

Retail For Sale or Lease

+/-2,662 SF
on .85 AC

NEW PRICE



6985 Dixie Highway
Louisville, Jefferson County, KY, 40258

For More Information:

Jamie Adams, CCIM, Vice President
+1 859.422.4413 • jadams@naiisaac.com

J.L. Cannady, CCIM, Vice President
+1 859.422.4410 • jlcannady@naiisaac.com



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Executive Summary



Property Details

Building Size	
Lot Size	0.85 Acres
Lot Dimensions	+/-120' W X 314' D
Sale Price	\$575,000 REDUCED!
Lease Rate	\$2,995/MONTH
Zoning	C-1, Commercial
Traffic Count	+/-47,194 ('17) VPD

Location Map



Demographics

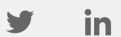
Total Households:
Total Population:
Average HH Income:
Median HH Income:

	1 Mile	3 Miles	5 Miles
Total Households:	3,252	31,087	66,526
Total Population:	7,874	77,526	167,145
Average HH Income:	\$71,955	\$70,096	\$62,226
Median HH Income:	\$53,243	\$54,720	\$49,279



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Property Description

Property Highlights

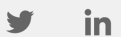
- +/-2,662 SF on +/-0.85 acres for sale or lease
- Lot dimensions: +/-120' width x 314' depth
- Former bank branch with four drive-thru lanes
- Conveniently located on Dixie Highway, surrounded by a variety of national credit tenants and great nearby amenities
- Dixie Highway is a highly desirable submarket boasting some of Louisville's highest traffic counts, large residential neighborhoods within walking distance, local & national restaurants, several national big box tenants, all within a 1/4 mile
- Average daily traffic count of +/-47,194 ('17) VPD in front of the site
- Lease Rate: \$2,995 per month NNN
- Sale Price: \$575,000



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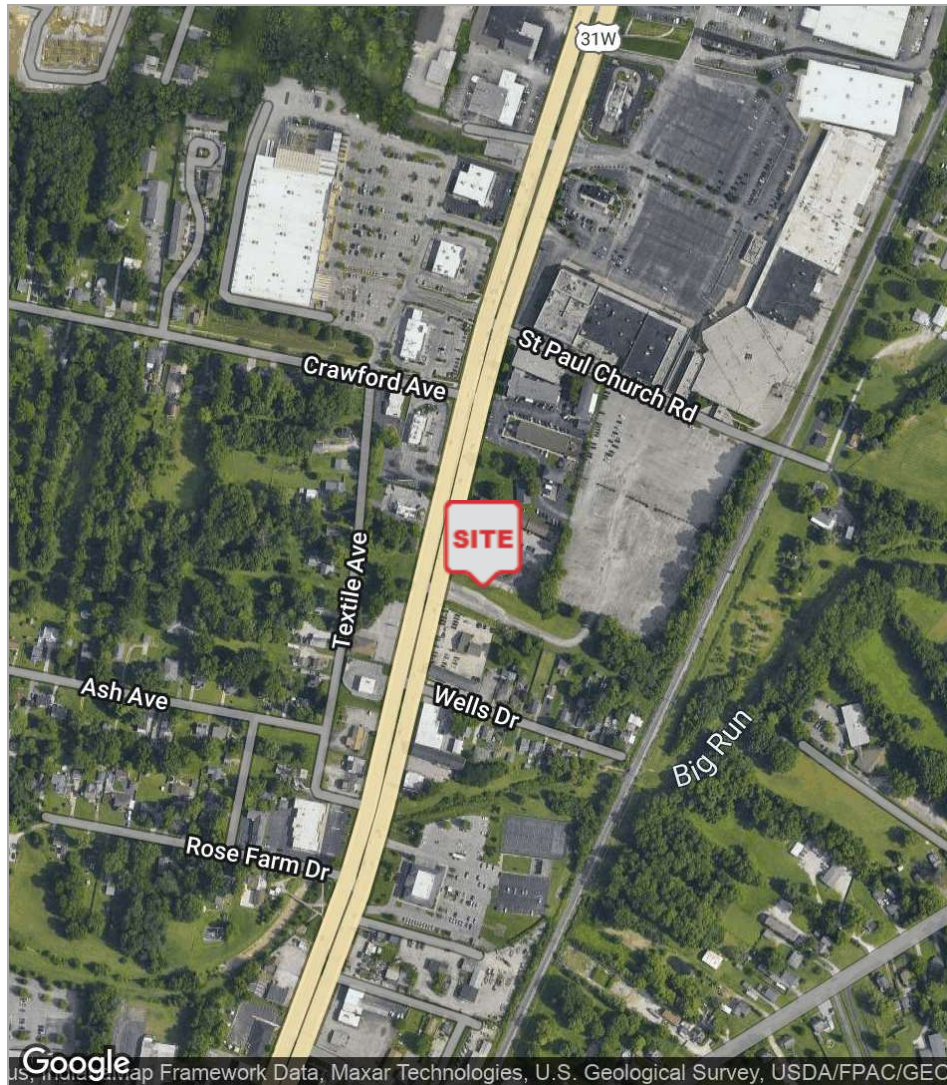
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Location **Maps**

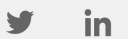


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Retail Map

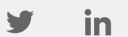


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Aerial Photographs



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Additional
Photos

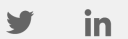


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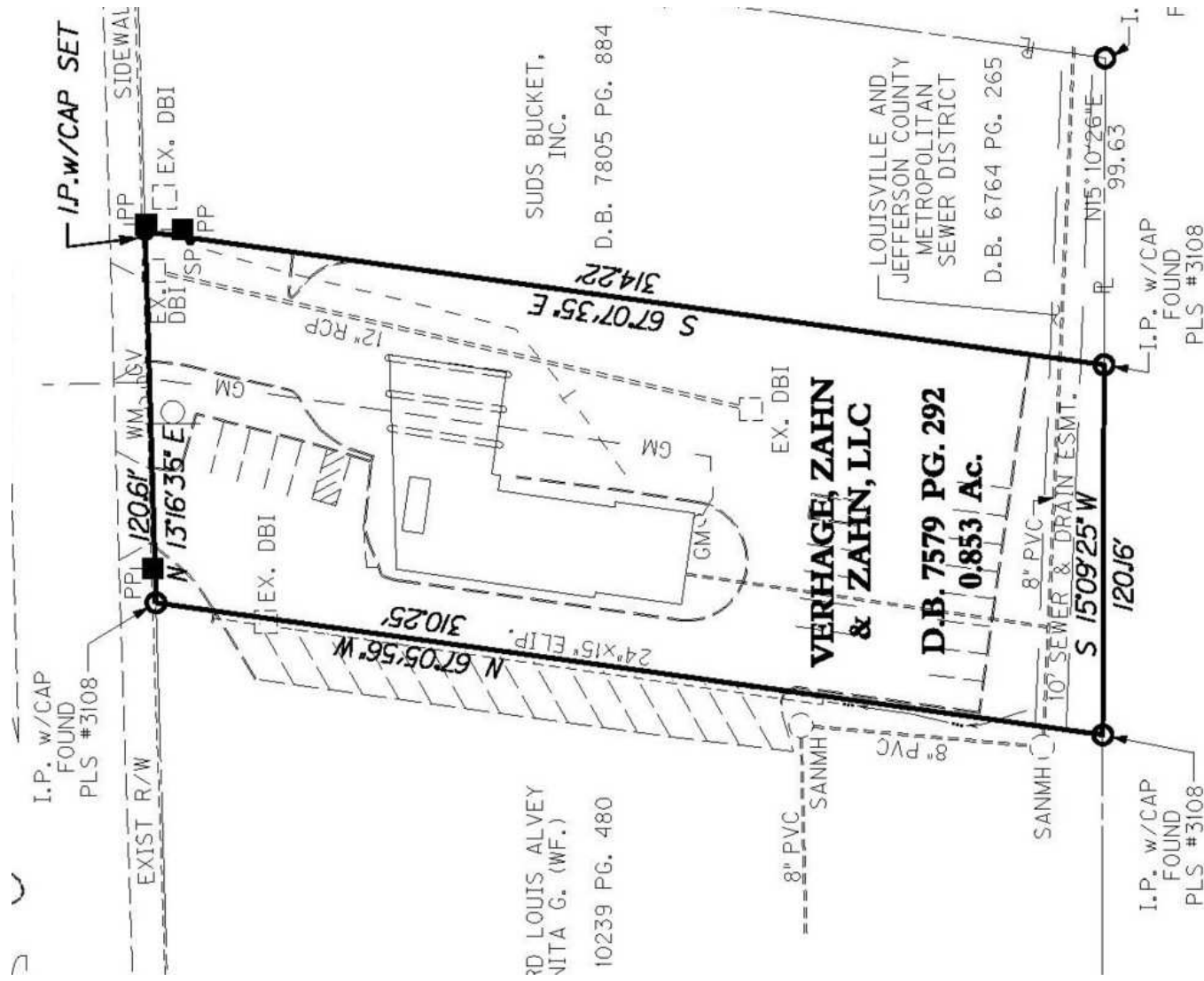
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Site Plan

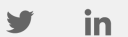


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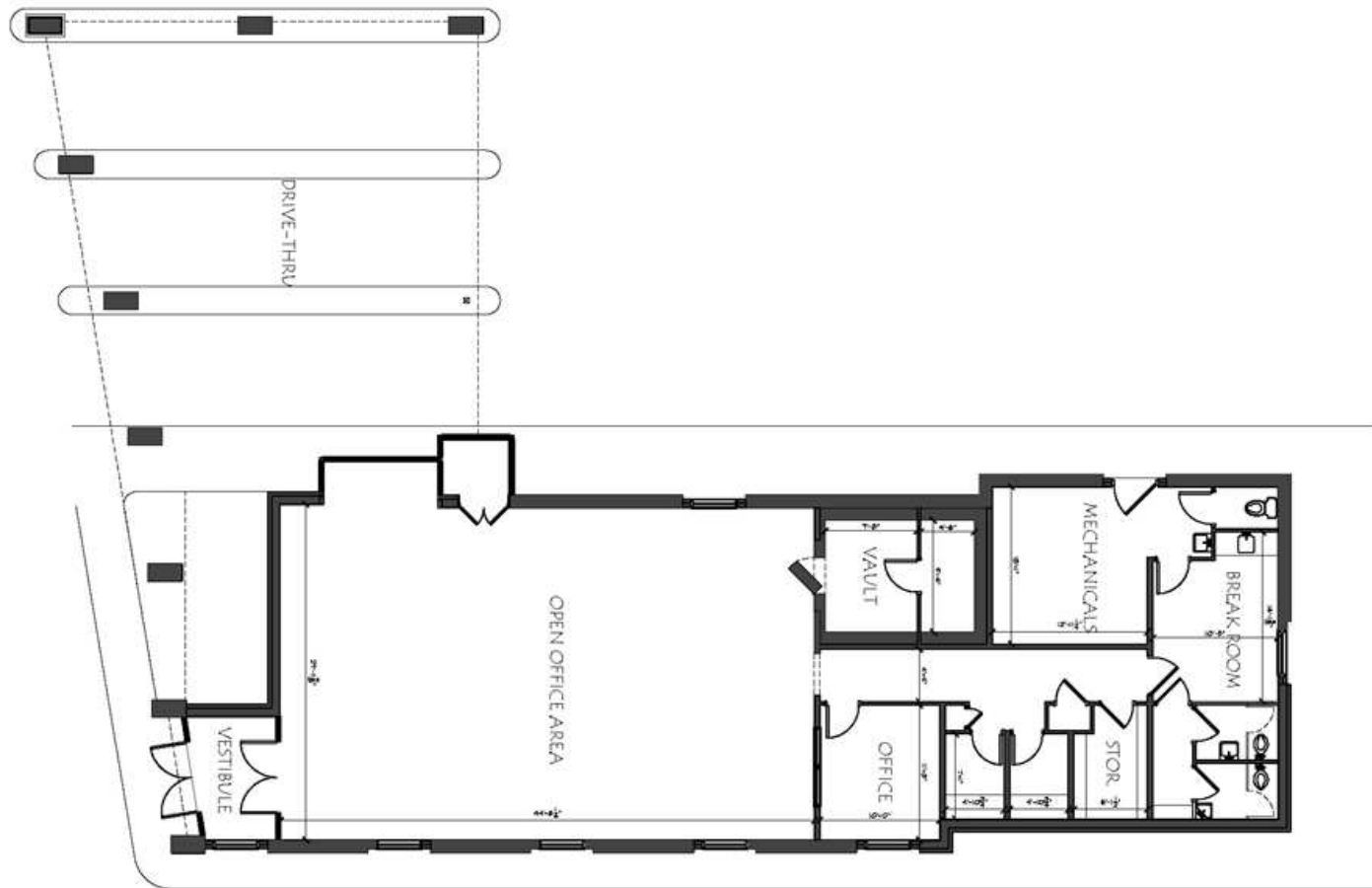
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Floor Plans



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