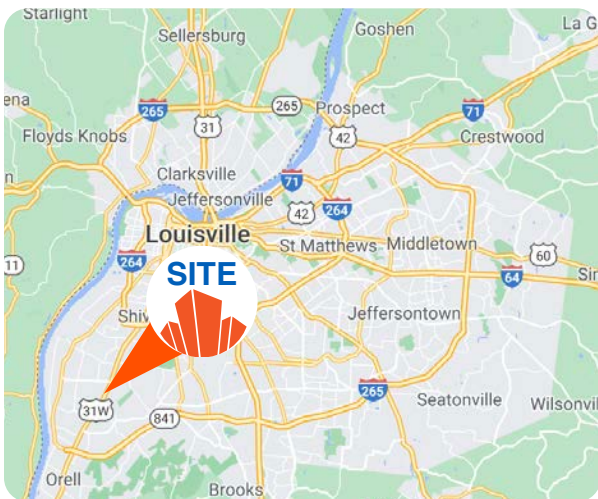




FORMER ZIPS CAR WASH AVAILABLE

7773 Dixie Highway | Louisville, KY 40258



FOR LEASE: NEGOTIABLE (CONTACT BROKER FOR MORE DETAILS)
3,222± SF / 1.02± ACRES AVAILABLE

- **Highly visible Dixie Highway frontage** with approximately **38,284 ADT**
- **Flexible C-2 Zoning** allowing a variety of commercial uses including, retail, automotive, restaurant, and medical
- **Current Configuration: 1.02 acres with 3,222 SF of building improvements** (former car wash), which includes **ample surface and covered parking**
- **Large pylon signage opportunity** offering exceptional visibility to passing traffic
- **Surrounded by national retailers** including Walmart, Lowe's, Hobby Lobby, Home Depot, Starbucks, McDonald's, Chick-fil-A, Longhorn Steakhouse, AutoZone, McAllister's, Five Guys, Taco Bell, Wendy's, Qdoba and more
- **Ideal for carwash, automotive, quick-service restaurant, retail, medical, or service-oriented users**

AUSTIN GUTSELL | AUSTIN@TRIOCPG.COM | (985) 630-1606

AERIAL

Walmart
MATTRESS FIRM
Hardee's
CALIBER COLLISION
Pizza Hut

THE HOME DEPOT
QDOBA MEXICAN CANTAS
Tanera
T-Mobile

BIG LOTS

46,978 ADT

LOWE'S

HOBBY LOBBY
STAPLES
FIVE BELOW
DOLLAR TREE
HIBBETT SPORTS
RAINBOW DRESS FOR LESS
CRUNCH FITNESS

DIXIE HWY

16,380 ADT

17,031 ADT

38,284 ADT



SOUTHEAST CHRISTIAN CHURCH

ST ANDREWS CHURCH RD

GREENWOOD RD

CHASE

Walgreens

White Castle

LONGHORN STEAKHOUSE

POPEYES

Gordon FOOD SERVICE

L&N FEDERAL CREDIT UNION

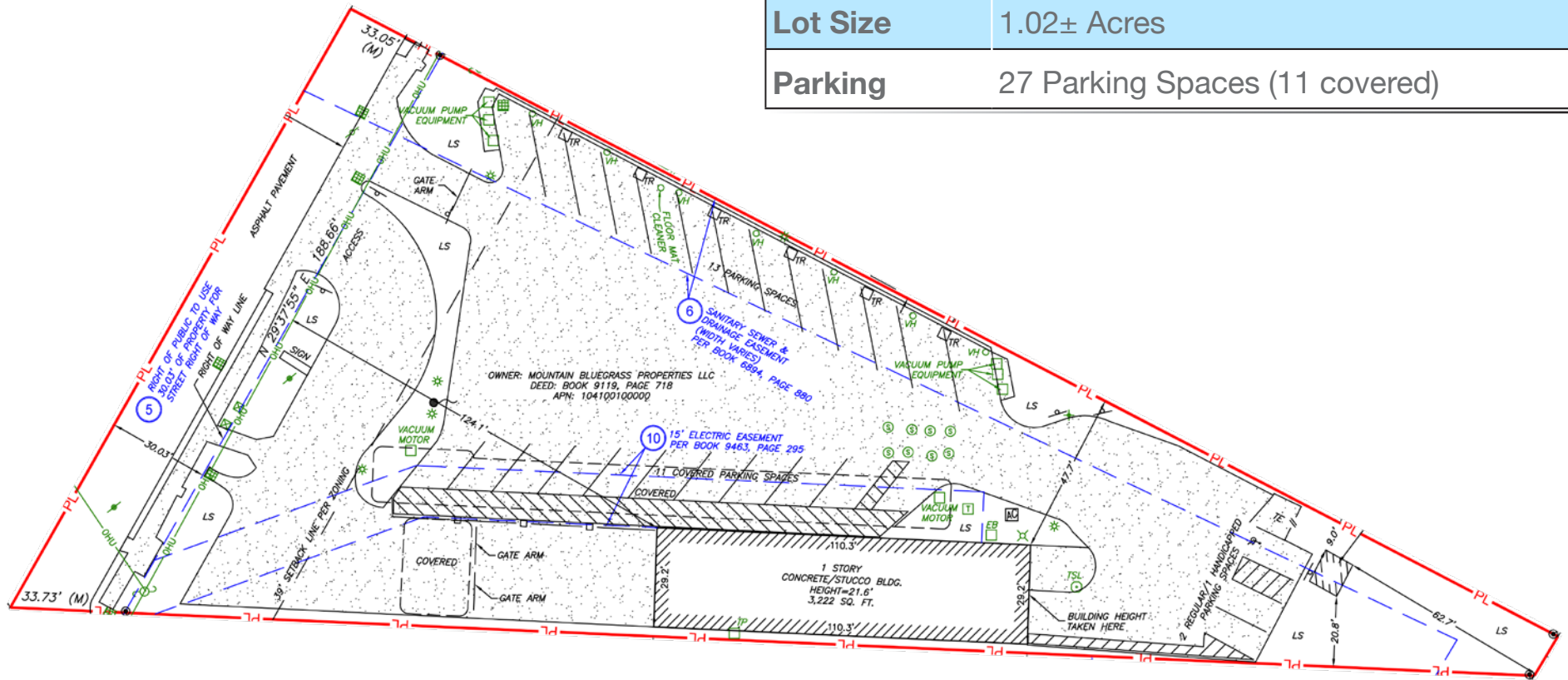
Public Storage

AutoZone

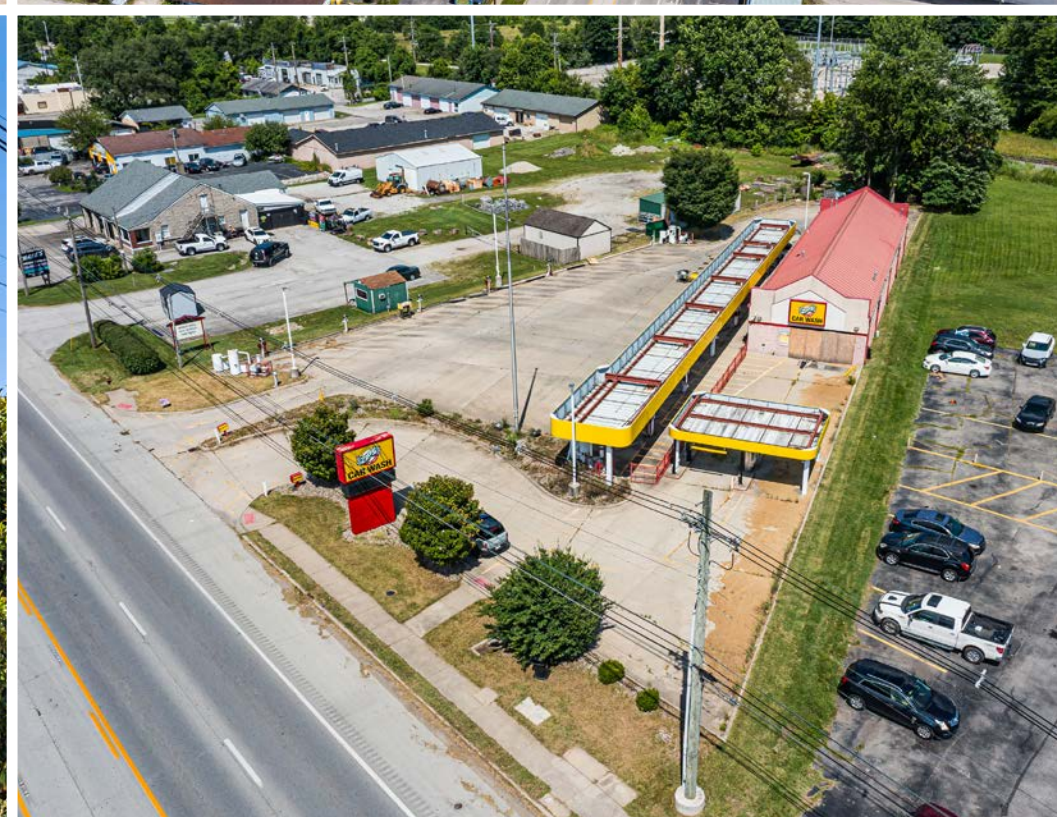
DOLLAR GENERAL

SITE PLAN

Zoning	C-2
Building	3,222± SF
Lot Size	1.02± Acres
Parking	27 Parking Spaces (11 covered)



PHOTOS

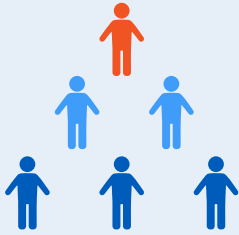


PHOTOS



DEMOGRAPHICS

POPULATION



1 Mile: **8,280**

3 Miles: **72,324**

5 Miles: **155,200**

HOUSEHOLDS



1 Mile: **3,396**

3 Miles: **29,518**

5 Miles: **62,816**

BUSINESSES



1 Mile: **308**

3 Miles: **1,875**

5 Miles: **3,954**

EMPLOYEES

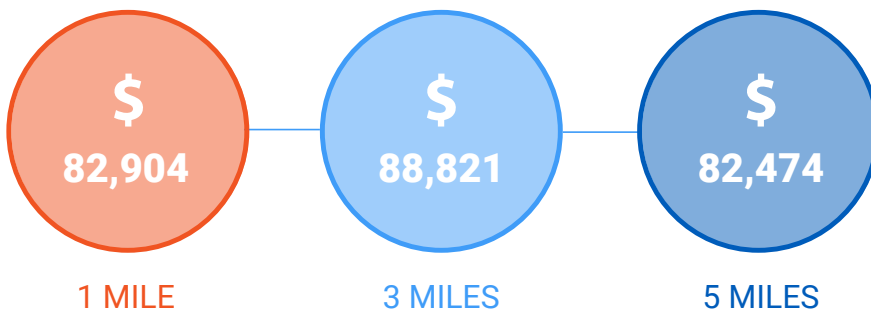


1 Mile: **2,097**

3 Miles: **17,435**

5 Miles: **35,918**

AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

