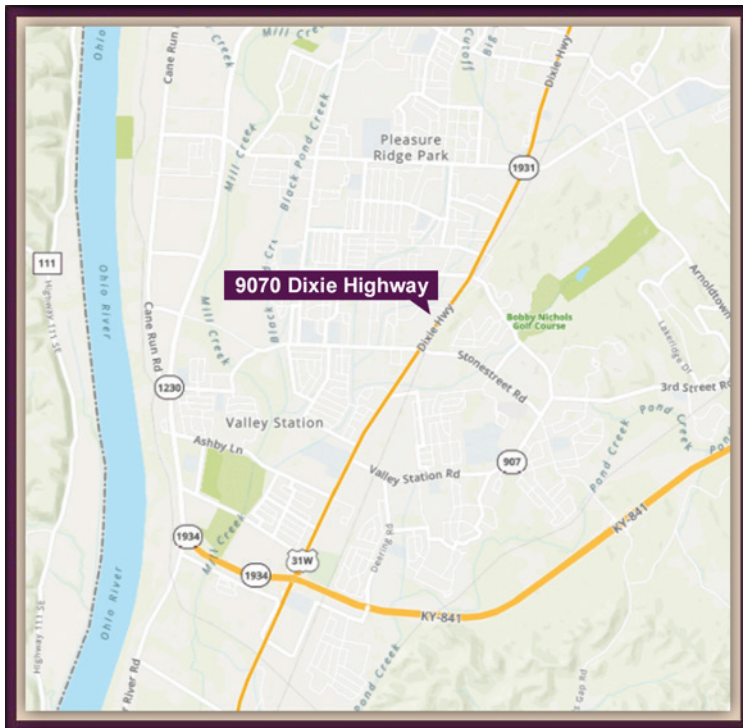


LEASING OPPORTUNITY

SOUTHWEST TOWNE CENTER

9070 Dixie Hwy, Louisville, Kentucky



OPPORTUNITIES

- * 28,500 SF Retail Space Available. Divisible.
- * Well-located in Louisville, the economic and cultural center of the state of Kentucky.

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.



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Equity Management Group * 840 East High Street * Lexington, KY 40502

LEASING OPPORTUNITY

SOUTHWEST TOWNE CENTER

9070 Dixie Hwy, Louisville, Kentucky



PROPERTY SPECIFICS

Anchor Tenant:	Burlington
Total Land Area:	28.42 acres
Total GLA:	237,344 sf
Traffic Count:	46,150
Parking Spaces:	1,368
Occupancy:	87%

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>1 miles</u>	<u>3 miles</u>	<u>5 miles</u>
Population Estimates:	16,485	60,920	118,025
Average Household Income:	\$48,835	\$73,411	\$68,318
Average Number of Households:	7,048	23,839	46,762

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LEASING OPPORTUNITY

SOUTHWEST TOWNE CENTER

9070 Dixie Hwy, Louisville, Kentucky

RETAIL STRIP DETAIL



1	Ollie's Bargain Outlet	38,068 SF
STG	Unleaseable Space	7,391 SF
2	Shoe Carnival	11,844 SF
3	Dollar Tree	9,601 SF
4	Cato	4,160 SF
5	Baptist Medical Assoc.	10,500 SF
6	Available	28,500 SF
7	Burlington	80,966 SF
8	Value City Furniture	38,848 SF
9	Marco's Pizza	1,200 SF
10	Cricket Wireless	1,200 SF
11	Game X Change	2,400 SF
12	Mariner Finance	1,200 SF
13	Sport Clips	1,466 SF
14	Scooter's Coffee	510 SF
NAP	Louisville Overstock Warehouse	-
Total GLA:		237,344 SF

OPPORTUNITIES / HIGHLIGHTS

- The Retail Strip is fully leased.
- Excellent visibility with front facing spaces to Dixie Highway – one of the city's busiest traffic corridors, which connects Downtown Louisville with the southwest suburbs.
- Easy access to the strip mall from Dixie Highway and Elzie Road.
- Location is alongside and near top national retailers like SportClips, Marco's Pizza, Mariner Finance, Cricket Wireless and McAlister's Deli.

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LEASING OPPORTUNITY

SOUTHWEST TOWNE CENTER

9070 Dixie Hwy, Louisville, Kentucky



- VCF VALUE CITY FURNITURE
- Burlington
- DOLLAR TREE
- BAPTIST HEALTH
- OLLIE'S Bargain OUTLET
- SHOE CARNIVAL
- SCOOTER'S COFFEE
- Sport Clips (CATEGORIES)
- PIZZA HUT
- CATO
- MARINER FINANCE
- CAMX CHAIRS
- cricket

LOW LouisvilleOverstock
warehouse.com

MCALISTER'S SOLE

DQ

Aaron's SUBWAY

Shell

K

O'Reilly
AUTO PARTS
PROFESSIONAL PARTS PEOPLE

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