

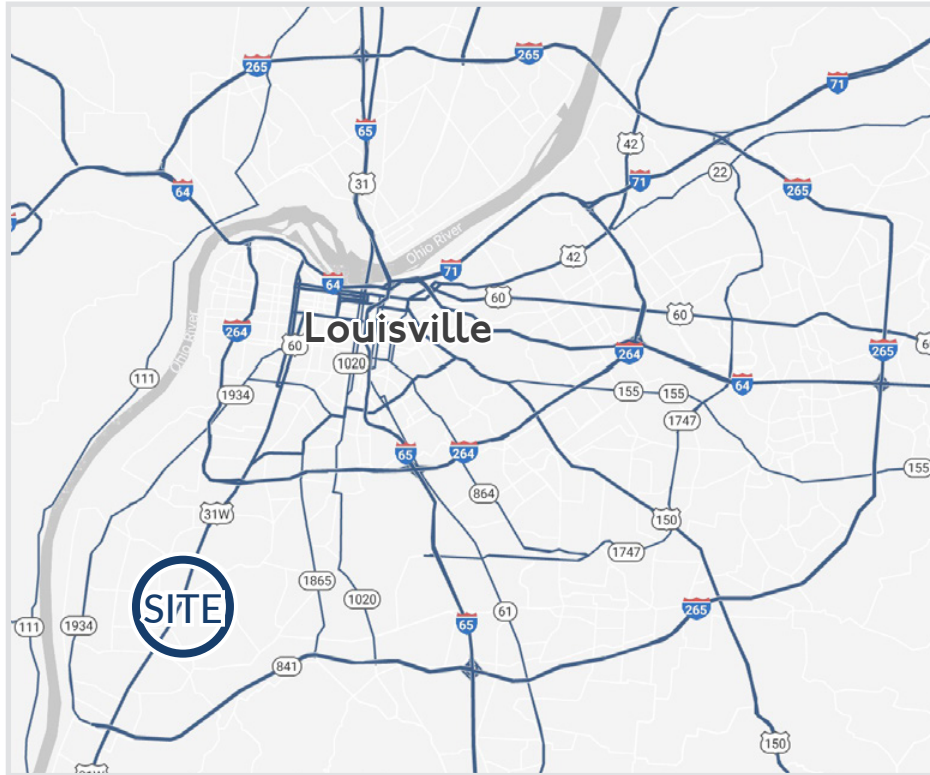
FOR SALE

7845 & 7855 DIXIE HWY  
LOUISVILLE, KENTUCKY

**HOGAN**  
REAL ESTATE

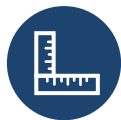
# PROPERTY DESCRIPTION

7845 & 7855 DIXIE HWY  
LOUISVILLE, KENTUCKY



## Features

- + 2.75-acre vacant lot available for sale with approximately 200 feet of frontage along Dixie Highway
- + Exceptional traffic exposure with over 37,000 vehicles per day (VPD) and excellent visibility
- + Located in a densely populated trade area within the primary retail corridor of southwest Louisville
- + Surrounding tenant mix includes quick-service restaurants, auto-related uses, discount retailers, and neighborhood services
- + Strong and consistent demand for daily-needs retail within the immediate trade area
- + Nearby national retailers include The Home Depot, Lowe's, Meijer, Ollie's Bargain Outlet, and Louisville Overstock Furniture Warehouse
- + Direct connectivity via Dixie Highway with convenient access to the Watterson Expressway to the north and the Gene Snyder Freeway to the south
- + Rare dual zoned lot with both C2 and M2 Industrial rights on a primary transit artery. The M2 designation allows for outdoor storage operations, equipment staging, fleet parking, manufacturing and assembly. Having this "legacy" M2 zoning in place makes this one of the most flexible and future-proof parcels in the Metro area.



**2.75 ± Acre**

VACANT LOT  
Available for Sale



**Over 37,000 VPD**

ON DIXIE HIGHWAY  
In Front of Site

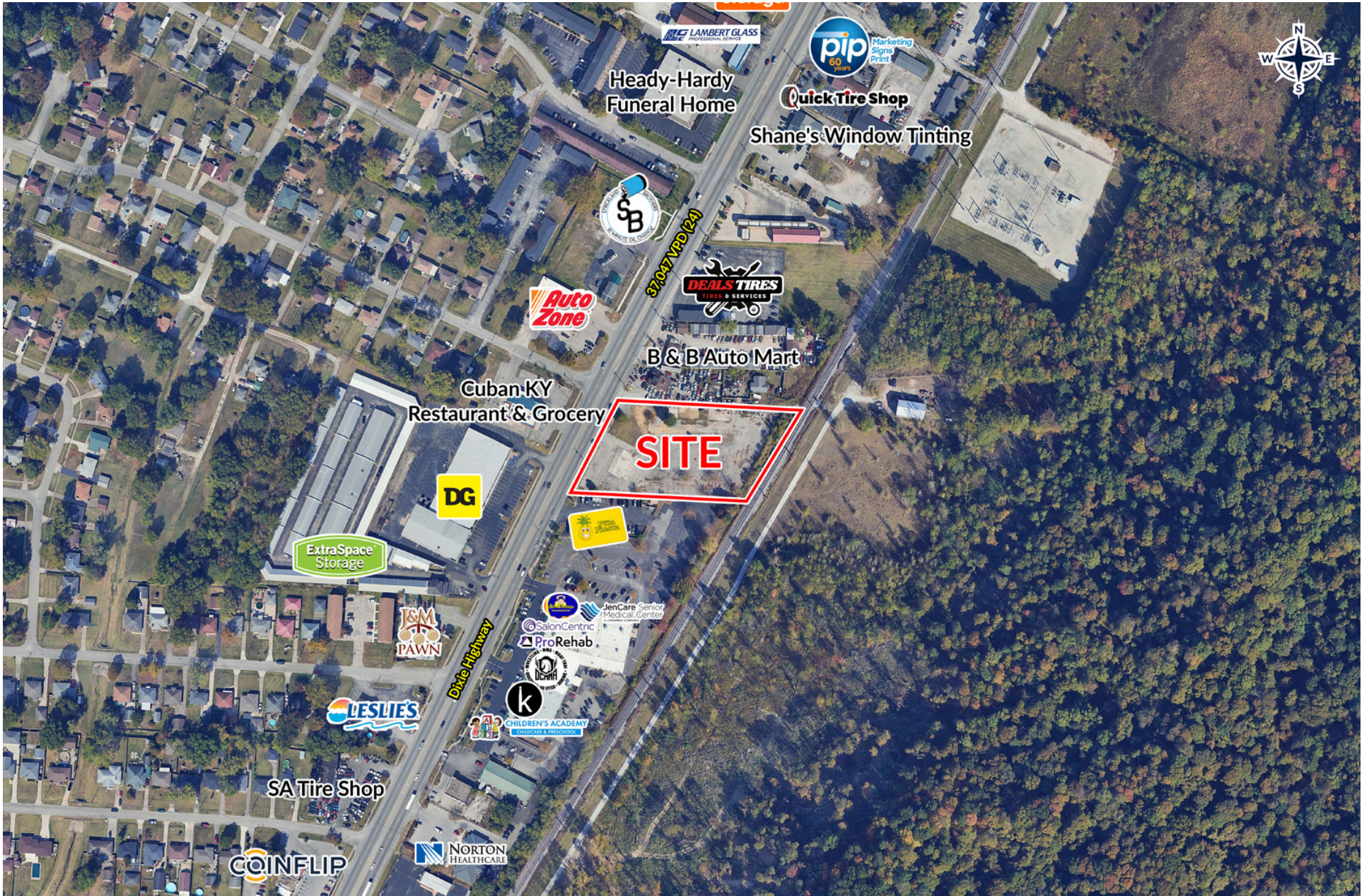
## Demographics

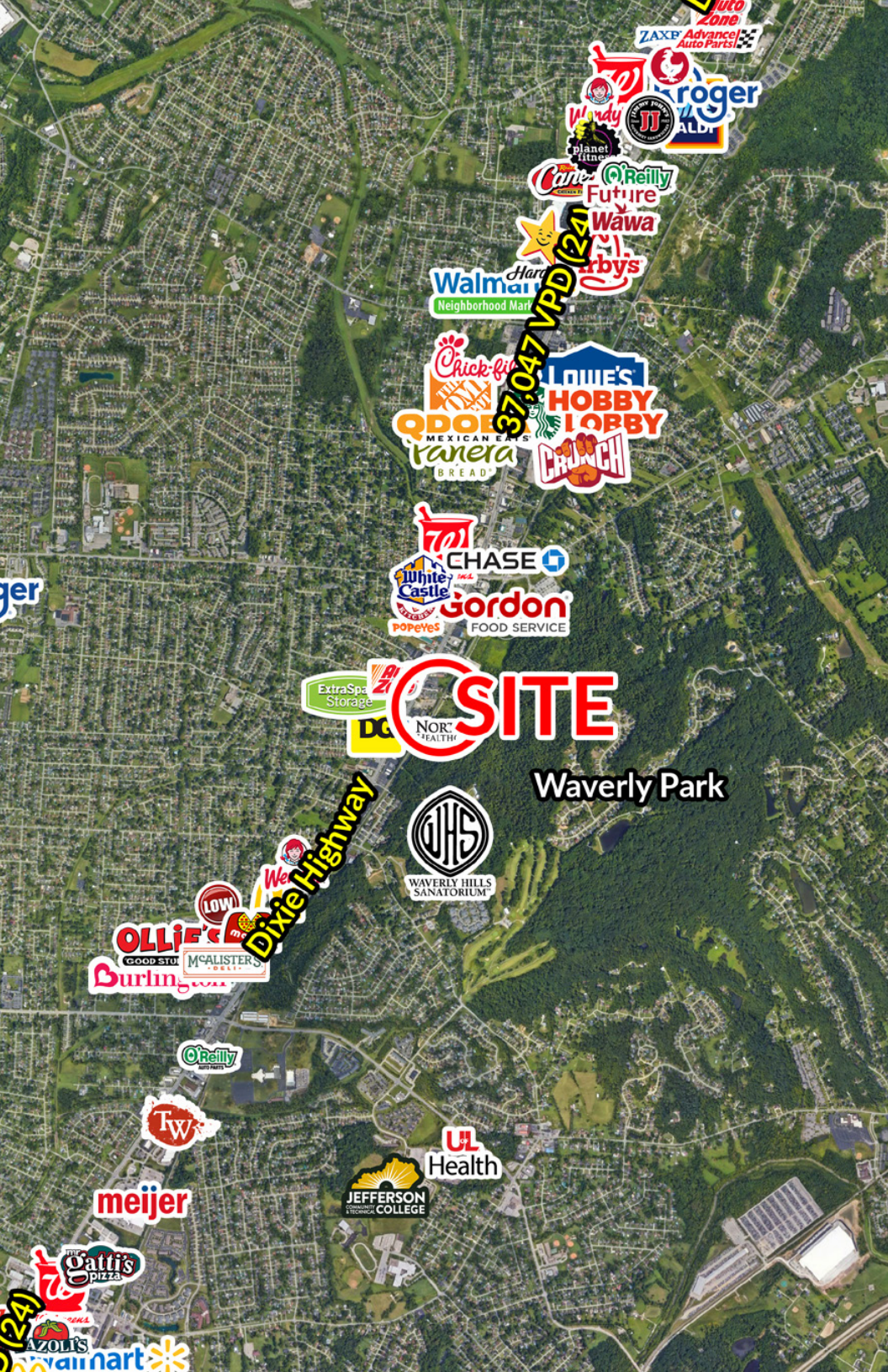
	1 Mile	3 Miles	5 Miles
Population	8,403	69,880	153,551
Average Household Income	\$82,995	\$81,482	\$74,780



# IMMEDIATE AREA AERIAL

7845 & 7855 DIXIE HWY  
LOUISVILLE, KENTUCKY





# HOGAN REAL ESTATE

PROPERTY CONTACT

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