



RETRADE FACILITY

245 Grandview Avenue, Bellevue, KY 41073



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Campbell County area! This impressive 10,000 SF building at 245 Grandview Avenue is tailor-made for industrial/office space for investors seeking to capitalize on a high-traffic location. With its spacious layout and versatile design, this property offers ample potential for creating a dynamic space. Its strategic positioning in Campbell County ensures excellent visibility and accessibility for attracting customers. Don't miss the chance to make your mark in this thriving market with the acquisition of this remarkable property.

PROPERTY HIGHLIGHTS

- Versatile 5,000 SF space (2 - 5,000 spaces are available)
- High-traffic area with excellent visibility
- Ideal for retail or street use
- Spacious layout conducive to dynamic setup
- 10,000 SF building
- Prime location in Campbell County

OFFERING SUMMARY

Sale Price:	\$950,000
Lease Rate:	\$6.50 - 10 SF/yr (NNN)
Available SF:	10,000 SF
Lot Size:	0.13 Acres
Building Size:	10,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	574	2,417	7,213
Total Population	1,176	5,050	15,705
Average HH Income	\$78,853	\$94,585	\$109,805

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



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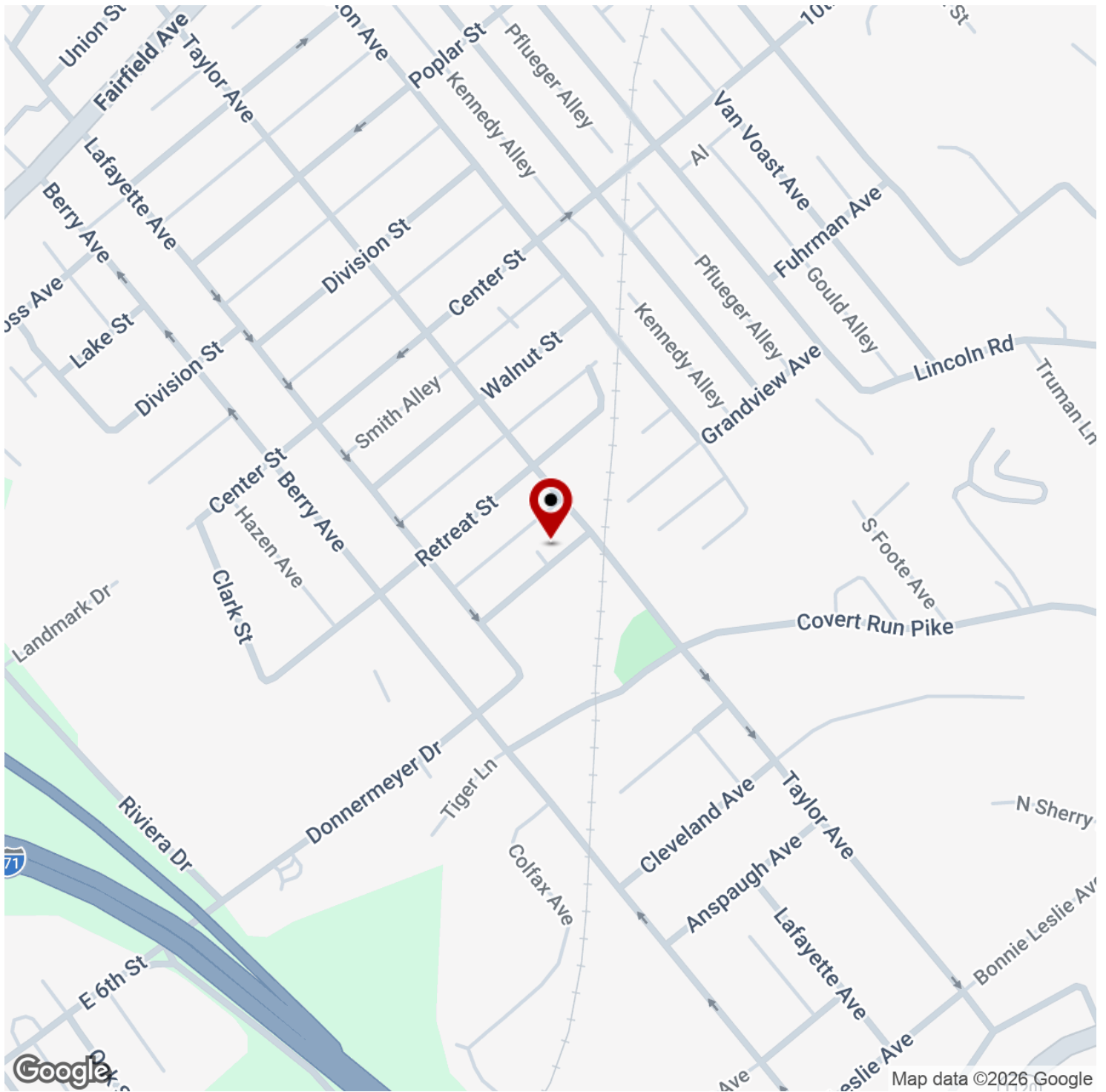
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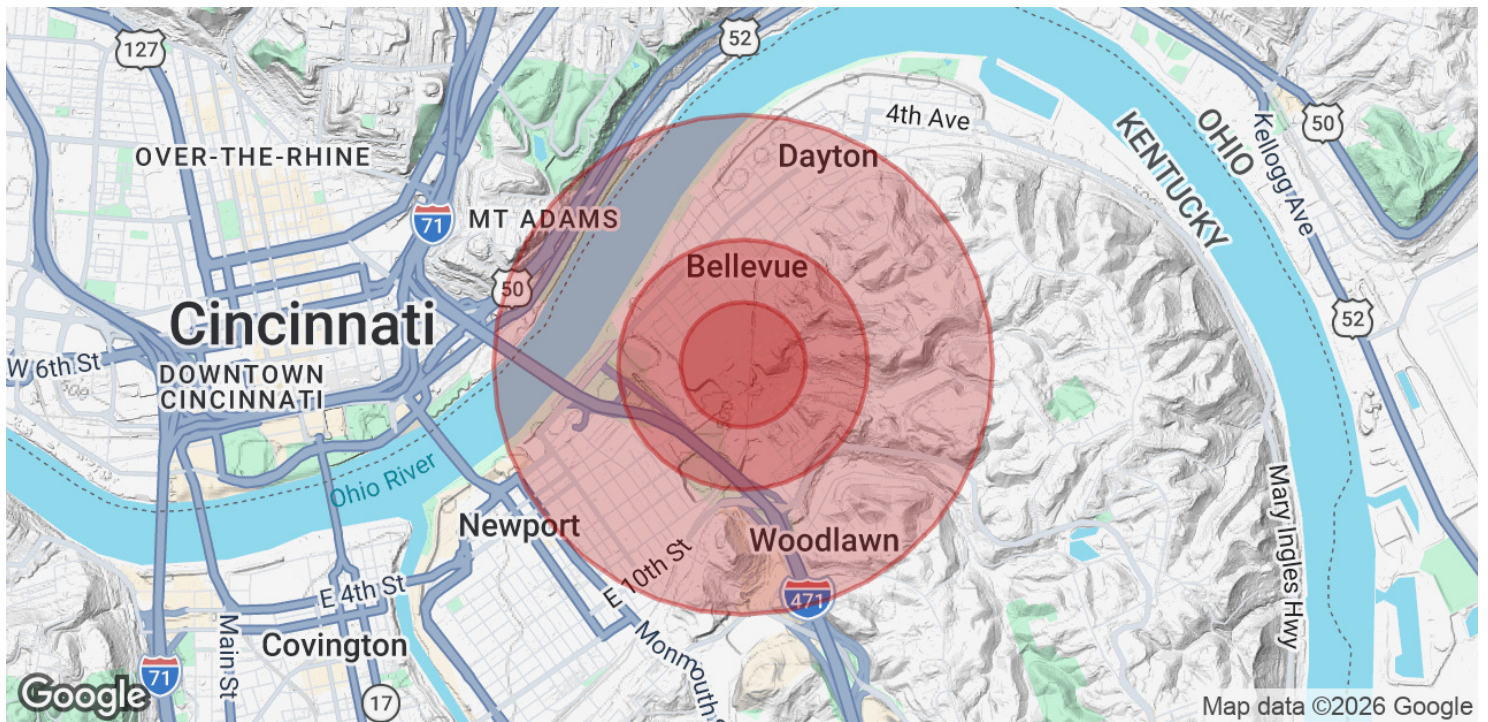
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,176	5,050	15,705
Average Age	34.2	35.5	37.2
Average Age (Male)	33.1	35.0	37.9
Average Age (Female)	36.0	36.2	36.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	574	2,417	7,213
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$78,853	\$94,585	\$109,805
Average House Value	\$189,579	\$219,165	\$301,839

2023 American Community Survey (ACS)

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