

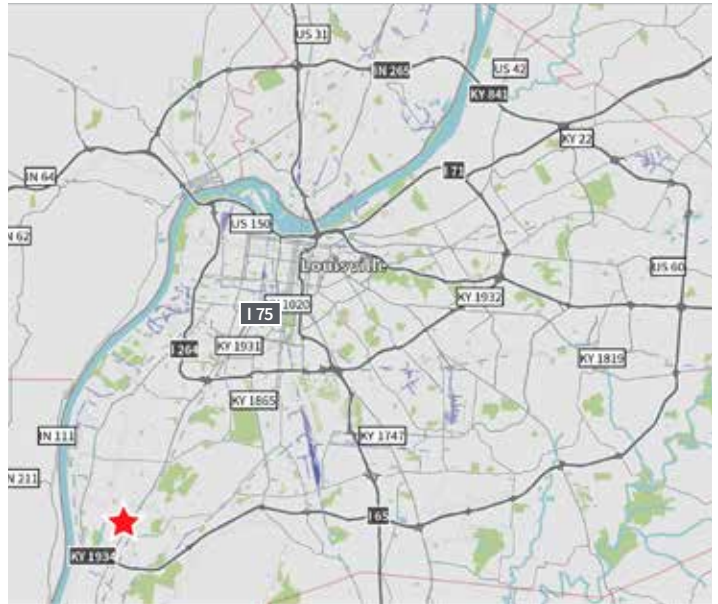


For Lease

Anchors: Walmart, Marshalls, Ross Dress for Less, Five Below

**10383 Dixie Highway
Louisville, KY 40272**

- 119,364 s.f. retail center
- Great co-tenancy with Walmart, Marshalls, and Ross Dress for Less
- Available spaces: 1,544 s.f., 2,028 s.f., 4,500 s.f., 6,298 s.f., and 11,418 s.f.
- Traffic counts: 30,000 VPD
- Excellent access to I-265
- Join existing tenants including Dollar Tree, America's Best, Spectrum, Sally Beauty, Eagle Finance, Bath & Body Works, Five Below, Ross, Marshalls, and Hibbett



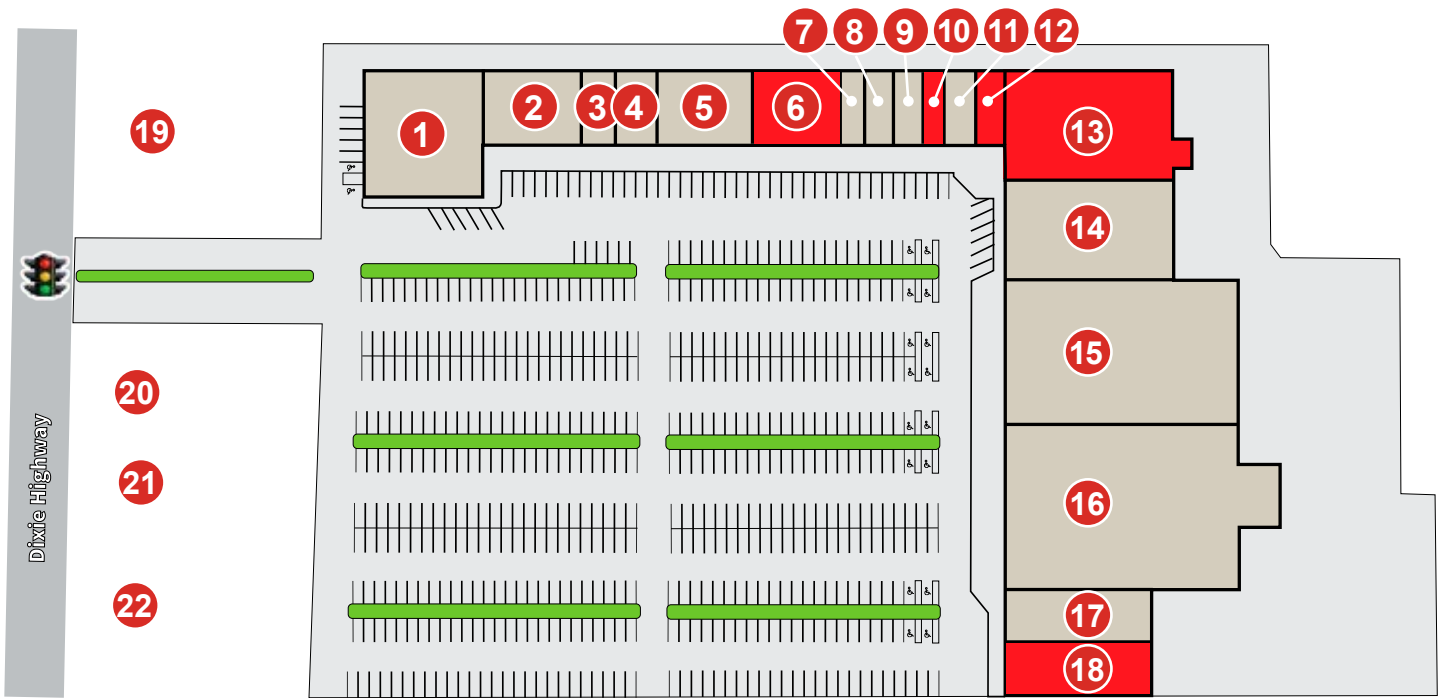
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Available Space



- | | | | |
|---------------------------------|----------------------------------|-----------------------------------|-----------------------|
| 1 Dollar Tree | 7 Nail Tech | 13 Available - 11,418 s.f. | 19 Fazoli's |
| 2 America's Best | 8 Sally Beauty | 14 Five Below | 20 Truist Bank |
| 3 Chong Garden | 9 Eagle Finance | 15 Ross Dress for Less | 21 PNC |
| 4 Bath & Body Works | 10 Available - 1,544 s.f. | 16 Marshalls | 22 McDonald's |
| 5 Spectrum | 11 H&R Block | 17 Hibbett Sports | |
| 6 Available - 4,500 s.f. | 12 Available - 2,028 s.f. | 18 Available - 6,298 s.f. | |



Trade Area Overview



Key Demographics



Total Population



Total Households



Average HH Income



Median Age



Total Daytime Employees

	Total Population	Total Households	Average HH Income	Median Age	Total Daytime Employees
5 minute drive time	28,243	11,142	\$69,588	39.8	6,712
10 minute drive time	74,285	29,434	\$70,612	40.0	19,143
15 minute drive time	151,370	59,959	\$64,466	39.4	41,093

ESRI 2021

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