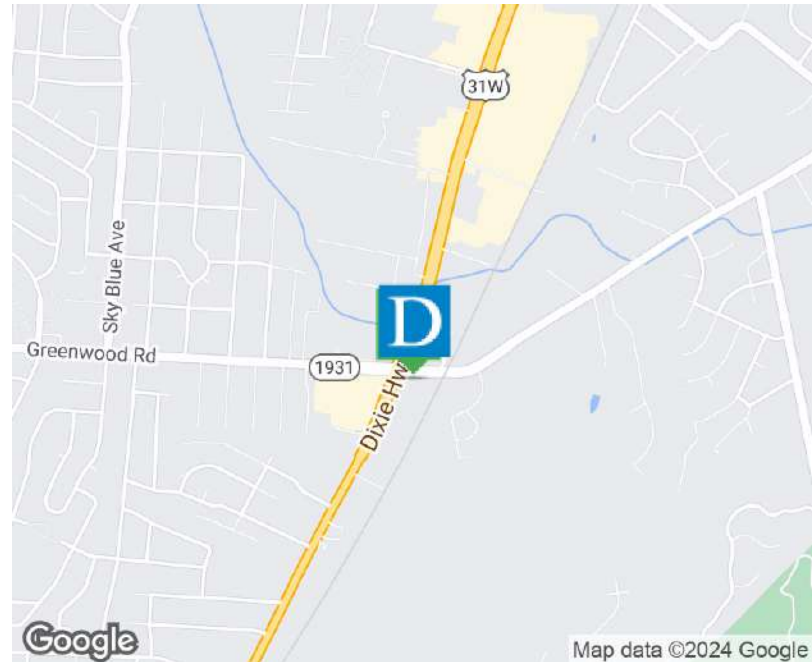




Former Frisch's

7401 Dixie Highway, Louisville, KY 40258



Offering Summary

Lease Rate:	\$12,500.00 per month (NNN)
Building Size:	5,799 SF
Available SF:	112,385 SF
Lot Size:	2.58 Acres
Number of Units:	1
Year Built:	2003
Zoning:	C-1 commercial

Property Overview

Ground lease with a 5799 square foot former restaurant building. Minimum lease term ten (10) years.

The tenant would be responsible for all changes to the building and site.

Triple net lease. The tenant would be responsible for property taxes, property insurance and all maintenance.

Property Highlights

- Long term lease
- Triple net
- C-1 zoning
- 5799 square foot building
- 2.58 acres

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WILL DUNCAN

wduncan@duncancre.com
OFFICE: 502.292.5464
CELL: 502.905.3107

J. TODD WHITCHURCH

twhitchurch@duncancre.com
OFFICE: 502.292.5464 x5456
CELL: 502.523.4455

150 Thierman Lane
Louisville, KY 40207

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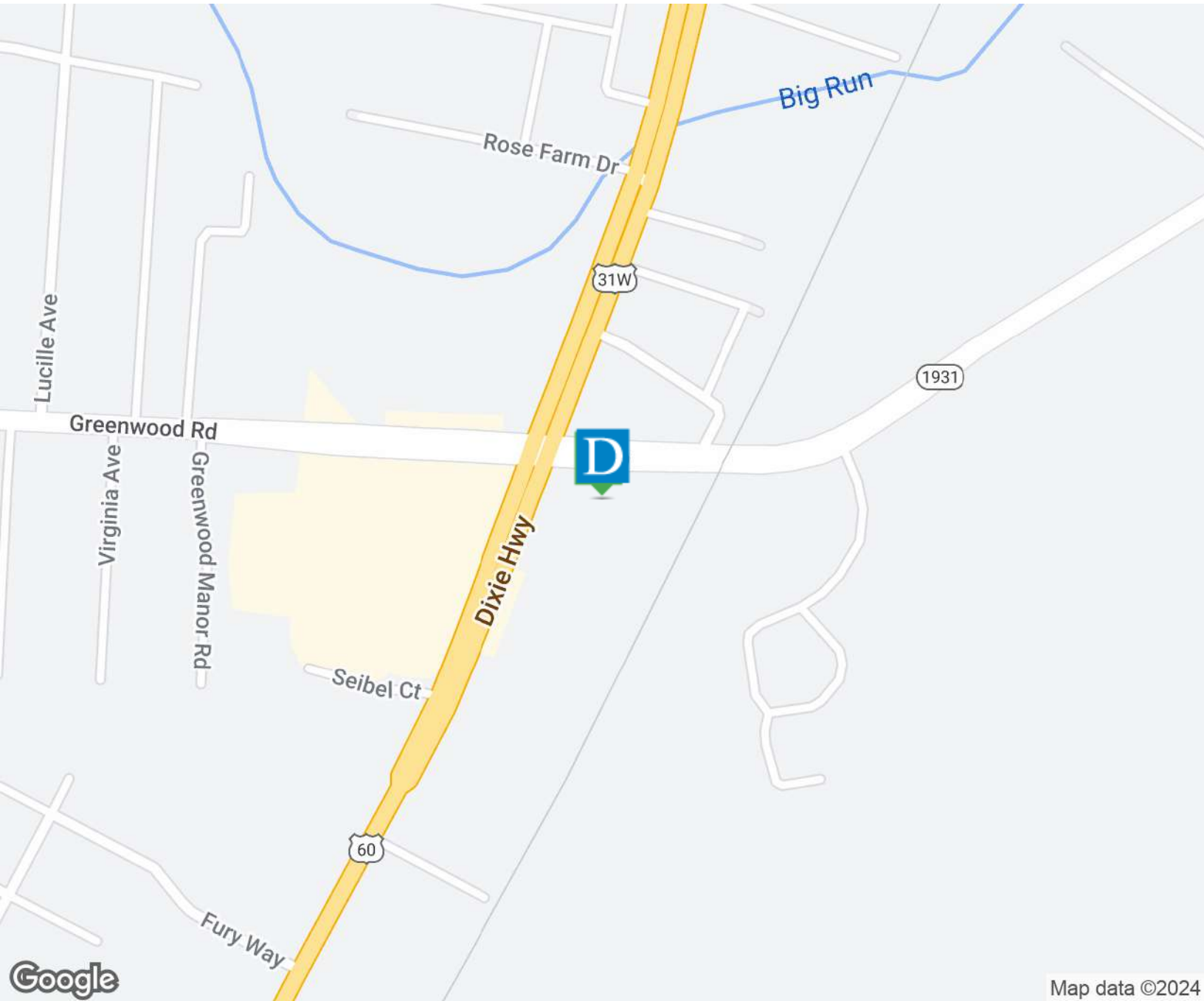


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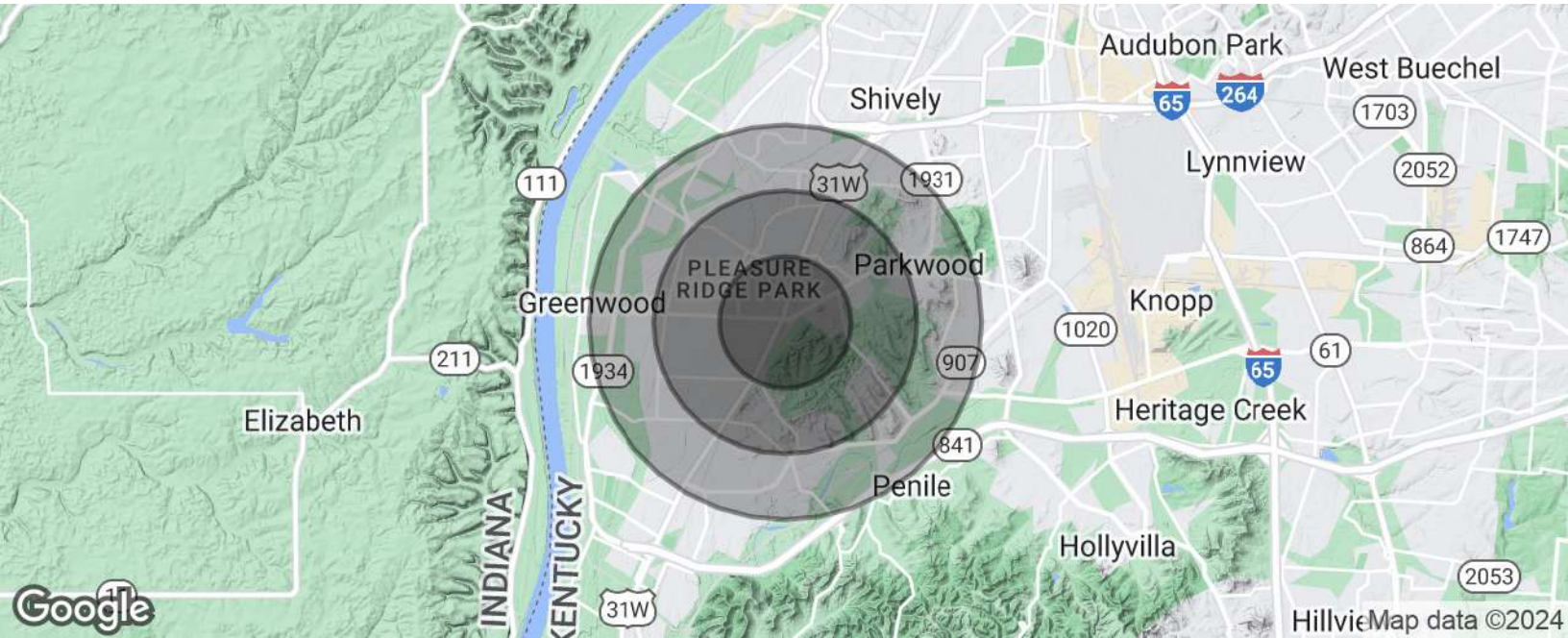


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Population	1 Mile	2 Miles	3 Miles
Total Population	6,075	32,534	71,913
Average Age	41.5	40.8	40.0
Average Age (Male)	42.1	39.6	38.4
Average Age (Female)	41.5	41.2	41.4

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,751	14,688	31,175
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$62,583	\$61,312	\$60,683
Average House Value	\$139,684	\$150,724	\$149,075

* Demographic data derived from 2020 ACS - US Census

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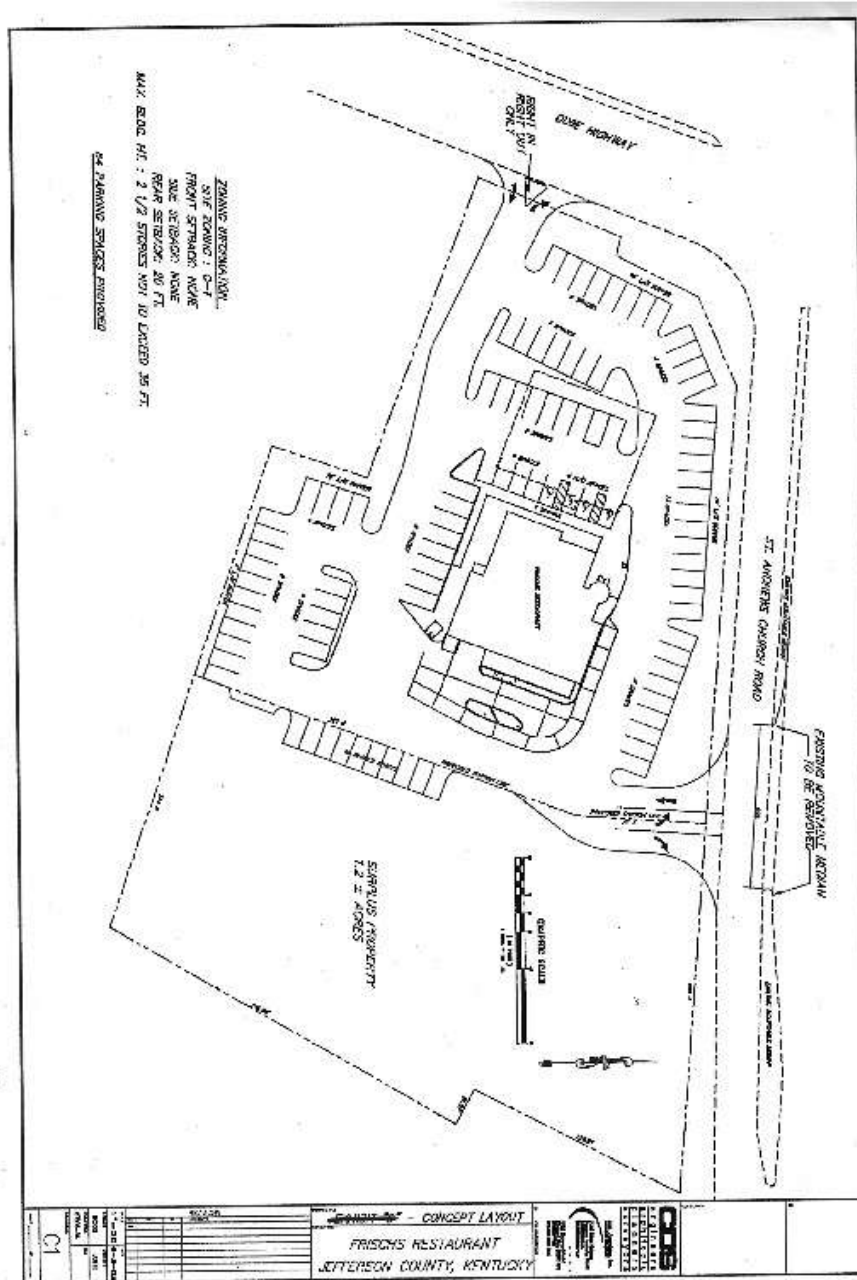


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