



Exclusive Offering | Dixie Highway C2  
Redevelopment Opportunity

**4205 Dixie Hwy**  
**Louisville, KY 40216**

Jacob Bir

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4205 Dixie Hwy offers an exceptional opportunity to acquire a high-traffic, high-visibility commercial site positioned directly off a major highway exit. The 4.18-acre property is zoned C-2 Commercial, allowing for a wide range of retail, service, and redevelopment uses. Located along the Dixie Highway corridor, the site benefits from strong surrounding commercial density and consistent traffic exposure, making it an ideal investment for owner-users or developers seeking a prominent Southwest Louisville location.



## Attribute

## Detail

Sale Price

\$1,500,00

Lot Size

4.18 Acres

Building Size

3 Story w. 48,380 SqFt

Zoning

C2 (Commercial)

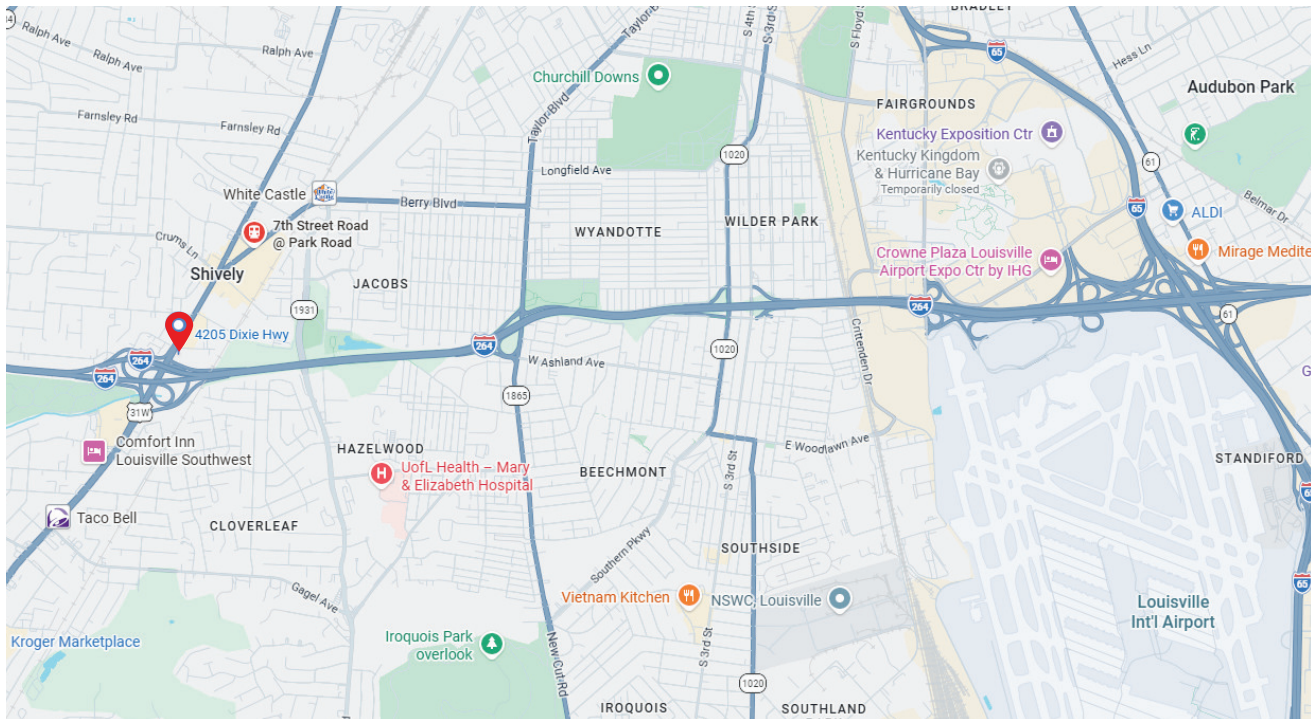
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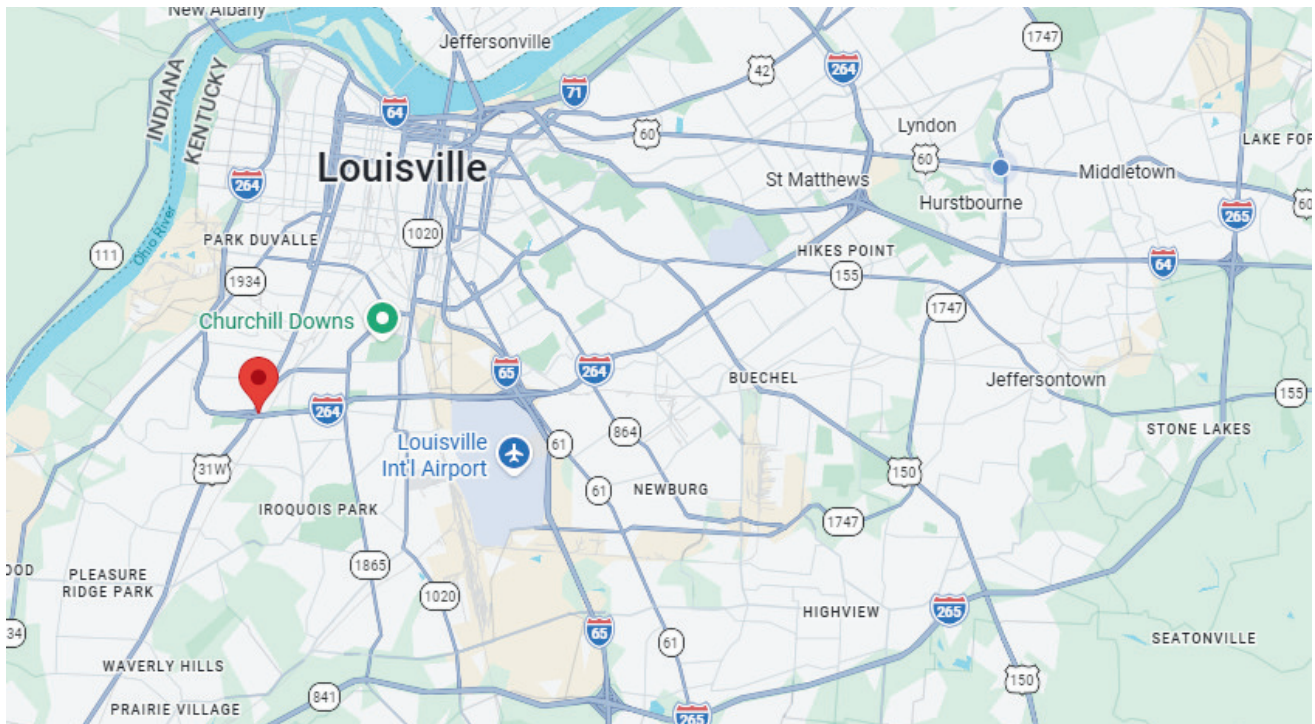
29,847

*Exclusively offered by 85W Commercial / Jacob Bir*

## A STRATEGIC LOCATION

4205 Dixie Hwy is positioned at the heart of one of Southwest Louisville’s most heavily trafficked commercial corridors, boasting approximately 29,847 vehicles per day along Dixie Highway. Located immediately off a major highway exit, the site offers exceptional visibility and access for future development. The property sits just 4.8 miles from Louisville Muhammad Ali International Airport (6–8 minute drive), providing strong regional and national connectivity. Surrounded by dense retail, restaurant, and hospitality uses, this location is primed for high-exposure commercial, mixed-use, or redevelopment concepts seeking scale, traffic, and long-term growth along Dixie Highway.





## Accessibility

**Dixie Highway (U.S. 31W / U.S. 60):**

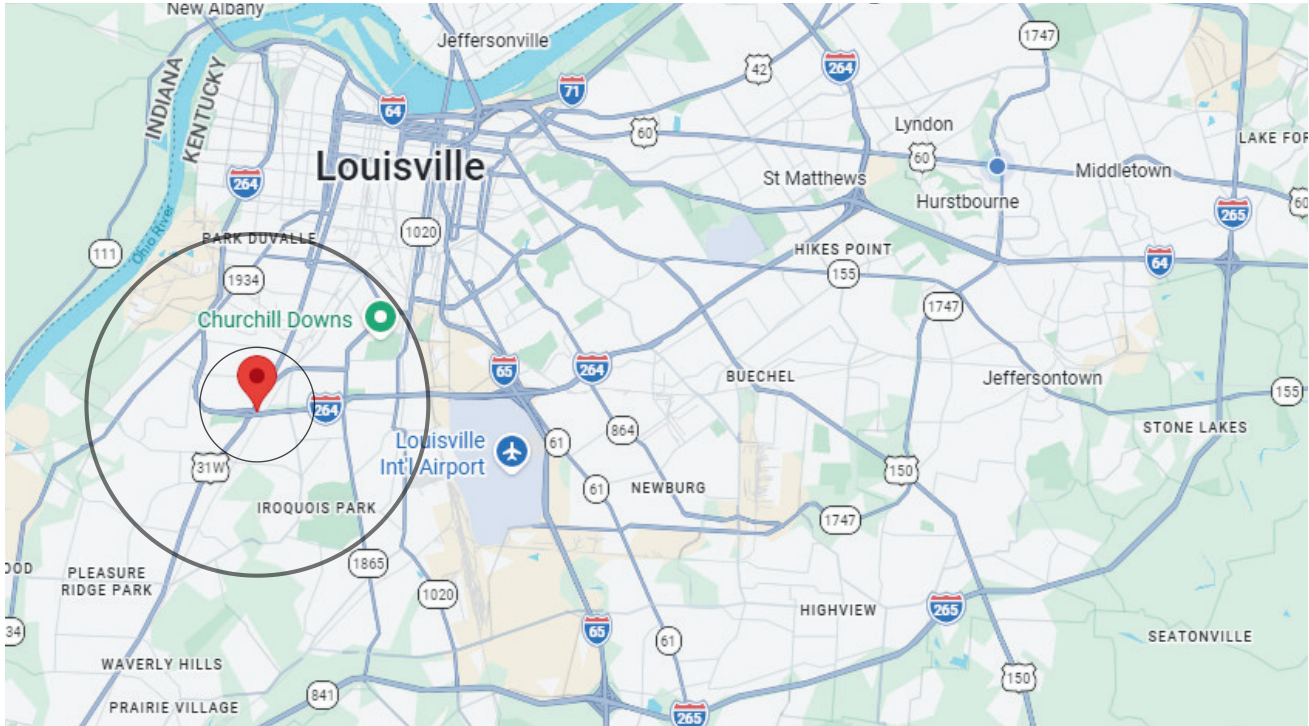
The property fronts this major north-south commercial corridor through Southwest Louisville.

**I-264 (Henry Watterson Expwy):**

Located north of the site, with immediate access via Exit 8A/8B connecting directly to Dixie Highway.

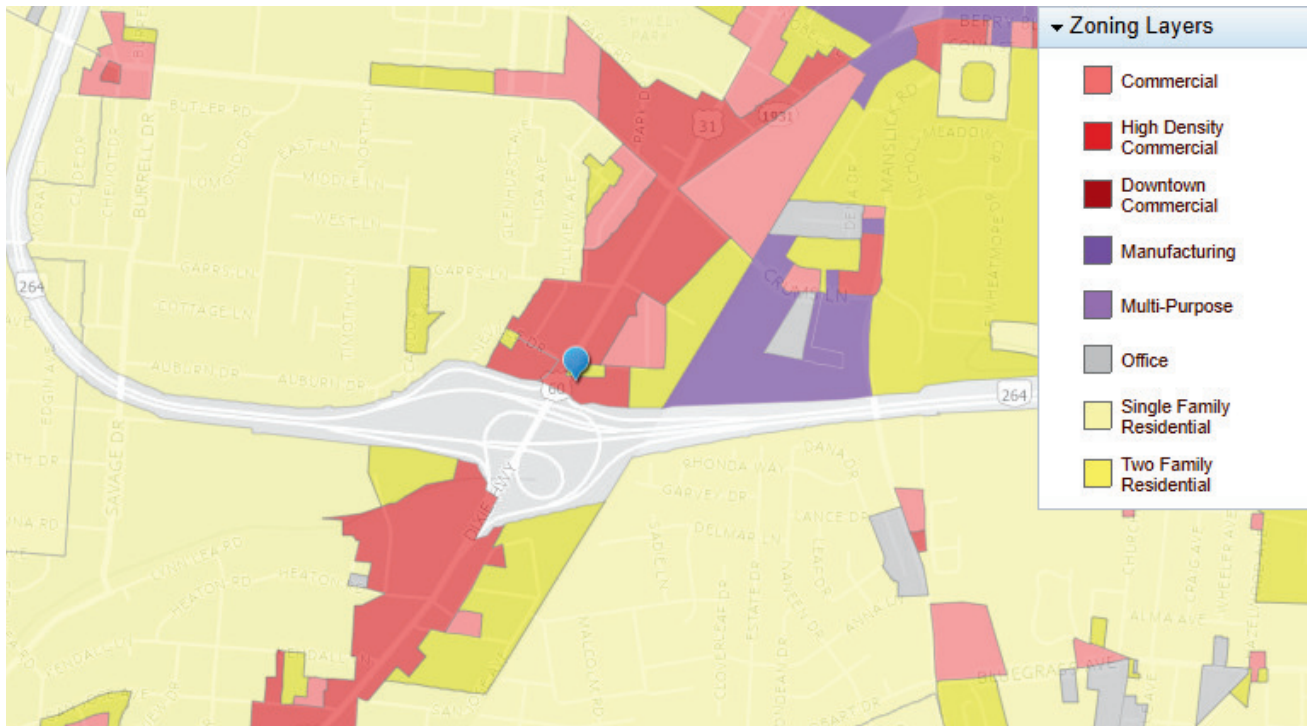
**Gene Snyder Fwy (I-265 / KY-841):**

Provides additional regional access to and around the Louisville metro area via nearby surface connections.



DEMOGRAPHICS	1 MILE	3 MILE
<b>Population</b>	2,353	101,185
<b>Avg HH Income</b>	\$44,241	\$43,176
<b>Daytime Employees</b>	4,223	31,192
<b>Avg Age</b>	38	38
<b>Households</b>	5,086	42,309

## Dixie Highway Zoning Map



### Premier Location

- **District:** C2 (Commercial)
- **Permitted Uses:**
  - Retail Shopping Center / Multi-Tenant Retail
  - Restaurant or Drive-In Restaurant
  - Tavern / Bar / Entertainment Venue
  - Automobile Repair or Service Facility
  - Contractor's Office & Shop (HVAC, Plumbing, Electrical, etc.)





# FOR SALE

4205 Dixie Hwy, Louisville, KY 40216



## Jacob Bir

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### 85W Real Estate

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