

RETAIL LOT ON DONALDSON HIGHWAY

652 Donaldson Highway, Erlanger, Kentucky 41018

Highway Commercial Opportunity | 0.6608 Acres | \$495,000



Property Overview

ASKING PRICE

\$495,000

LOT SIZE

0.6608 Acres

BUILDING SF

1,252 SF

ZONING

HC

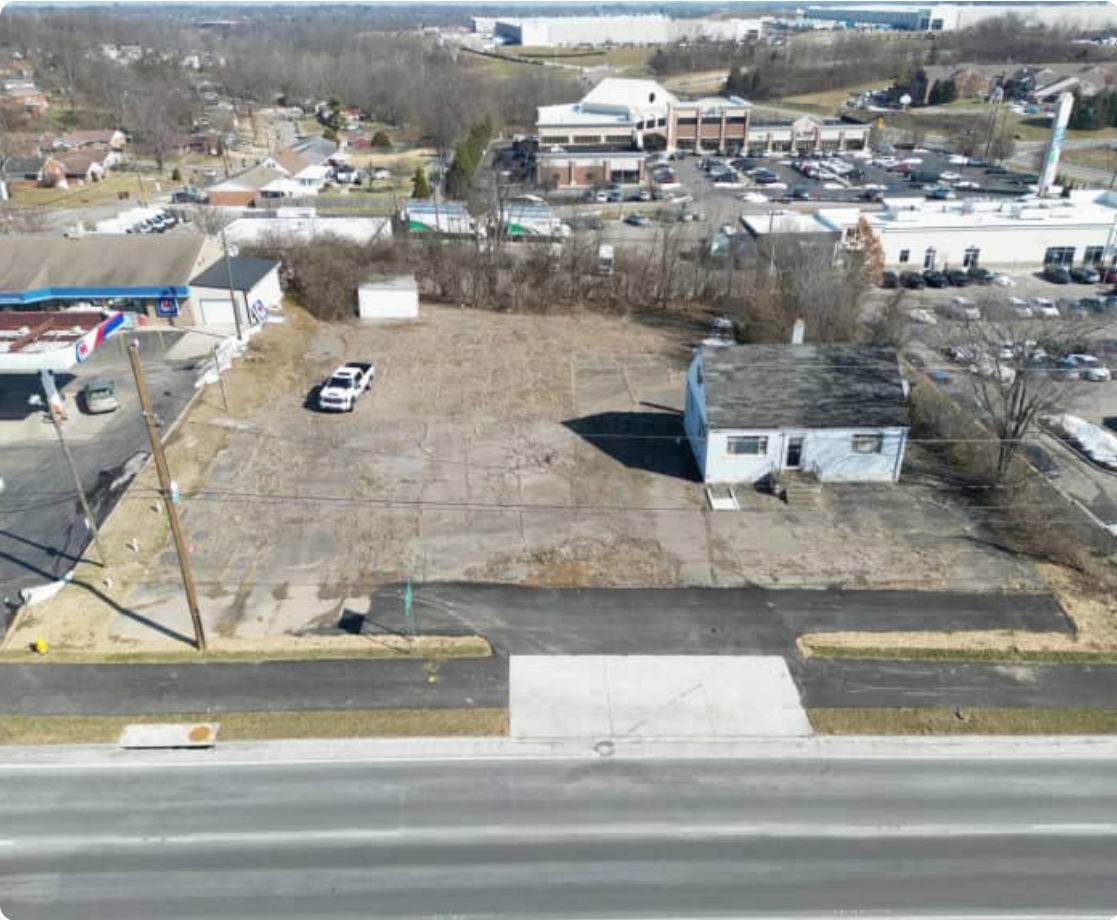
Sale Opportunity Highlights

- Frontage on expanded Donaldson Highway
- HC, Highway Commercial zoning
- Immediate access to I-75, I-275, and CVG Airport
- Located in City of Erlanger, Kenton County, KY
- 1,252 SF building included with sale
- 712 SF garage/lower level
- Multi-level building with office/flex space
- Surrounded by national retailers and hospitality

Aerial Views



Donaldson Highway Frontage



Overhead Site View

Site & Location Photos



Highway Intersection



South Aerial View



North Aerial View

Additional Site Photos



Rear Aerial



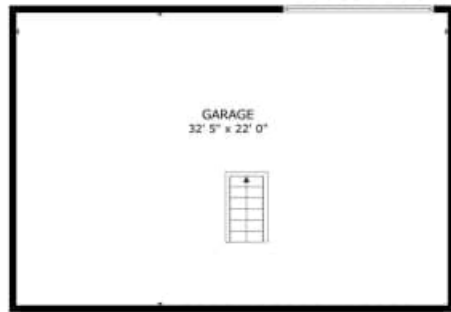
Highway Corridor View



Ground Level — Side View

Building Floor Plans

Gross Internal Area: Floor 2 – 893 SF | Floor 3 – 359 SF | Garage – 712 SF (excluded) | Total: 1,252 SF



FLOOR 1



NET GROSS INTERNAL AREA
FLOOR 1 712 sq. ft. FLOOR 2 893 sq. ft.
EXCLUDED AREA - GARAGE 712 sq. ft.
TOTAL 1,252 sq. ft.



Floor 1 – Garage (712 SF)



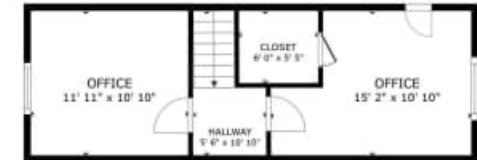
FLOOR 2



NET GROSS INTERNAL AREA
FLOOR 2 893 sq. ft. FLOOR 3 359 sq. ft.
EXCLUDED AREA - GARAGE 712 sq. ft.
TOTAL 1,252 sq. ft.



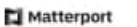
Floor 2 – 893 SF



FLOOR 3



NET GROSS INTERNAL AREA
FLOOR 2 893 sq. ft. FLOOR 3 359 sq. ft.
EXCLUDED AREA - GARAGE 712 sq. ft.
TOTAL 1,252 sq. ft.



Floor 3 – 359 SF

Location & Area Amenities



Strategic Positioning

Strategically located in the **City of Erlanger** within Kenton County, Kentucky. The property benefits from immediate proximity to the **I-75 and I-275 interchange**, offering seamless regional connectivity. Situated just minutes from the **Cincinnati/Northern Kentucky International Airport (CVG)**.

Nearby Tenants & Neighbors

| Tenant | Type |
|-----------------------|--------------------|
| Marathon Gas Station | Fuel / Convenience |
| Enterprise Rent-A-Car | Automotive |
| Carespring | Healthcare |
| Beacon Orthopaedics | Healthcare |
| Country Inn & Suites | Hospitality |
| Multiple Dealerships | Automotive Retail |

FOR MORE INFORMATION



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