

RETAIL FOR SALE

3152 1/2 DIXIE HIGHWAY

Erlanger, KY 41018



PROPERTY DESCRIPTION

Introducing a prime investment opportunity for retail and street retail investors in the Kenton County area. Spanning 10,500 square feet, this property boasts an ideal location with high visibility and accessibility. The building's spacious layout offers versatile options for retail businesses, providing ample room for showcasing merchandise and accommodating customer flow. With its strategic placement in a prominent commercial hub, the property presents an exceptional chance to establish a thriving retail presence. Don't miss the chance to capitalize on this premier location and unlock the full potential of your retail investment aspirations.

PROPERTY HIGHLIGHTS

- 10,500 square foot retail building
- Prime location in Kenton County
- High visibility and accessibility
- Spacious layout for versatile retail options
- Ideal for showcasing merchandise
- Strategic placement in a prominent commercial hub

OFFERING SUMMARY

Sale Price:	\$899,000
Lot Size:	0.58 Acres
Building Size:	10,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	161	691	4,655
Total Population	385	1,640	10,936
Average HH Income	\$95,442	\$92,729	\$82,476

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.

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Florence, KY 41042

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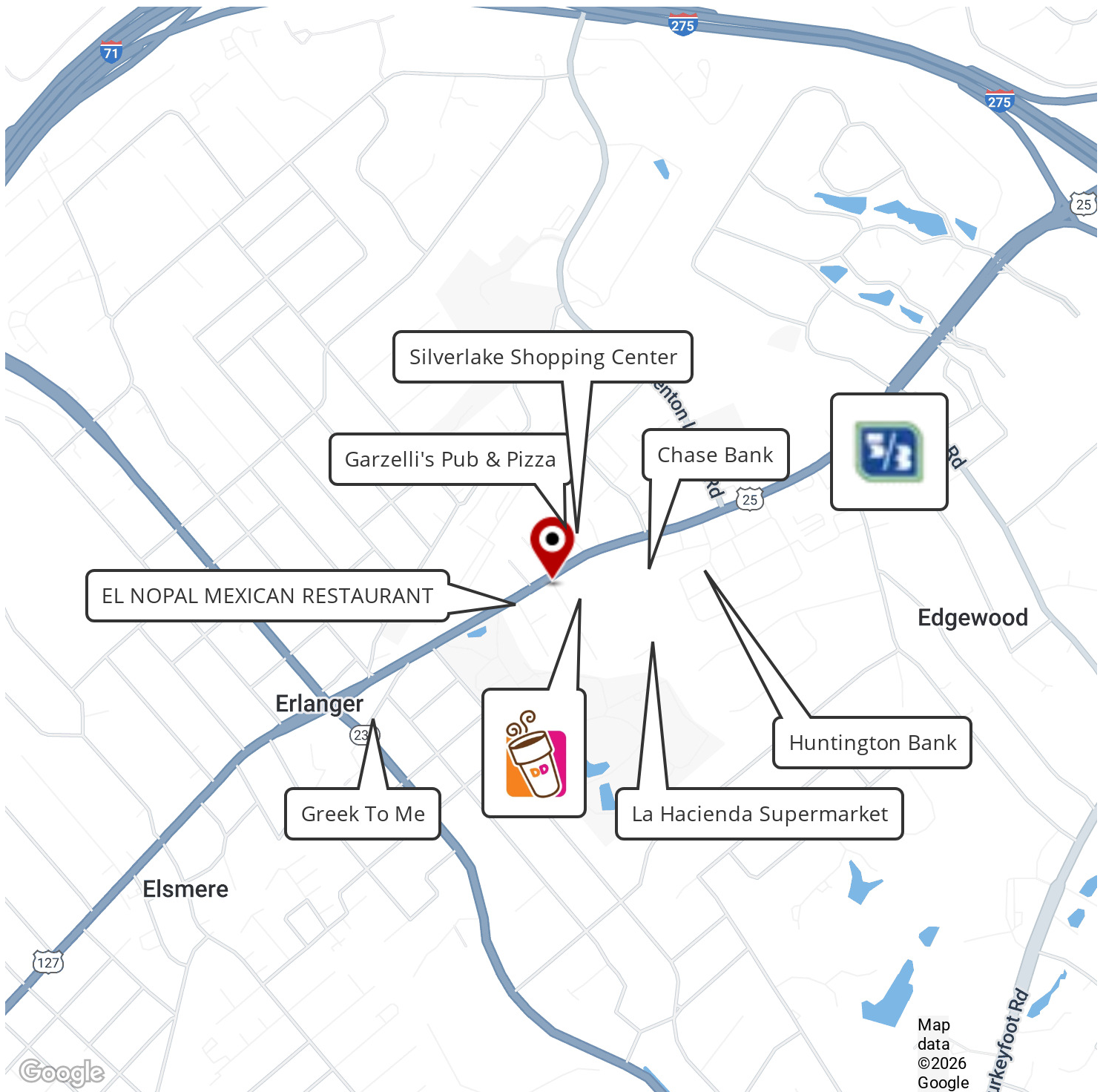
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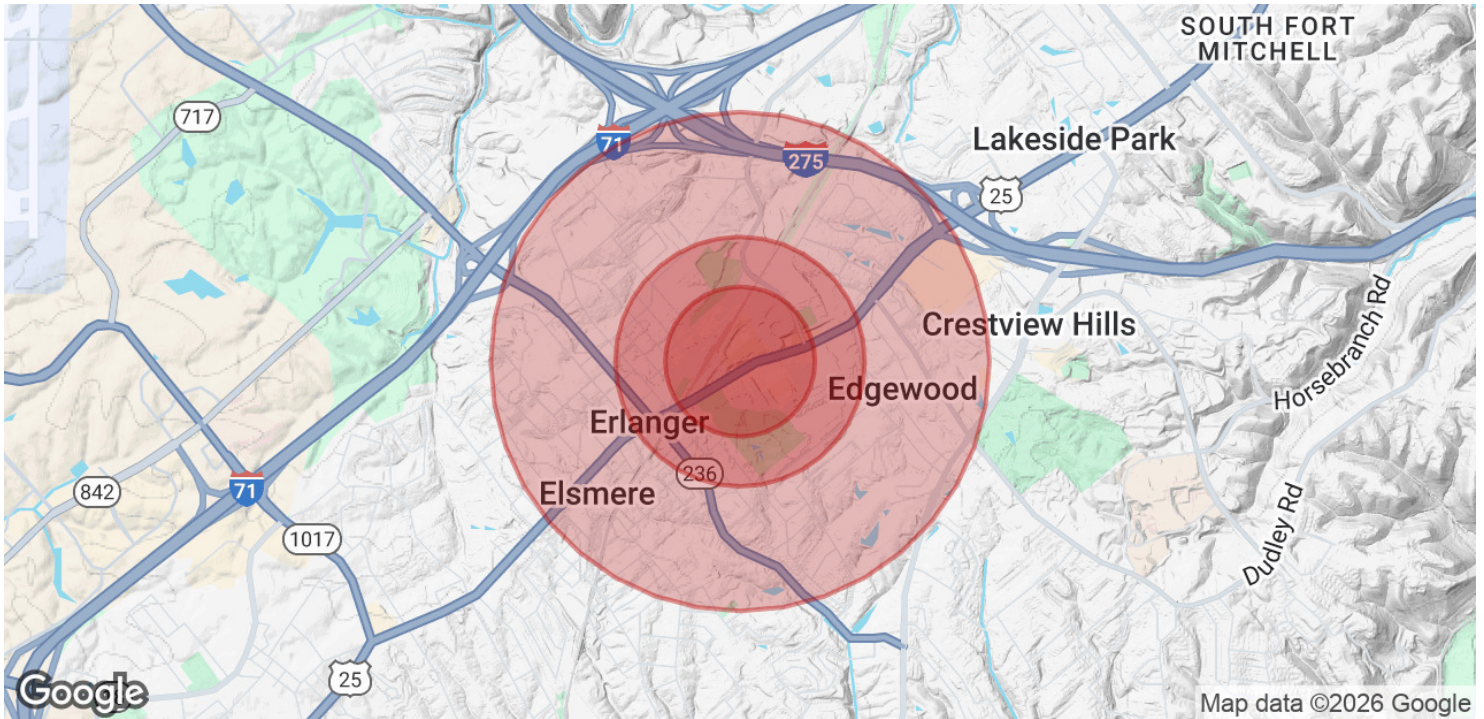
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	385	1,640	10,936
Average Age	42	41	40
Average Age (Male)	41	40	38
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	161	691	4,655
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$95,442	\$92,729	\$82,476
Average House Value	\$275,892	\$261,494	\$222,388

Demographics data derived from AlphaMap

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