

LIVE-WORK-RETAIL REDEVELOPMENT SITE

12801 -12813 dixie hwy, Louisville, KY 40272



Desmond Martin,
Martin Elite Realty Company
502-553-3296
License: 276420
martineliterealty@gmail.com

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REDEVELOPMENT SITE**



PROPERTY INFORMATION

PURCHASE PRICE
\$1,300,000.00

PROPERTY ADDRESS
*12801 -12813 dixie hwy
Louisville, KY 40272*

PROPERTY SIZE
15,798 Sq. Ft.

LAND SIZE
4.00 Acres



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hwy Louisville, KY
40272



PROPERTY OVERVIEW

This unique mixed-use property spans five income-producing assets across commercial and residential zoning. It includes a 1,510 SF standalone tavern/bar ideal for repositioning, a 7,000 SF warehouse leased at \$2,000/mo (NNN) with room for full lease-up, and a 2,500 SF service garage leased at \$1,300/mo (NNN). A 4,158 SF building offers residential and office space with a projected \$1,400/mo rent and a 4-car garage. The 2-acre R4-zoned lot offers significant upside for multifamily or commercial redevelopment. With C1, C2, and R4 zoning, this Live-Work-Retail site presents strong value-add potential and flexible use options.



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PROPERTY
PHOTOS

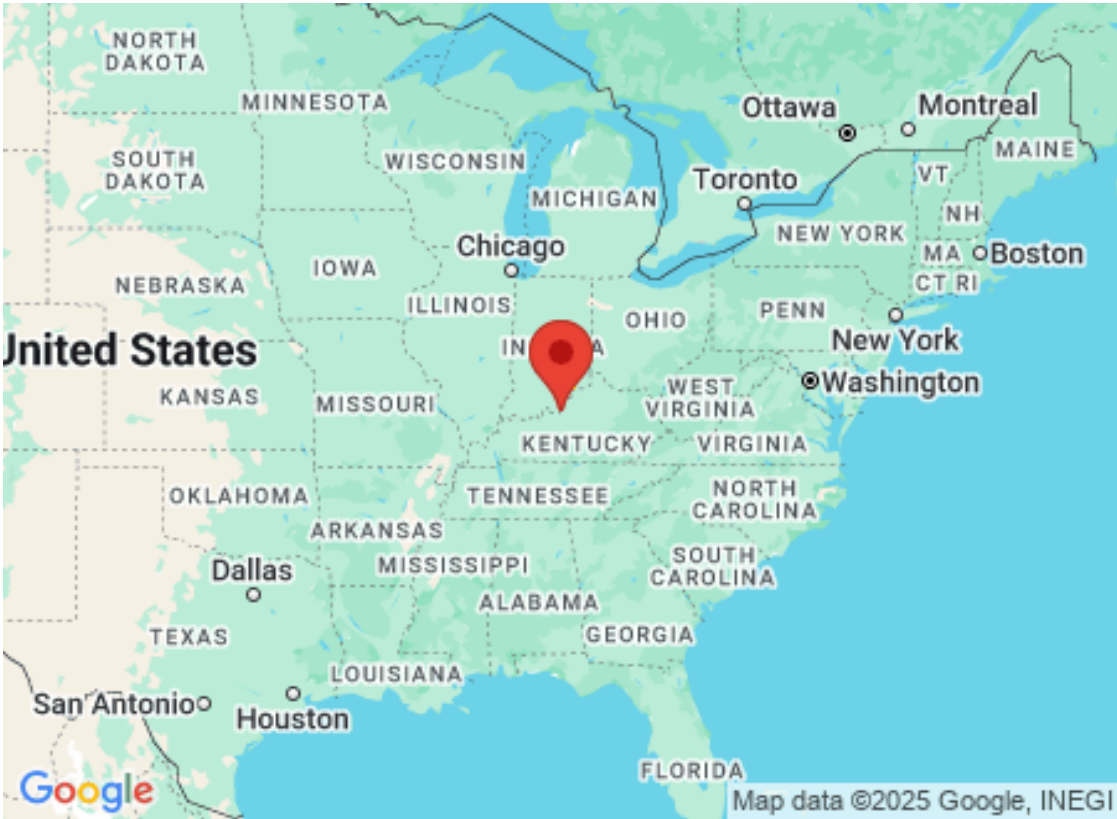
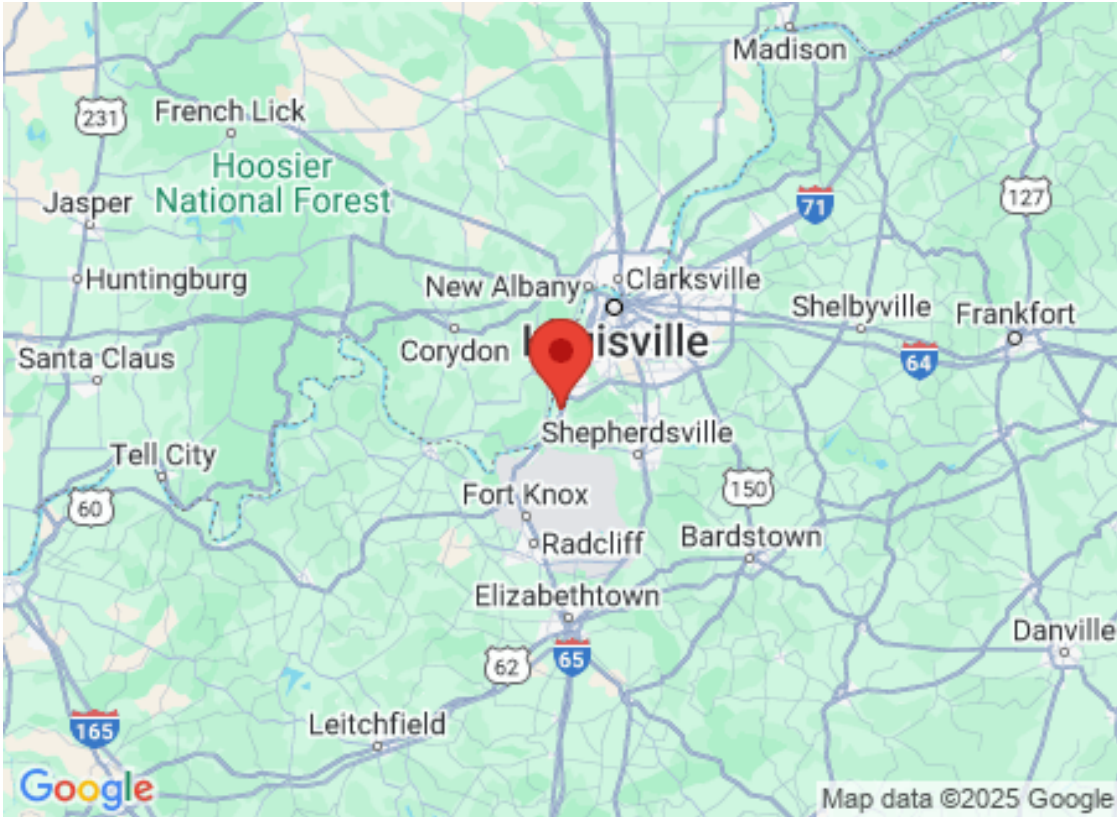


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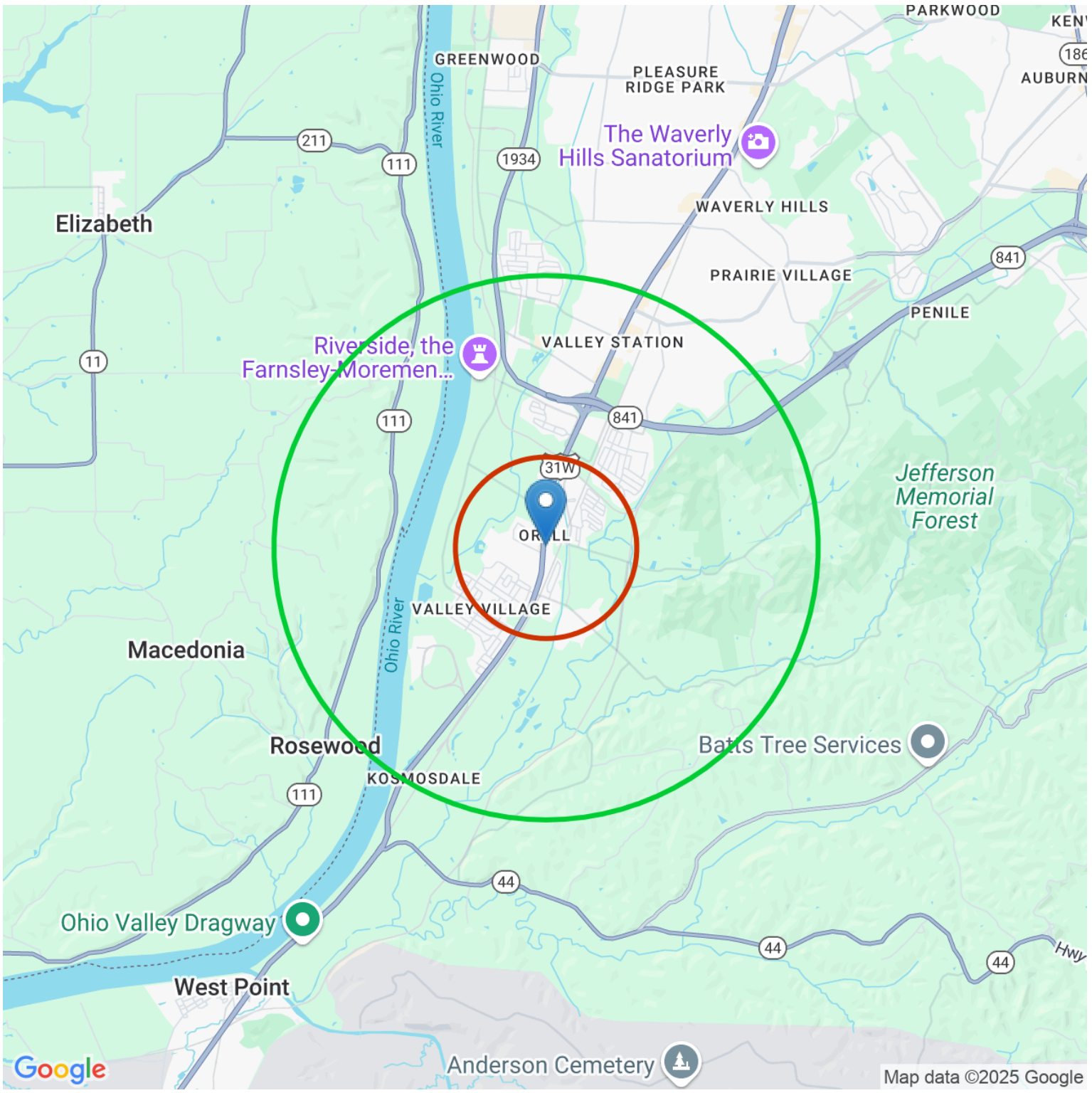


AREA LOCATION
MAP



LIVE-WORK-RETAIL REDEVELOPMENT SITE

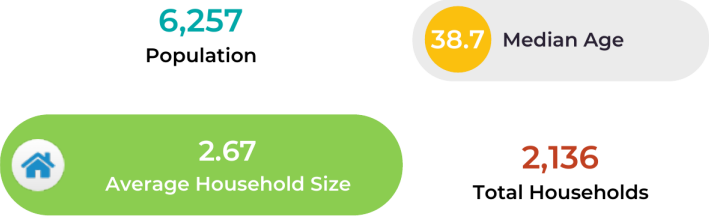
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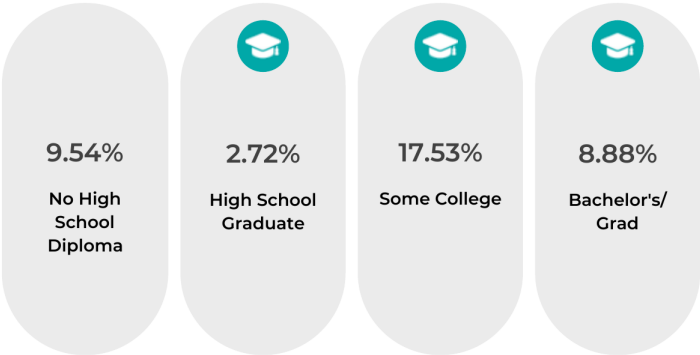
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KEY FACTS



EDUCATION



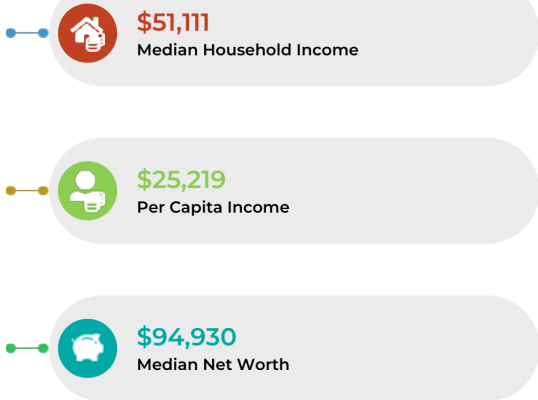
BUSINESS



EMPLOYMENT



INCOME



Households by Income

The largest group : \$50,000 - \$74,999 (21.33%) ■
The smallest group : \$200,000+ (2.77%) ■

Indicator	Value(%)	
< \$15,000	16.68	■
\$15,000 - \$24,999	7.85	■
\$25,000 - \$34,999	9.68	■
\$35,000 - \$49,999	14.29	■
\$50,000 - \$74,999	21.33	■
\$75,000 - \$99,999	9.81	■
\$100,000 - \$149,999	13.48	■
\$150,000 - \$199,999	4.05	■
\$200,000+	2.77	■



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KEY FACTS

22,807

Population

38

Median Age

2.58

Average Household Size

8,646

Total Households

EDUCATION

9.45%

No High School Diploma

5.91%

High School Graduate

19.29%

Some College

12.55%

Bachelor's/ Grad

BUSINESS



368

Total Businesses



3,668

Total Employees

EMPLOYMENT

1,571

Retail Trade Employees

397

Manufacturing Employees

524

Eating & Drinking Employees

156

Finance/Ins/Real Estate Emp

4.7%

Unemployment Rate



\$62,824

Median Household Income



\$31,262

Per Capita Income



\$162,603

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (20.28%) ■

The smallest group : \$200,000+ (3.68%) ■

Indicator	Value(%)	
< \$15,000	10.67	■
\$15,000 - \$24,999	5.64	■
\$25,000 - \$34,999	7.7	■
\$35,000 - \$49,999	14.58	■
\$50,000 - \$74,999	18.77	■
\$75,000 - \$99,999	12.77	■
\$100,000 - \$149,999	20.28	■
\$150,000 - \$199,999	5.9	■
\$200,000+	3.68	■



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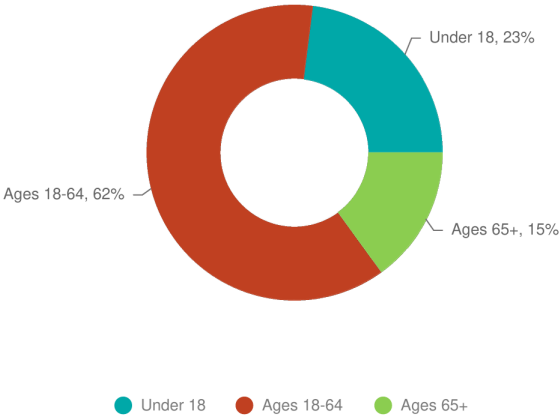
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POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

6,257 Population	2,344 Households	38.7 Median Age
2.67 Avg Size Household	\$51,111 Median Household Income	\$137,871 Median Home Value
47 Wealth Index	146 Housing Affordability	45.4 Diversity Index

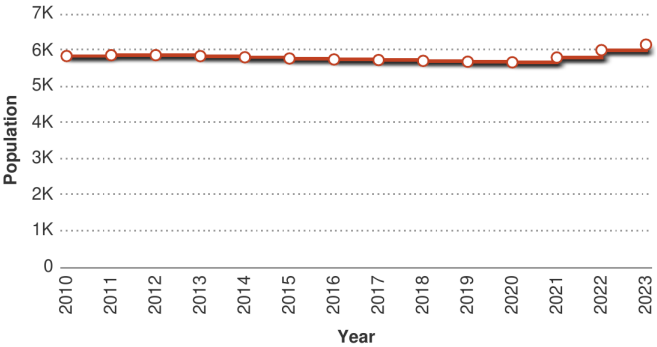
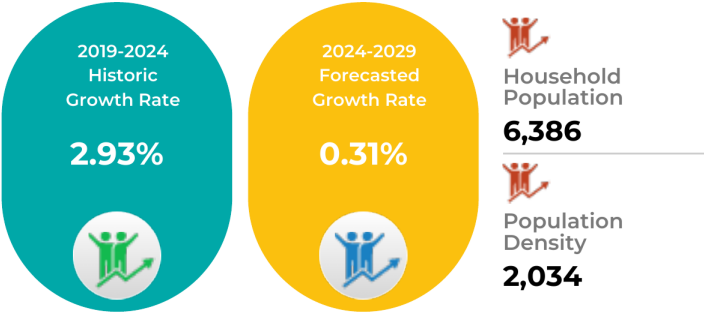
POPULATION BY AGE



POPULATION BY GENERATION

 3.02% Greatest Gen: Born 1945/Earlier	 18.27% Baby Boomer: Born 1946 to 1964	 21.77% Generation X: Born 1965 to 1980
 23.85% Millennial: Born 1981 to 1998	 23.25% Generation Z: Born 1999 to 2016	 9.84% Alpha: Born 2017 to Present

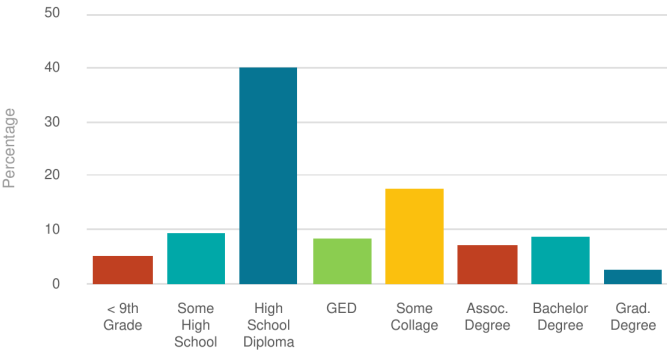
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION

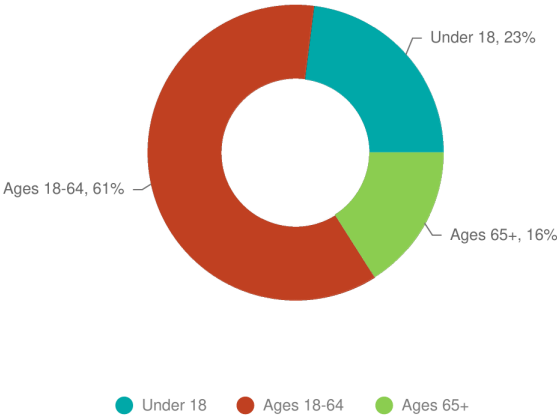


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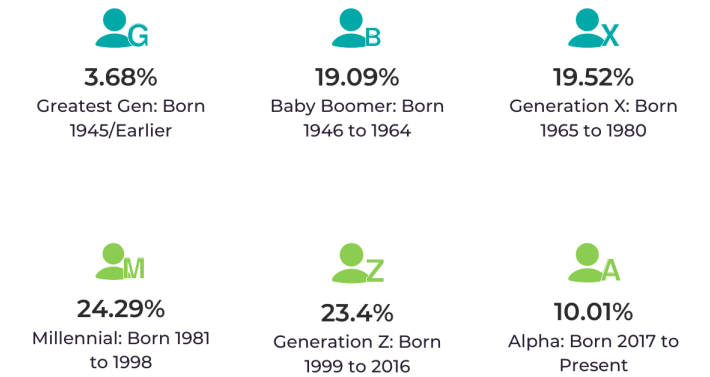
POPULATION TRENDS AND KEY INDICATORS
3 Miles Ring

22,807	8,842	38
Population	Households	Median Age
2.58	\$62,824	\$200,315
Avg Size Household	Median Household Income	Median Home Value
61	124	45.4
Wealth Index	Housing Affordability	Diversity Index

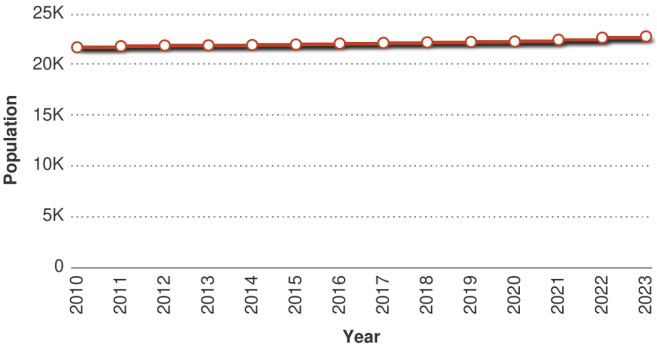
POPULATION BY AGE



POPULATION BY GENERATION



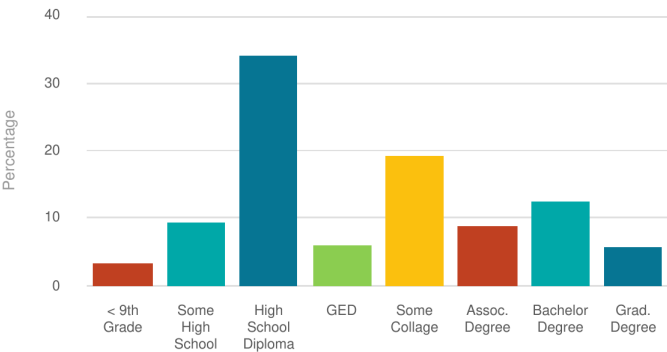
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



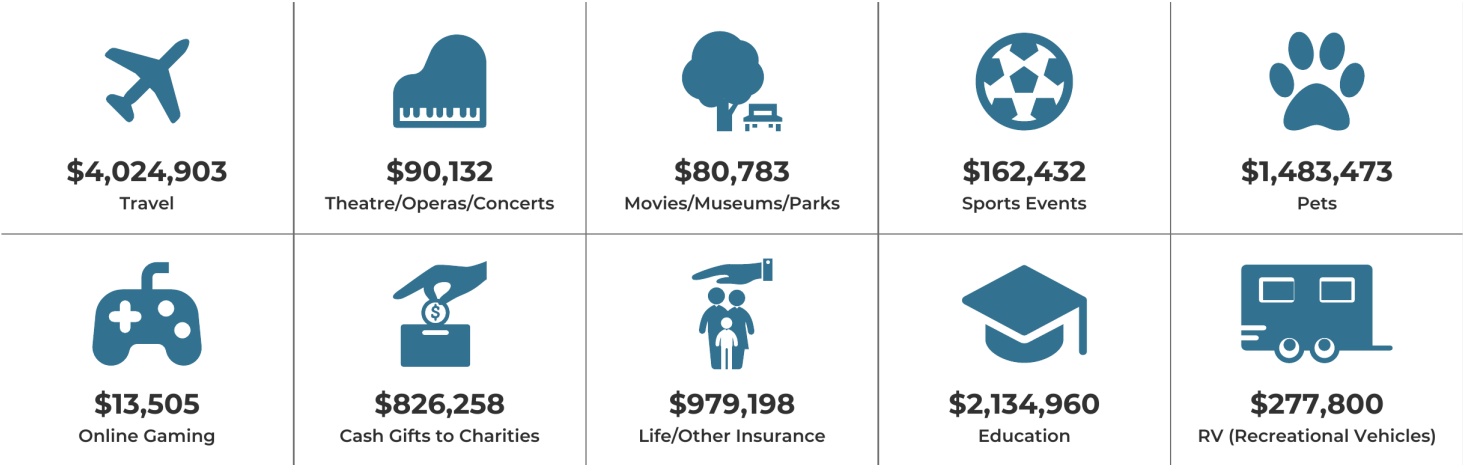
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Lifestyle and Tapestry Segmentation Infographic

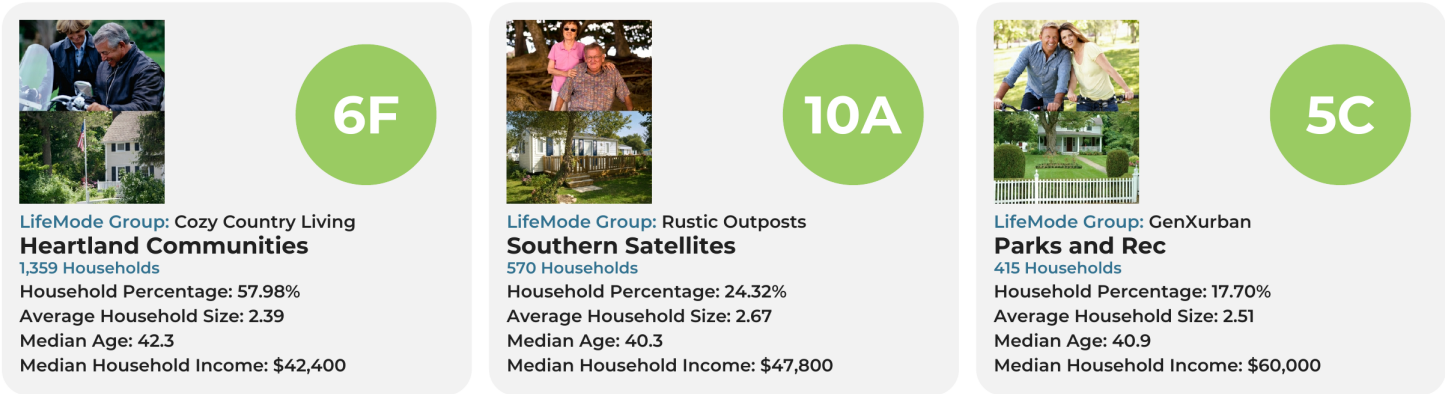
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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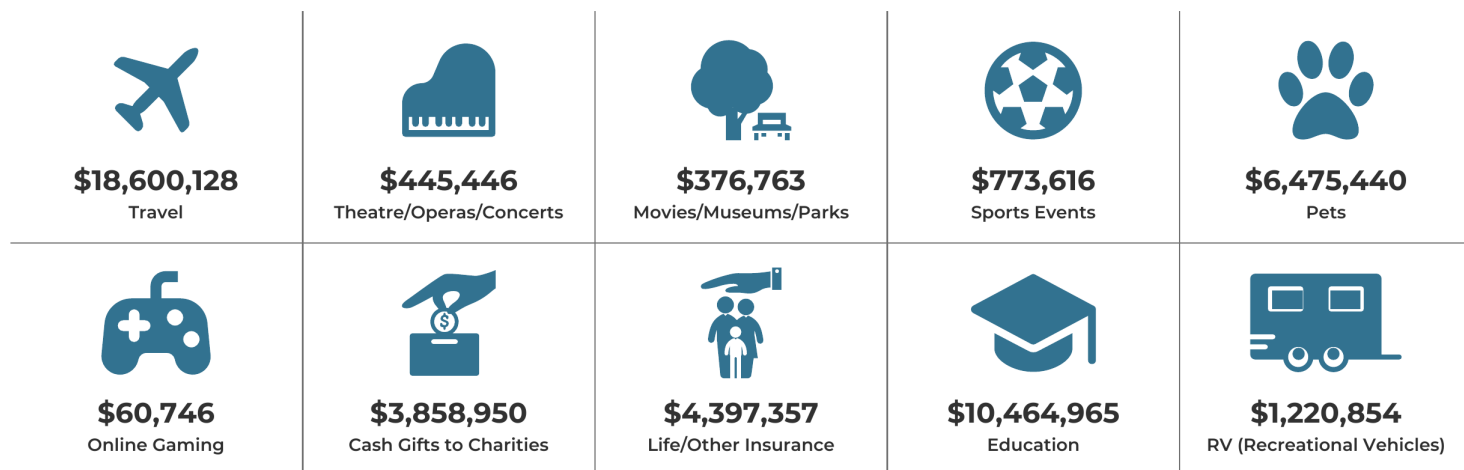


Lifestyle and Tapestry Segmentation Infographic

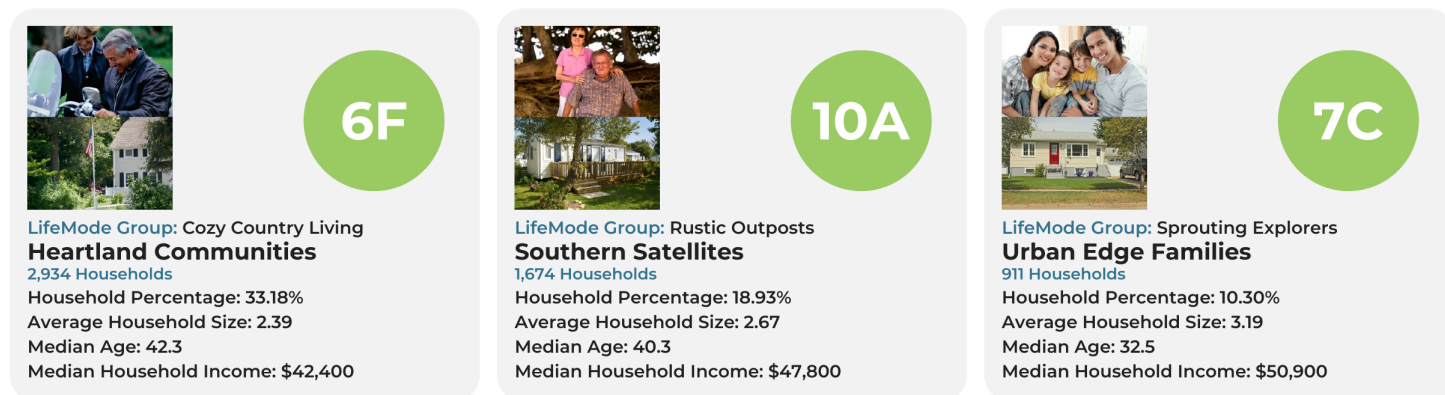
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)

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CONTACT



Desmond Martin

Phone: 502-553-3296

Email: martineliterealty@gmail.com

License: 276420

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12801 -12813 dixie hwy
Louisville, KY 40272



502-553-3296



martineliterealty@gmail.com



1935 S. Hurstbourne Pkwy
Louisville, KY 40299 United States