

FOR SALE \$1.6M OR LEASE \$14/SF

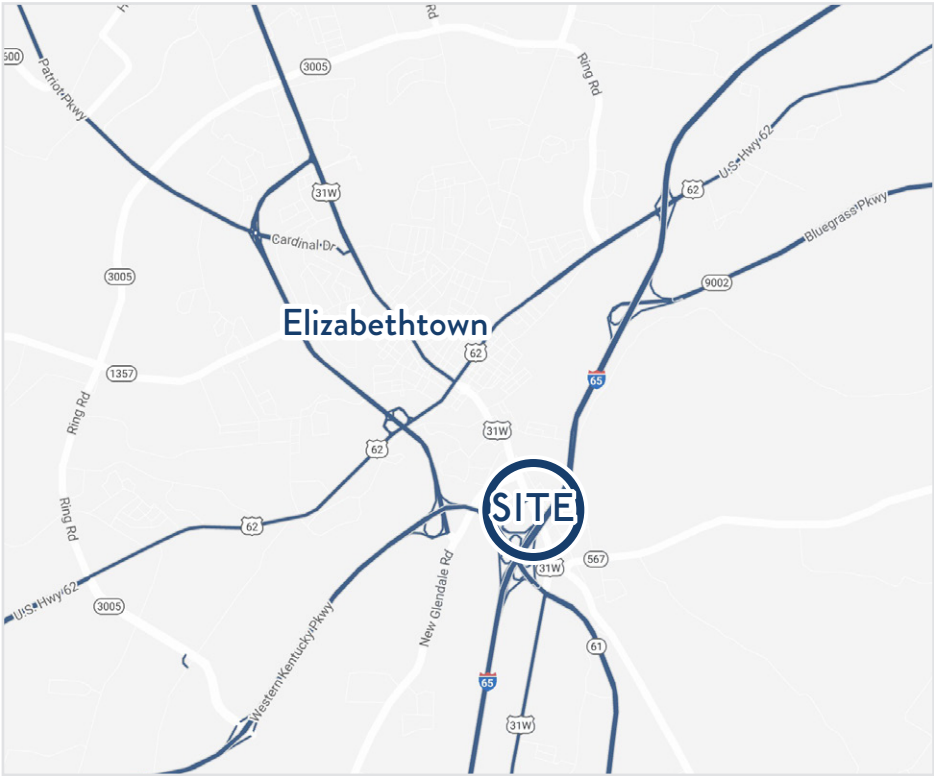
654 EAST DIXIE AVENUE
ELIZABETHTOWN, KY

HOGAN
REAL ESTATE



PROPERTY DESCRIPTION

654 EAST DIXIE AVENUE
LOUISVILLE, KY



Features

- + Prime location in one of Kentucky's fastest-growing cities and the state's sixth most populous county
- + Fully built-out restaurant space with a 1,700 SF outdoor patio
- + Exceptional visibility from I-65 with prominent 40-foot signage
- + All F&E included
- + Zoned for commercial use
- + 31 dedicated parking spaces, plus additional parking available under rear canopy



5,300 ± SF
FULLY BUILT-OUT
Restaurant For Sale or Lease



Nearly 13,000 VPD
ON EAST DIXIE AVE
& 70,500 VPD on I-65/KY Turnpike

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,133	24,239	42,380
Average Household Income	\$80,882	\$80,363	\$84,144

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CLOSE PROXIMITY

to Elizabethtown Sports
Park, a 150-acre recreation
space, drawing 70,000
families annually



12 MINUTE DRIVE

from the new
Ford BlueOval SK
Battery Park



Local Economic Powerhouse

The Elizabethtown Sports Park hosts 70 tournaments annually and contributed nearly \$20 million per year to Elizabethtown's local community. Families spend an average of \$300 per day at local businesses when visiting the park.



BlueOval SK Battery Park

Consisting of twin battery plants that will power a new lineup of Ford and Lincoln EVs, Ford's BlueOval SK Battery Park is under construction in Glendale, Kentucky and is projected to employ more than 5,000 new jobs in Hardin County.

EXTERIOR PHOTOS

654 EAST DIXIE AVENUE
LOUISVILLE, KY



INTERIOR PHOTOS

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TRADE AREA AERIAL

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PROPERTY CONTACT



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