



Dixie Valley Marketplace

10383 Dixie Highway, Louisville, KY 40272

Coordinates:

Latitude: 38.1042

Longitude: -85.8655

Leasing Contact: Stephanie Karpinski | s.karpinski@inlandgroup.com | 630.586.4745 | 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, Ulta Beauty, Five Below, Marshalls, Hibbett Sports and more



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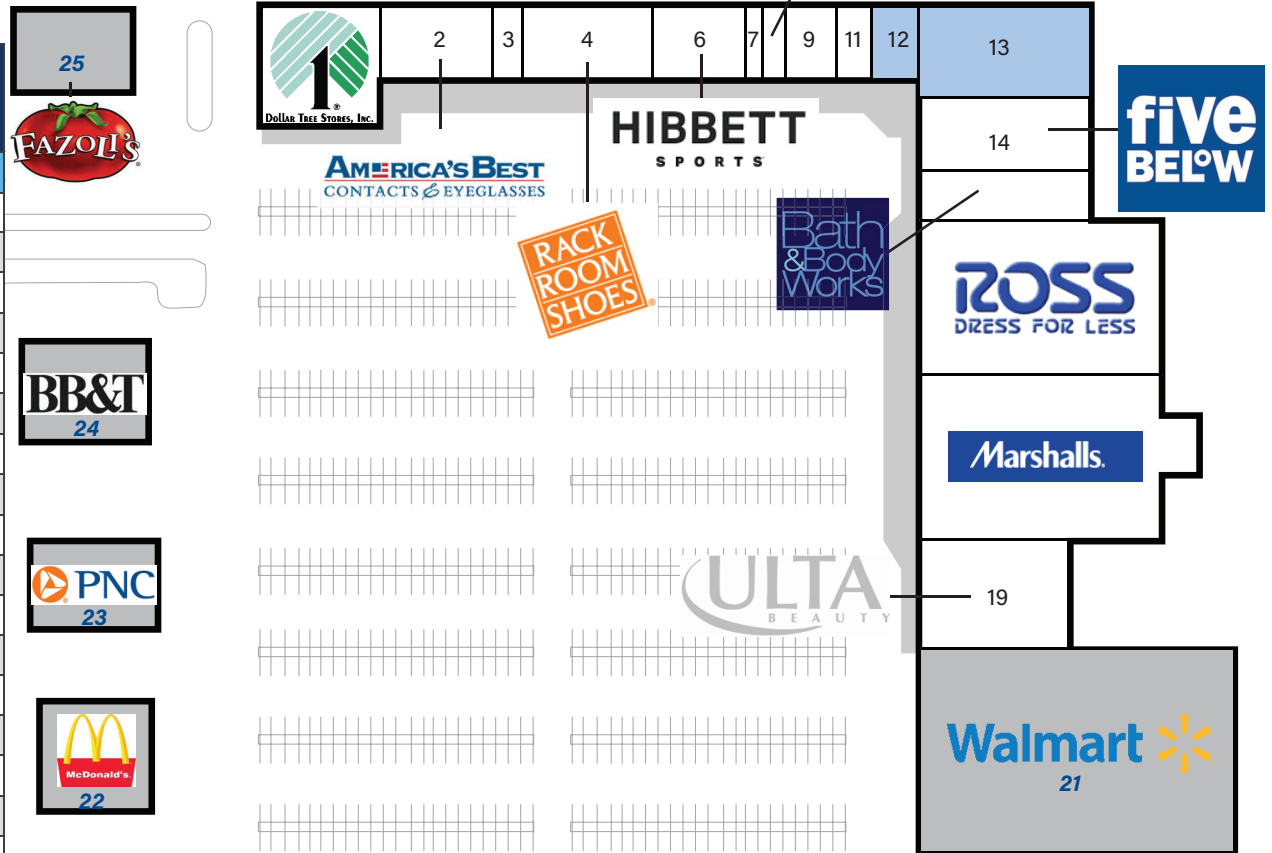
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Store Listing

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	6,322 SF	Rack Room Shoes
6	4,500 SF	Hibbett Sports
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	10,686 SF	Ulta Beauty
21		Walmart
22		McDonald's
23		PNC Bank
24		BB&T
25		Fazoli's

Items in blue and italicized are owned by others



2024

Demographics Estimate

11/2024

	Resident Population	Households	Average HH Income
1 Mile	11,037	4,459	\$77,318
3 Miles	45,481	18,231	\$88,215
5 Miles	84,603	34,213	\$87,088



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