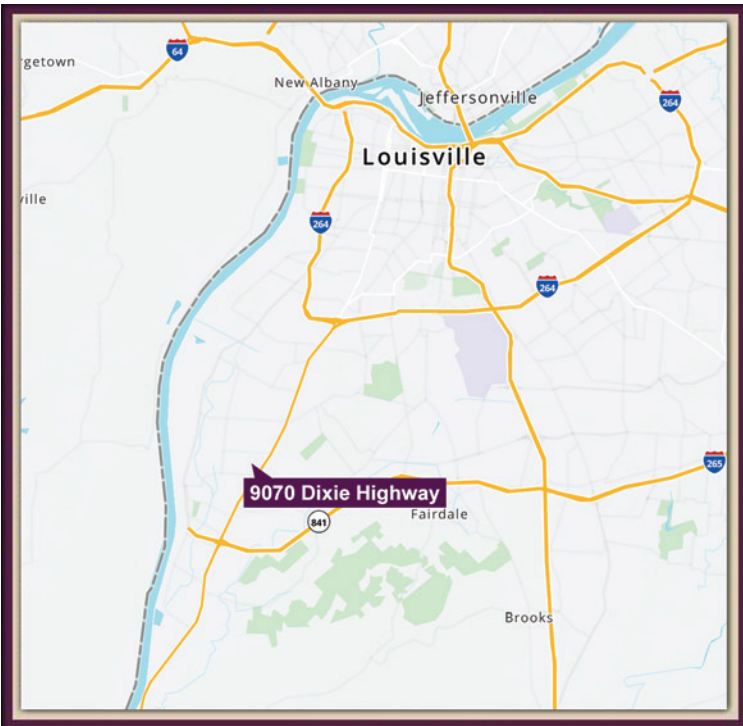


PURCHASE/LEASE OPPORTUNITY

VALUE ADD SHOPPING CENTER

9070 Dixie Highway, Louisville, Kentucky



OPPORTUNITIES

NOW \$9,000,000

- * Pricing: For Sale at ~~\$10,000,000~~ or for Lease: \$10psf + NNN
- * Inquire with broker for more information.
- * 12.212 Acres.
- * 148,021 SF.
- * Located about 10 miles south of Downtown Louisville.
- * Troublesome restrictions on the center have been removed.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.



Equity
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PURCHASE/LEASE OPPORTUNITY

VALUE ADD SHOPPING CENTER

9070 Dixie Highway, Louisville, Kentucky



PROPERTY SPECIFICS

Price: For Sale at ~~\$10,000,000~~ ^{NOW \$9,000,000}
or for Lease: **\$10psf + NNN**

Total Land Area: 12.212 acres

Total GLA: 148,021 sf

Traffic Count: 46,150

PROPERTY ADVANTAGES

High profile location along Dixie Hwy – one of the city's busiest traffic corridors, which connects Downtown Louisville with the southwest suburbs.

LOCATION

9070 Dixie Highway, about 10 miles southwest of Downtown Louisville, home to the world famous Kentucky Derby.

Strong and Growing Demographics:

	<u>2 miles</u>	<u>5 miles</u>	<u>10 miles</u>
Population Estimates:	34,571	114,836	330,600
Median Home Value:	\$162,659	\$166,933	\$153,147
Average Number of Households:	13,735	45,842	135,653

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INVESTMENT HIGHLIGHTS 9070 DIXIE HIGHWAY



ABOUT AREA

Valley Station is a well-established suburban neighborhood in southwestern Louisville, Kentucky (Jefferson County). It's often grouped with nearby areas like Pleasure Ridge Park and sometimes referenced alongside sub-areas like Regal Heights (a residential pocket adjacent to Valley Station).

KEY FEATURES:

- Great anchor and junior anchor box opportunities.
- High visibility and traffic exposure.
- Ample parking for customers and operations.
- Inline with or near established national/regional tenants such Dollar Tree, Shoe Carnival, Ollie's Bargain Outlet, and Louisville Overstock.
- Troublesome restrictions on the center have been removed.

PROPERTY HIGHLIGHTS

PROPERTY TYPE: Retail shopping center.

TOTAL BUILDING SIZE: 148,021 square feet.

LOT SIZE: About 12.212 acres.

YEAR BUILT: 1970.

LOCATION & ACCESSIBILITY: High-visibility site along Dixie Highway (US 31W), a major thoroughfare in southwest Louisville. Signalized access, and strong exposure in a densely populated trade area near big-box retailers like Walmart, Kroger, Home Depot, Marshalls, Hobby Lobby, and others.

AVAILABLE SPACES: Big-box/junior anchor spaces for Lease (divisible portions available).

OUTLOT GROUND LEASE OPTION: 1.29 acres.



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9070 DIXIE HIGHWAY

Drone footage of the property.



*Scan here
to view
drone
footage.*



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LOUISVILLE, KENTUCKY MARKET OVERVIEW

Louisville stands out as a robust and diversified business market, strategically positioned as a major logistics and distribution hub in the United States.

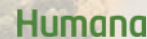
FORTUNE 500 COMPANIES



Parent company of KFC, Pizza Hut, Taco Bell, and other quick-service restaurant chains.



A home- and community-based health and pharmacy services company.



A major health insurance and managed care provider.

Its central location, with excellent access to interstate highways, rail networks, the Ohio River, and the *world's busiest cargo airport*, makes it exceptionally attractive for companies in supply chain, e-commerce, and manufacturing. Key industries driving the economy include advanced manufacturing (with major players like Ford's truck plants), healthcare and life sciences, food and beverage production, and business services. The region benefits from a pro-business environment, competitive cost of doing business, and a skilled workforce, contributing to steady economic growth and recognition in national rankings for industrial readiness and affordability compared to peer cities.

Louisville's economy now maintains a solid yet moderated trajectory, with job growth expected to continue modestly, supported by ongoing business expansions, infrastructure investments, and recent announcements, like new manufacturing facilities. The market's resilience is evident in strong performance across sectors, improving affordability metrics relative to competitors, and a focus on equitable, entrepreneurial development through initiatives by organizations such as Greater Louisville Inc. and the Louisville Economic Development Alliance. This combination of logistical advantages, industry diversity, and supportive policies positions Louisville as an appealing destination for both established corporations and emerging businesses seeking long-term stability and growth opportunities.

SITSELECTION

- #6 U.S. METRO FOR ECONOMIC DEVELOPMENT
- #1 METRO FOR ECONOMIC DEVELOPMENT IN THE OHIO RIVER CORRIDOR



"AMERICA'S TOP STATES FOR BUSINESS" (2025): KENTUCKY RANKED IN THE TOP 10 FOR COST OF DOING BUSINESS.



NAMED LOUISVILLE A TOP 10 CITY TO MOVE TO IN 2024.



- #4 LISTED AS NO. 4 MOST BEAUTIFUL AND AFFORDABLE PLACE TO LIVE IN THE U.S. - 2023



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LOUISVILLE

The city was founded in 1778 by George Rogers Clark, making it one of the oldest cities west of the Appalachian Mountains, due to its strategic location at the Falls of the Ohio River, which served as a major port and shipping hub in the 19th century. Today Worldport, the global air-freight hub for UPS at Louisville Muhammad Ali International Airport, processes an average of 1.6 million packages daily. It also is a significant center of manufacturing, with two major Ford Motor Company plants, and the headquarters and major home appliance factory of GE Appliances (a subsidiary of Haier). It's known as the Bourbon Capital of the world, with Kentucky producing 95% of the global bourbon supply, with Louisville contributing one-third of that amount.

Louisville is renowned for hosting the Kentucky Derby, the longest-running sporting event in the United States, held annually at Churchill Downs since 1875.





The city continues to grow and expand with over 15 Billion in investments since 2014, making it a key destination for business and people.



The city is home to the world's oldest operating Mississippi River-style steamboat, The Belle of Louisville.



The Louisville Slugger Museum & Factory features a 120-foot-tall steel replica of the iconic baseball bat, and the company, Hillerich & Bradsby, was founded in 1864, with the bat's name originating from a local player nicknamed "Louisville Slugger".

 1.39 million residents in the Louisville Metropolitan area.	 2nd busiest cargo hub in the US in the United States.	 7th largest inland port of the United States.	 14th best city for college graduates.
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LOUISVILLE

Louisville has a disparate makeup of companies that help fuel business and community growth.



METRO LOUISVILLE TOP EMPLOYERS



25,090
EMPLOYEES



14,484
EMPLOYEES



13,828
EMPLOYEES



13,020
EMPLOYEES



12,360
EMPLOYEES



12,000
EMPLOYEES



9,300
EMPLOYEES



7,346
EMPLOYEES



6,650
EMPLOYEES



6,000
EMPLOYEES



6,000
EMPLOYEES



5,700
EMPLOYEES



5,646
EMPLOYEES



2,330
EMPLOYEES



2,300
EMPLOYEES

1.3M

BOOMTOWN (BUSINESS GROWTH
AND CONSUMER DEMAND)
- Yelp, 2019

Top 10

BEST CITY FOR COLLEGE
GRADS
- SmartAsset, 2021

Top 3

WORKER CONFIDENCE
IN U.S. METROS
- LinkedIn, Q1 2022

Top 10

TOP 10 U.S. METRO WITH AN
INDUSTRIAL-READY WORKFORCE
- Commercial Search



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