

170 BARNWOOD DR # 72

Edgewood, KY 41017



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the dynamic Northern Kentucky market. This impressive property offers a well-maintained 5,000 SF building, ideally suited for office or office building use. Zoned PO, it presents an attractive proposition for savvy investors seeking to establish or expand their presence in this thriving area. With its strategic location and ample space, this property is well-positioned to accommodate a wide range of business ventures. Don't miss out on the chance to capitalize on the potential of this versatile and desirable asset.

PROPERTY HIGHLIGHTS

- 5,000 SF office building
- Zoned PO
- Strategic location
- Ideal for office use
- Versatile and desirable asset
- 5,000 square feet of versatile space

OFFERING SUMMARY

Sale Price:	\$575,000
Lease Rate:	\$11 SF/yr (NNN)
Available SF:	5,000 SF
Lot Size:	15,894 SF
Building Size:	5,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	83	394	2,314
Total Population	225	989	5,594
Average HH Income	\$131,751	\$137,423	\$137,374

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DERRICK PLUNKETT

Commercial Senior Director

O: 859.620.5830

dp.kwcommercial@gmail.com

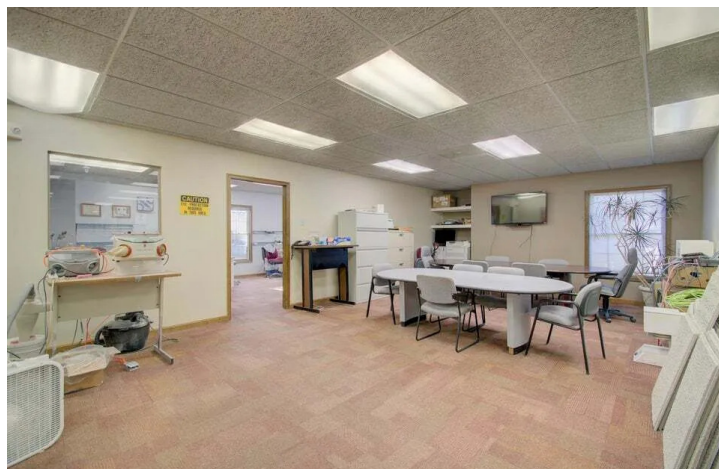
KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

OFFICE FOR SALE & LEASE

170 BARNWOOD DR # 72

Edgewood, KY 41017



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DERRICK PLUNKETT

Commercial Senior Director

O: 859.620.5830

dp.kwcommercial@gmail.com

KW COMMERCIAL

7210 Turfway Road

Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

OFFICE FOR SALE & LEASE



170 BARNWOOD DR # 72

Edgewood, KY 41017



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DERRICK PLUNKETT

Commercial Senior Director

O: 859.620.5830

dp.kwcommercial@gmail.com

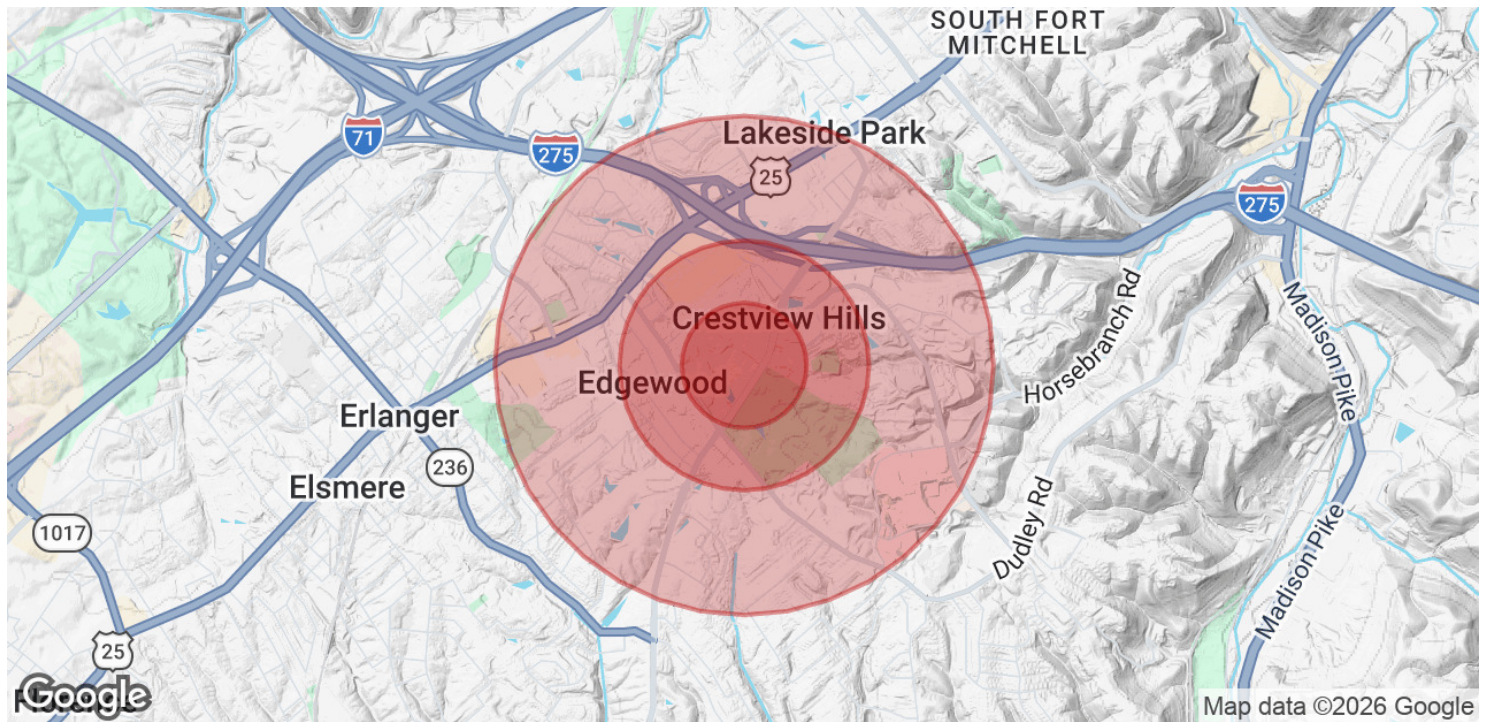
KW COMMERCIAL

7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

170 BARNWOOD DR # 72

Edgewood, KY 41017



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	225	989	5,594
Average Age	37.1	40.5	42.6
Average Age (Male)	36.4	40.8	43.6
Average Age (Female)	45.3	44.6	43.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	83	394	2,314
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$131,751	\$137,423	\$137,374
Average House Value	\$312,113	\$323,000	\$323,209

2023 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DERRICK PLUNKETT

Commercial Senior Director

O: 859.620.5830

dp.kwcommercial@gmail.com

KW COMMERCIAL
 7210 Turfway Road
 Florence, KY 41042

Each Office Independently Owned and Operated [kwcommercialagent.com](https://www.kwcommercialagent.com)