Iroquois Manor
SHOPPING CENTER

Value-Add Grocery Anchored Center

MID-AMERICA®

in cooperation with:

Ten-X

INVESTMENT HIGHLIGHTS

Mid-America Real Estate Corporation has been retained on behalf of the owner to sell Iroquois Manor Shopping Center, an 82.6% leased grocery-anchored shopping center in Louisville, Kentucky.

Please visit the following Crexi site for all relevant due diligence:
https://www.crexi.com/properties/2633852/kentucky-iroquois-manor-shopping-center

AUCTION STARTS SEPTEMBER 28, 2026.

Address:	5300 S 3rd Street Louisville, Kentucky 40214
Grocery Anchor:	ValuMarket
Key Tenants:	Dollar Tree, Family Dollar, Rainbow, Subway
GLA:	134,699 square feet
Acres:	8.74 acres
Occupancy:	82.6%
Year Built:	1956, renovated 2001 and 2025
In-Place Net Operating Income:	**$603,190**
Stabilized Net Operating Income:	**$819,240**

KEY FEATURES

GROCERY ANCHORED SHOPPING CENTER

Iroquois Manor Shopping Center is anchored by ValuMarket, a locally owned and operated grocer that has been in business since 1978. The grocer prides itself on its local involvement and offerings including locally sourced produce and pickup and delivery services. The subject location is one of four total Louisville locations. ValuMarket performs very well at Iroquois Manor generating strong sales and a strong health ratio of 2.7%.

COMPLEMENTARY TENANT-MIX

In addition to its grocery anchor, the subject offering features a thoughtfully curated tenant mix, including national retailers Dollar Tree, Family Dollar, Rainbow, and Subway, beloved local boutiques, favorite restaurants to the community, and essential service providers.

TENURED TENANCY

The tenants at Iroquois Manor are long-term operators. 43% of tenancy based on GLA have been operating at the shopping center for more than 20 years. ValuMarket, Family Dollar, and Subway have been at the shopping center for more than 30 years.

FUTURE UPSIDE OPPORTUNITES

A buyer can add up over $267,000 of gross income by leasing the remaining 19,425 square feet of vacant space.

DENSLY POPULATED MARKET

The surrounding area is characterized by established residential neighborhoods with a mix of single-family homes, multi-family communities, and local amenities. Within a five-mile radius there are more than 216,000 residents, with an average household income of $66,814.

DEEP COMMUNITY TIES

Iroquois Manor is a community-oriented retail center that serves as a convenient and trusted destination for local residents. It offers a range of convenience- and service-oriented tenants that cater to the everyday needs of the neighborhood. The center fosters strong relationships between businesses and customers, encouraging repeat visits and long-term loyalty.

Demographics

WITHIN A 5 MILE RADIUS

216,840
POPULATION

216,906
DAYTIME POPULATION

$195,248
MEDIAN HOME VALUE

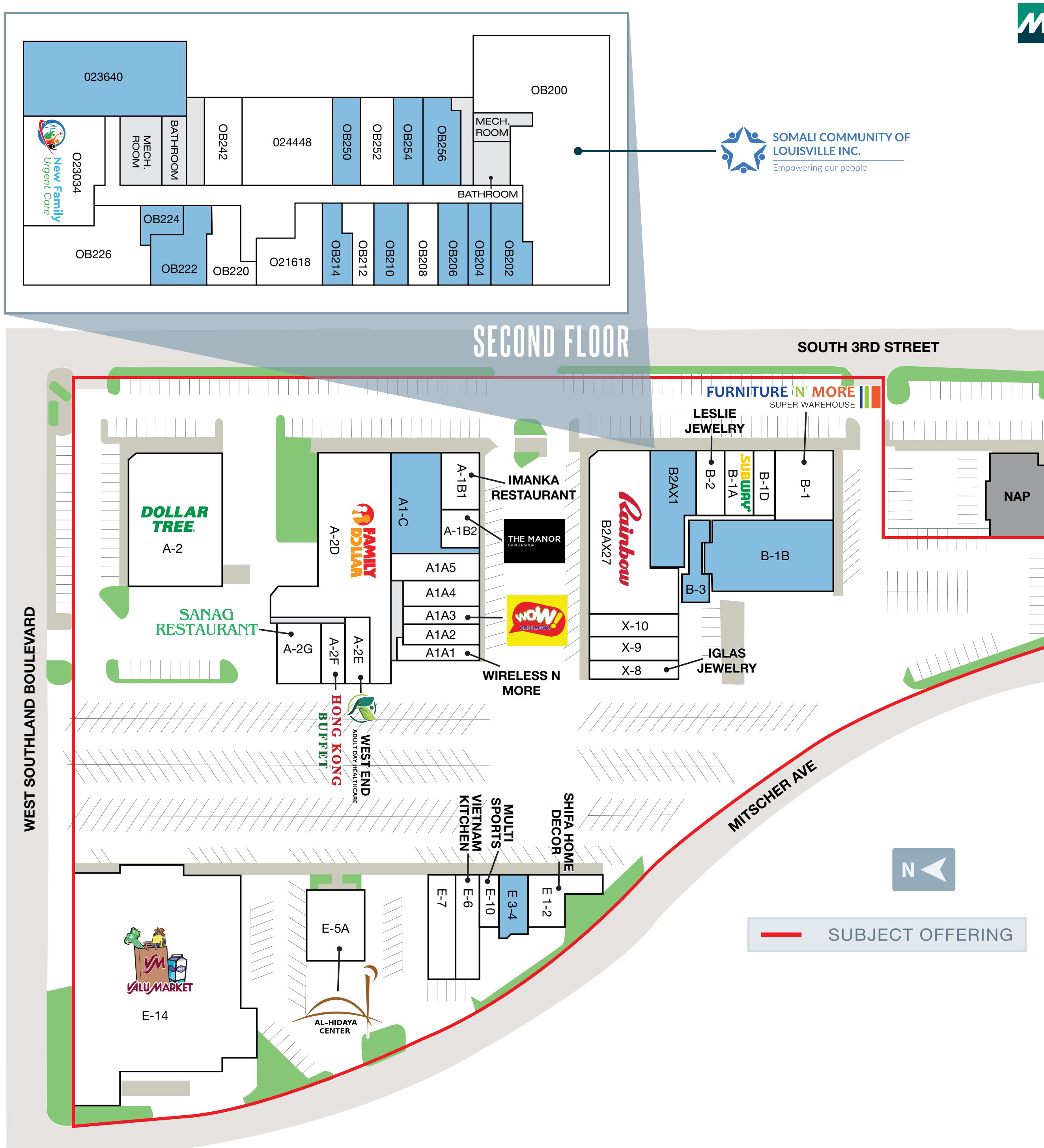
89,898
HOUSEHOLDS

$66,814
AVERAGE HH INCOME

36.9
MEDIAN AGE

LEASING PLAN

TENANT NAME	UNIT	SQUARE FEET
Wireless N More	A1A1	1,496
Iroquois Injury Care Chiropractic Center	A1A2	1,145
Wow Que Barrato	A1A3	1,145
Beauty Supply Center	A1A4	1,785
Iroquois Shoes and More	A1A5	2,180
Imanka Restaurant	A-1B1	1,760
The Manor Barber Shop	A-1B2	853
Vacant	A-1C	3,360
Dollar Tree	A-2	10,880
Family Dollar	A-2D	11,927
West End Adult Daycare	A-2E	1,440
Hong Kong Fast Food Restaurant	A-2F	1,350
Sanag Restaurant	A-2G	2,695
Furniture N More	B-1	3,850
Subway	B-1A	1,517
Vacant	B-1B	5,501
Iroquois Eye Care	B-1D	2,413
Leslie Jewelry	B-2	1,517
Vacant	B2AX1	6,026
Rainbow	B2AX27	9,176
Vacant	B-3	1,906
Multi Sports	E-10	767
Shifa Home Décor	E-1-2	2,113
ValuMarket	E-14	30,772
Vacant	E-3-4	1,816
Al Hidaya Center	E-5A	2,925
Vietnam Kitchen	E-6	2,000
Iroquois Coin Laundry	E-7	2,525
QBA-KY Express	O21618	394
New Family Urgent Care	O23034	1,009
Vacant	O23640	1,470
Jigre Business Center	O24448	941
Somali Community of Louisville	OB200	3,747
Vacant	OB202	360
Vacant	OB204	292
Vacant	OB206	261
Rainbow Transportation	OB208	360
Vacant	OB210	293
Tweety's Hair Salon	OB212	339
Vacant	OB214	238
Frank Gomez	OB220	464
Vacant	OB222	514
Vacant	OB224	168
Noor Abdullahi	OB226	1,010
Khadro Beauty	OB242	460
Vacant	OB250	323
Bright Medical Center	OB252	262
Vacant	OB254	387
Vacant	OB256	496
Iroquois Sewing Tailor	X-10	1,326
Iglas Jewelry	X-8	1,316
Smoker's Haven	X-9	1,429
TOTAL		**134,699**



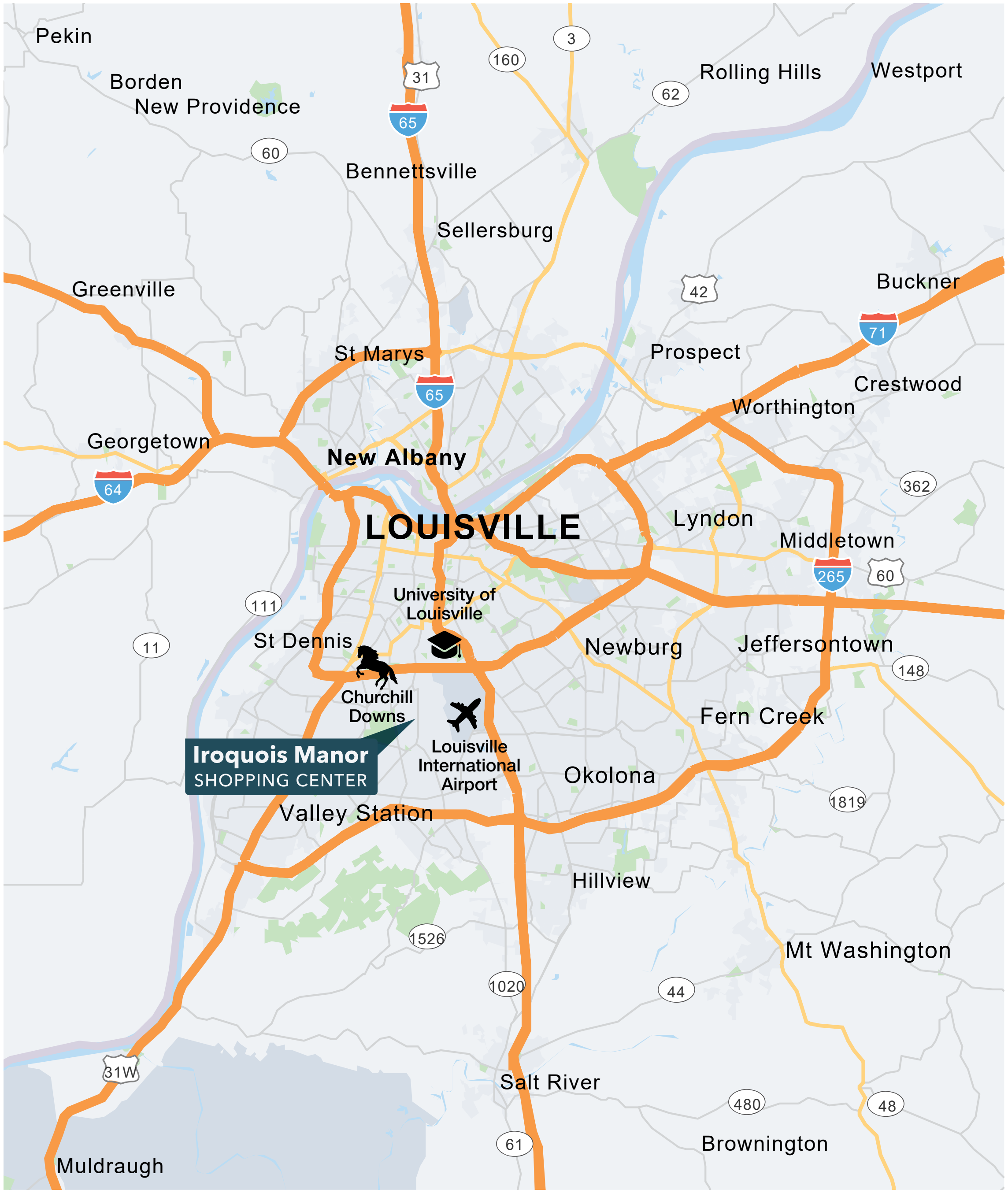
SITE AERIAL


Iroquois Manor
SHOPPING CENTER
Vietnam Kitchen
AL-HIDAYA CENTER
VALUMARKET
SOMALI COMMUNITY OF LOUISVILLE INC.
Empowering our people
(Second Floor)
Mitscher Avenue
SUBWAY
WEST END ADULT DAY HEALTHCARE
HONG KONG BUFFET
SANAG RESTAURANT
Rainbow
Southland Boulevard
S 3rd Street – 10,089 VPD
New Family Urgent Care
(Second Floor)
FAMILY DOLLAR
DOLLAR TREE

LOCATION & MARKET

- Iroquois Manor is prominently situated at the southeast corner of 3rd Street and Southland Boulevard in Louisville, Kentucky.
- The subject benefits from an extremely densely populated trade area with 79,600 residents within a three-mile radius. The Iroquois neighborhood in Louisville is one of the city's most diverse areas.
- Iroquois Manor Center benefits from proximity to several of the region's largest employers, supporting a strong daytime and residential population. The area's diverse employment base spans sectors such as health care, automotive manufacturing, education, and industry, providing stability and driving consistent local demand.
  - Ford Motors assembly plant is located 2.5 miles from the subject offering. The auto manufacturer recently announced a $2 billion investment in the plant aimed at affordable electric vehicles. The plant currently employs 4,100 people; the investment will add 2,200 jobs.
  - GE Appliances is investing $490 million to start production of combo washer/dryers and front-load washers in Louisville, creating 800 new jobs at its largest U.S. manufacturing site and global headquarters.
  - UPS Worldport in Louisville is the company's largest air hub. The company has invested more than $1.2 billion and created more than 6,200 new jobs in the last five years. In 2022, UPS added two UPS Healthcare facilities and a new hangar.
- The shopping center is only minutes from the University of Louisville, which enrolls over 25,000 students, and is situated across from the Navy Reserve Center, a key facility that supports Navy Reservists with medical, dental, pay, and training services.

DEMOGRAPHICS			
Distance from Subject:	**1 mile**	**3 miles**	**5 miles**
2025 Population	15,048	79,634	216,840
2025 Households	6,010	31,872	89,898
2025 Median Home Value	$185,584	$185,170	$195,248
2025 Daytime Demographics	13,333	79,007	216,906
2025 Average Household Income	$67,030	$65,528	$66,814
2025 Median Household Income	$48,765	$50,058	$49,386
2025 Per Capita Income	$26,550	$26,207	$27,858
2025 Median Age	37.3	37.0	36.9




Downtown Louisville
Jim Patterson Stadium
Ohio River
University of Louisville (25,000 students)
ACE Hardware
Wendy's
McDonald's
Kroger
L&N Federal Credit Union Stadium
Churchill Downs
Louisville International Airport 4.6M Annual Pasengers
Heritage Green Apartments (605 units)
KFC
McDonald's
Arby's
PNC
Rutherford Elementary School (484 students)
Walgreens
Southland Boulevard
S 3rd Street – 10,0899 VPD
Navy Reserve Center
Iroquois Manor SHOPPING CENTER
VALU MARKET
DOLLAR TREE
Rainbow
FAMILY DOLLAR
Mitscher Avenue
Beechmont Youth Complex

PROPERTY DESCRIPTION

- Iroquois Manor Shopping Center is made up of 134,699 square feet situated on 8.74 acres.
- The subject offering features 1,500 feet of frontage along 3rd Street and Southland Boulevard providing a significant presence. Access is provided by three curb cuts along 3rd Street and one on Southland Boulevard along with further cross access behind the shopping center along Mitscher Avenue.
- There is a renowned pylon sign along 3rd Street offering unmatched visibility for the shopping center and tenancy.
- Parking is abundant with a strong ratio of 4.3 spaces per 1,000 square feet of GLA.

TENANCY

- Iroquois Manor Shopping Center features a diverse and well-balanced tenant mix that appeals to a broad customer base. The center is anchored by ValuMarket providing daily traffic visits to the property. Prominent national retailers such as Dollar Tree, Rainbow, and Family Dollar are complemented by strong local retailers and service providers including Vietnam Kitchen, Iroquois Eye Care, Coin Laundry, Chiropractor, and creating a dynamic shopping environment.
- Family Dollar ranks in the 89th percentile based on foot traffic in the State of Kentucky, per Placer.ai.
- Dollar Tree signed a 10-year lease at the hard corner in 2024 and long-time tenant Subway signed a new 5-year extension.
- The center has seen strong leasing velocity in 2026 with four new 5-year leases signed with Shifa Home Décor, Leslie Jewelry, Multi Sports and Furniture N More.

NORTHWEST FACING AERIAL

For further information contact owner's exclusive representatives.

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