



# Dixie Valley Marketplace

10383 Dixie Highway, Louisville, KY 40272

Coordinates:

Latitude: 38.1042

Longitude: -85.8655

Leasing Contact: Stephanie Karpinski | [s.karpinski@inlandgroup.com](mailto:s.karpinski@inlandgroup.com) | 630.586.4745 | [inlandgroup.com](http://inlandgroup.com)

Property managed by Inland Commercial Real Estate Services LLC



## > Property Highlights

- Center Size: 119,981 SF
- Conveniently located along Dixie Highway at Barrett Lane and adjacent to Walmart
- Strong traffic counts on Dixie Highway - 37,300 AADT
- Join retailers: Ross Dress for Less, Marshalls, Hibbett Sports and more



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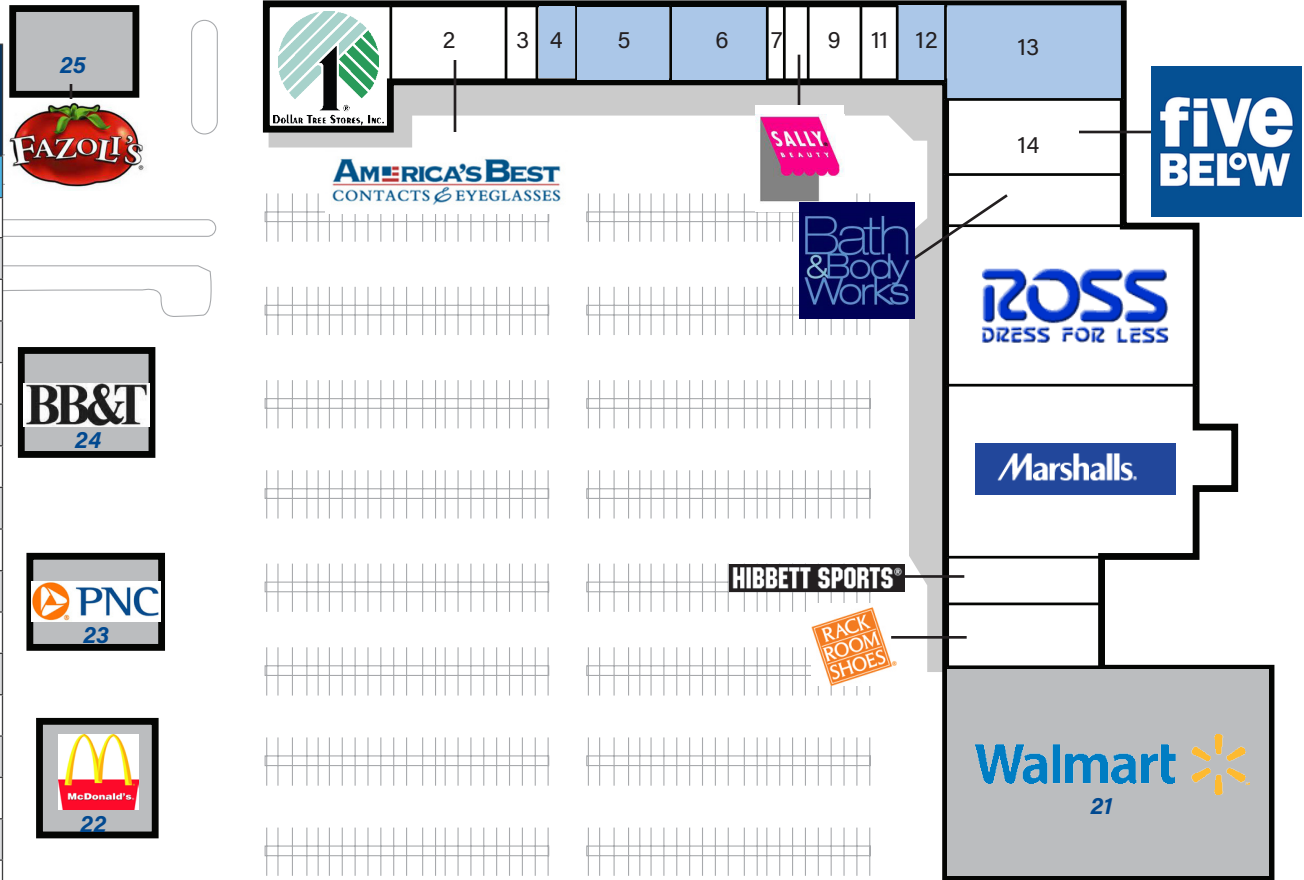
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## Store Listing

Center Size: 119,981 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	9,721 SF	Dollar Tree
2	5,426 SF	America's Best Contacts & Eyeglasses
3	1,550 SF	Chong Garden
4	1,832 SF	Available
5	4,490 SF	Available
6	4,500 SF	Available
7	783 SF	Nail Tech
8	1,222 SF	Sally Beauty Supply
9	2,444 SF	Eagle Finance
11	1,724 SF	H&R Block
12	2,028 SF	Available
13	9,849 SF	Available
14	9,643 SF	Five Below
16	4,278 SF	Bath & Body Works
17	24,885 SF	Ross Dress for Less
18	24,806 SF	Marshall's
19	4,634 SF	Hibbett Sports
20	6,166 SF	Rack Room Shoes
21		<b>Walmart</b>
22		<b>McDonald's</b>
23		<b>PNC Bank</b>
24		<b>BB&amp;T</b>
25		<b>Fazoli's</b>

Items in blue and italicized are owned by others



2023

Demographics Estimate



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6/2023

	Resident Population	Households	Average HH Income
1 Mile	11,405	4,535	\$73,944
3 Miles	46,639	18,524	\$82,178
5 Miles	86,199	34,650	\$81,716