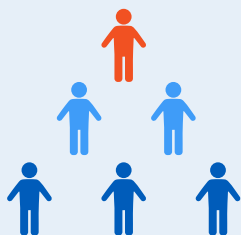


ELEVATIONS



DEMOGRAPHICS

POPULATION



2 MILE **40,891**
5 MILES **179,558**
7 MILES **282,921**

HOUSEHOLDS



2 MILE **17,352**
5 MILES **74,621**
7 MILES **119,458**

BUSINESSES



2 MILE **992**
5 MILES **4,585**
7 MILES **8,208**

EMPLOYEES

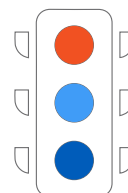


2 MILE **9,601**
5 MILES **63,946**
7 MILES **126,911**

MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS



DIXIE HWY
60,000 ADT
I-264
84,000 ADT

