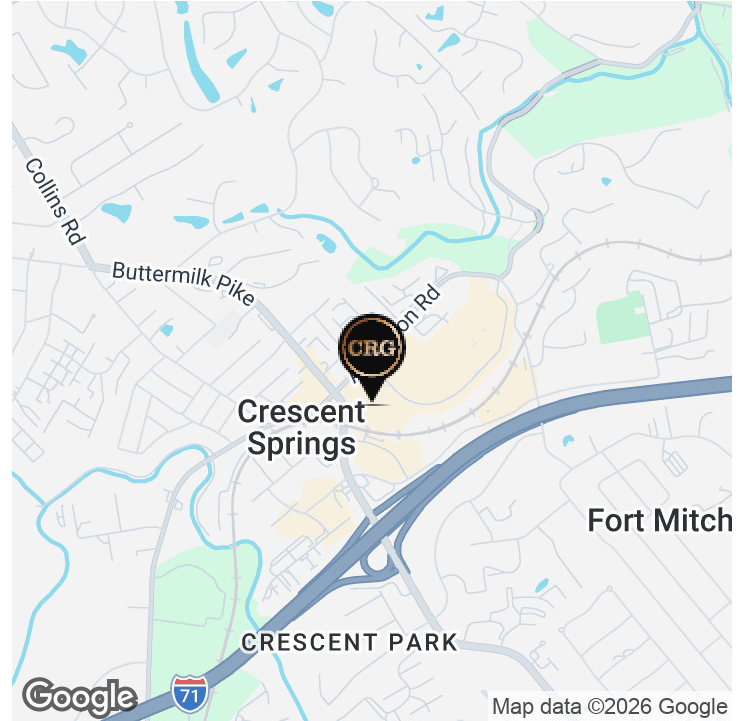


RETAIL PROPERTY FOR LEASE

BUTTERMILK SHOPPING CENTER

562 BUTTERMILK PIKE, CRESCENT SPRINGS, KY 41017



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Building Size:	33,530 SF
Available SF:	2,700 - 3,386 SF
Lot Size:	2.847 Acres
Number of Units:	12
Year Built:	1993
Renovated:	2024
Zoning:	Commercial
Market:	Northern Kentucky
Submarket:	Northern Kentucky
Traffic Count:	35,000

PROPERTY OVERVIEW

Space available for lease in Buttermilk Shoppes Center near I-75 on Buttermilk Pike. Excellent Location with high visibility! NNN. Four new businesses have just been added.

PROPERTY HIGHLIGHTS

- Excellent location in high quality center with high visibility from Buttermilk Pike
- Multi-million dollar residential development in nearby Villa Hills which feeds onto Buttermilk
- Many National retailers in close proximity
- Immediate access to I-75
- Property is in front of Remke Grocery, Home Depot, Planet Fitness, Field and Stream

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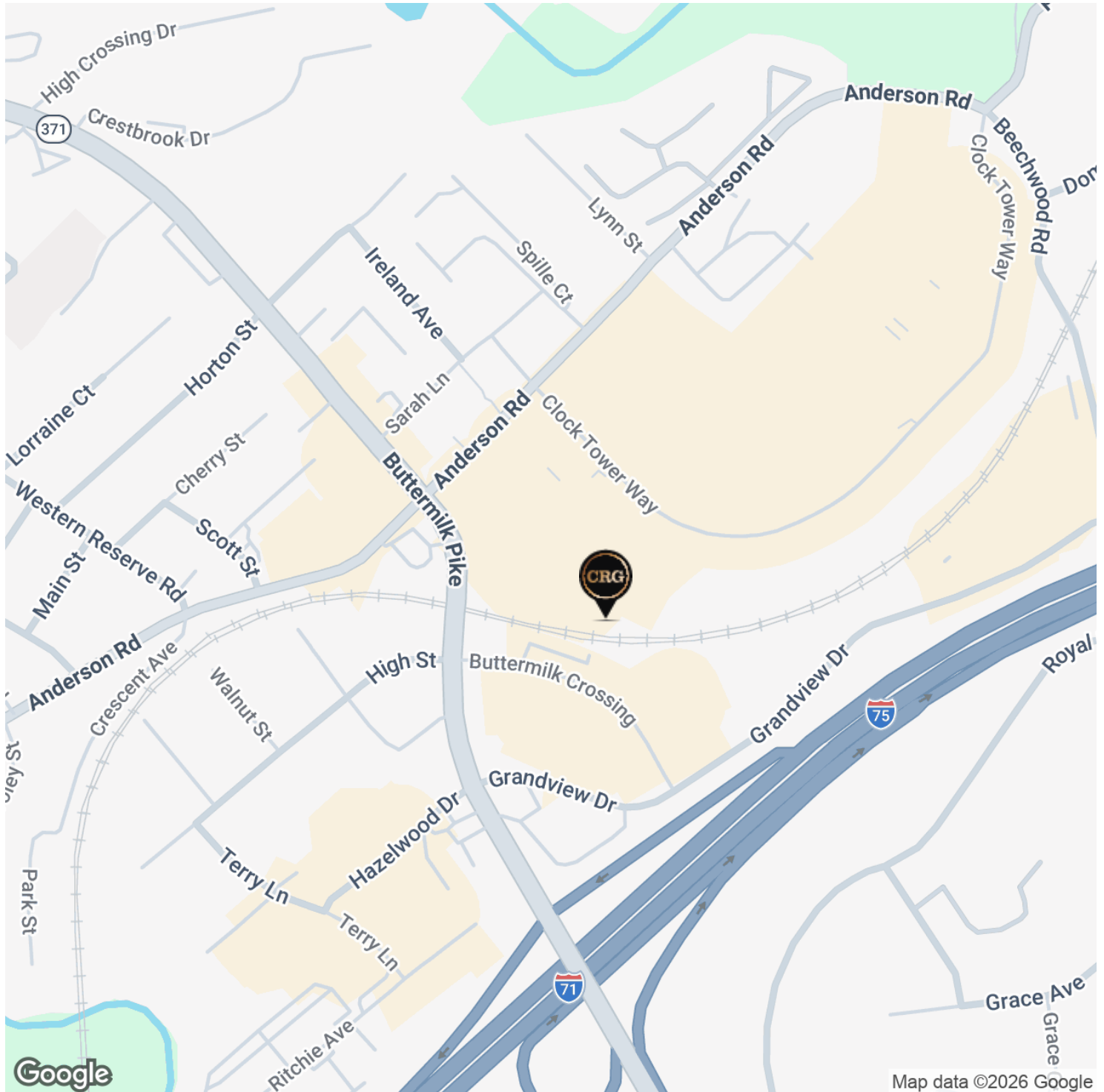
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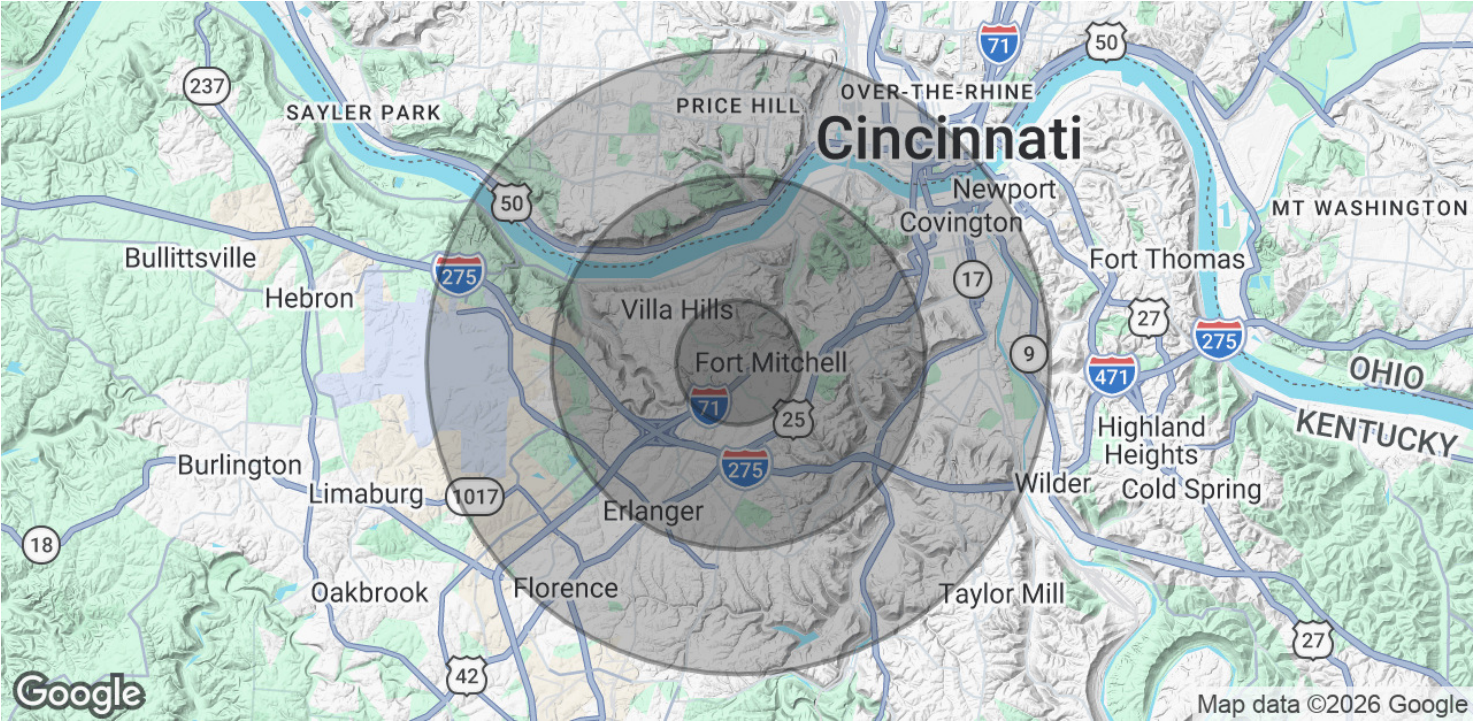
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,103	55,665	190,246
Average Age	39.4	39.5	38.3
Average Age (Male)	38.3	38.0	36.6
Average Age (Female)	39.0	40.3	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,879	24,149	88,280
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$102,958	\$92,836	\$68,618
Average House Value	\$225,608	\$205,176	\$155,603

2020 American Community Survey (ACS)

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