



FROGTOWN CONNECTOR

12952 Frogtown Connector Road, Walton, KY 41094



PROPERTY DESCRIPTION

Discover a prime leasing opportunity at this premier property in Walton, KY just a block away from Northern Kentucky's Triple Crown development. Boasting modern architecture and versatile spaces, the property offers an ideal setting for businesses seeking a professional and welcoming environment. With ample parking, customizable floor plans, and state-of-the-art facilities, this location provides the flexibility and amenities necessary to support a wide range of business needs. Whether it's for an office or an entire office building, this property offers an unmatched opportunity to establish a strong presence within the bustling commercial landscape. Take advantage of this excellent leasing option and position your business for success at this sought-after Walton address.

PROPERTY HIGHLIGHTS

- Ranch 2,284 sq ft / Two Story 3,563 sq ft
- Versatile and Customizable Spaces
- Ample Parking for Tenants and Visitors

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	2,284 - 3,563 SF
Lot Size:	1.03 Acres
Building Size:	4,397 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	297	1,003
Total Population	92	811	2,768
Average HH Income	\$143,931	\$143,892	\$142,808

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
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Florence, KY 41042

OFFICE FOR LEASE

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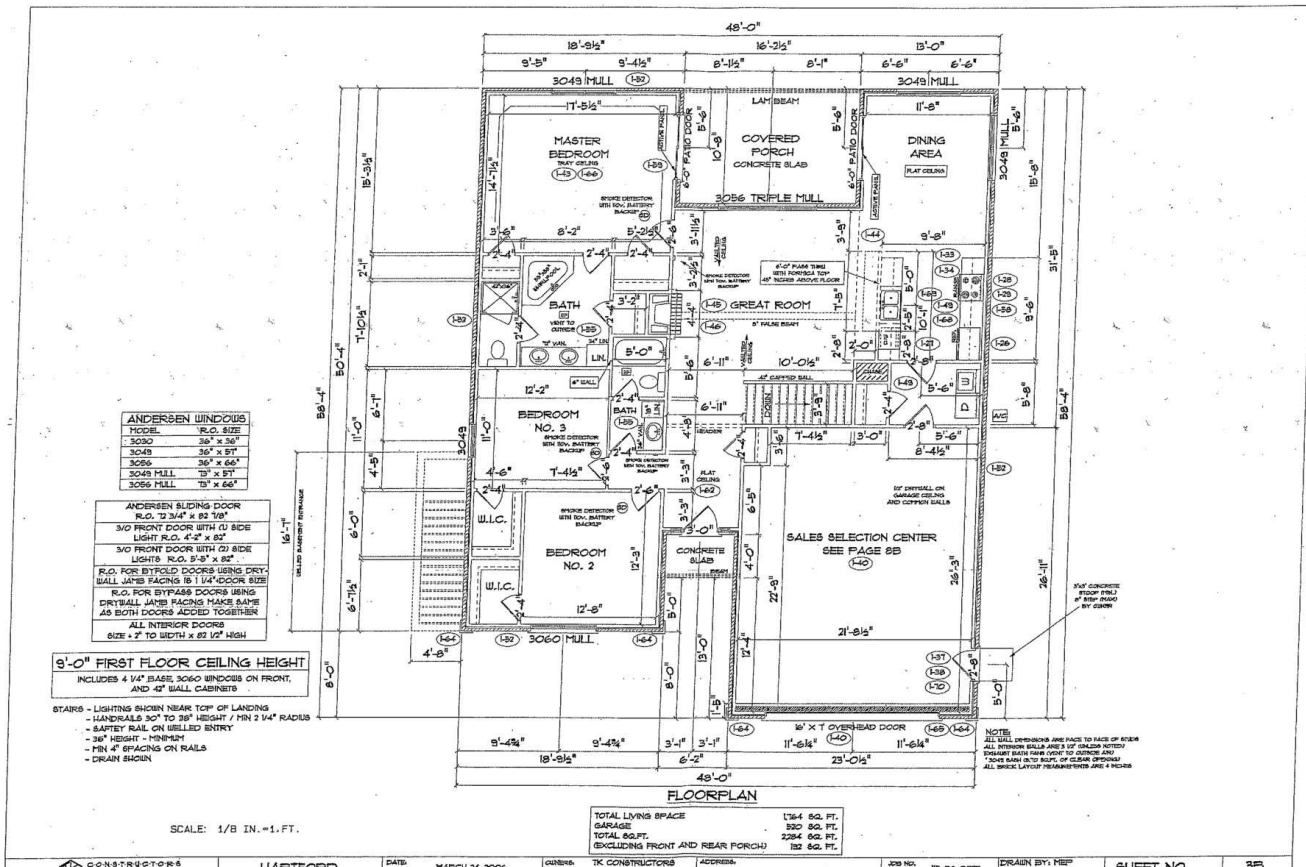
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FROGTOWN CONNECTOR-BUILDING 1

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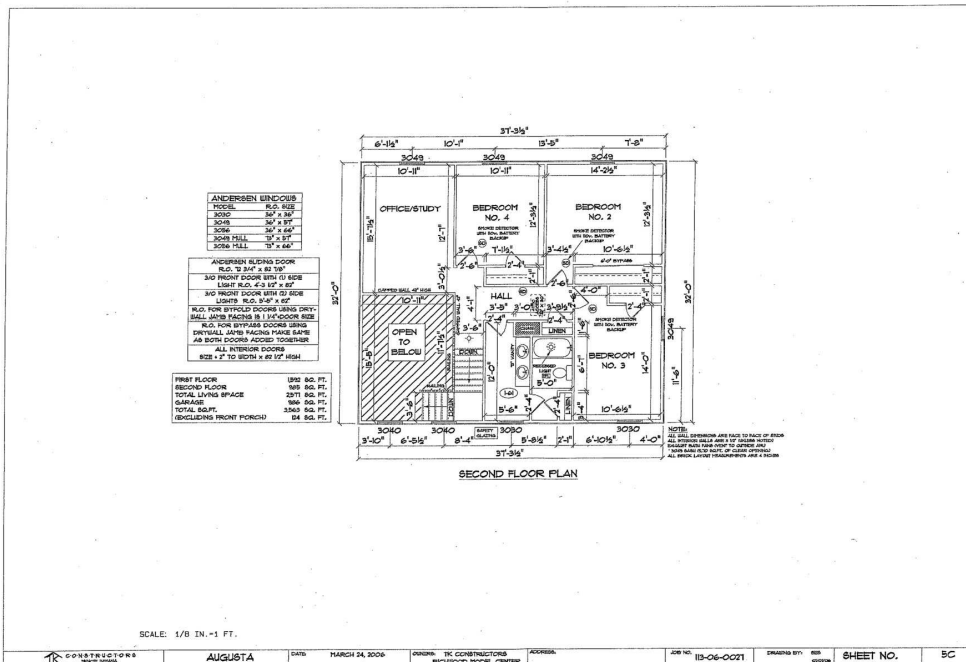
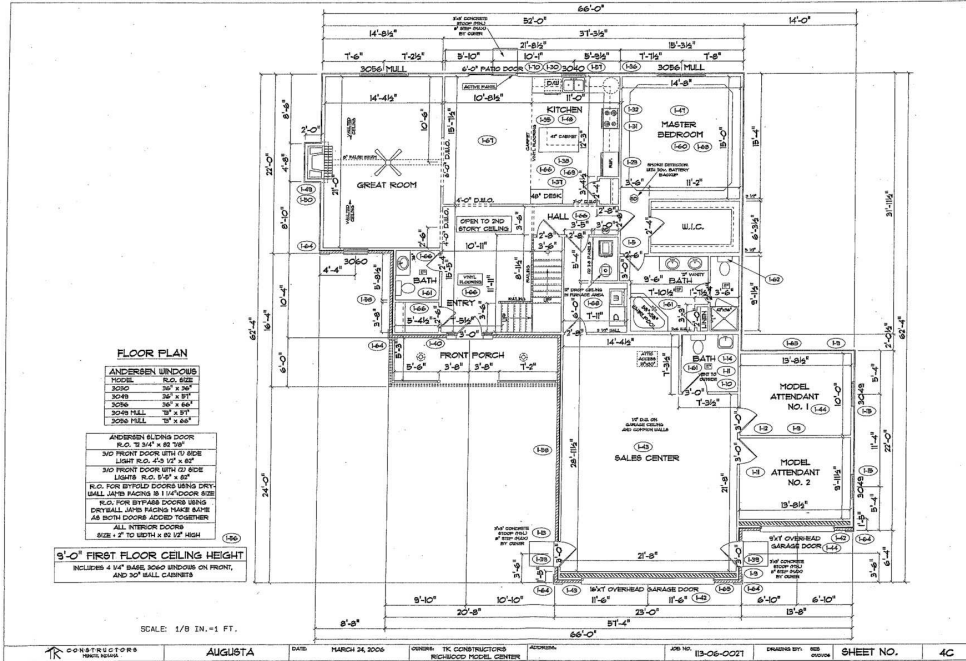
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FROGTOWN CONNECTOR - BUILDING 2

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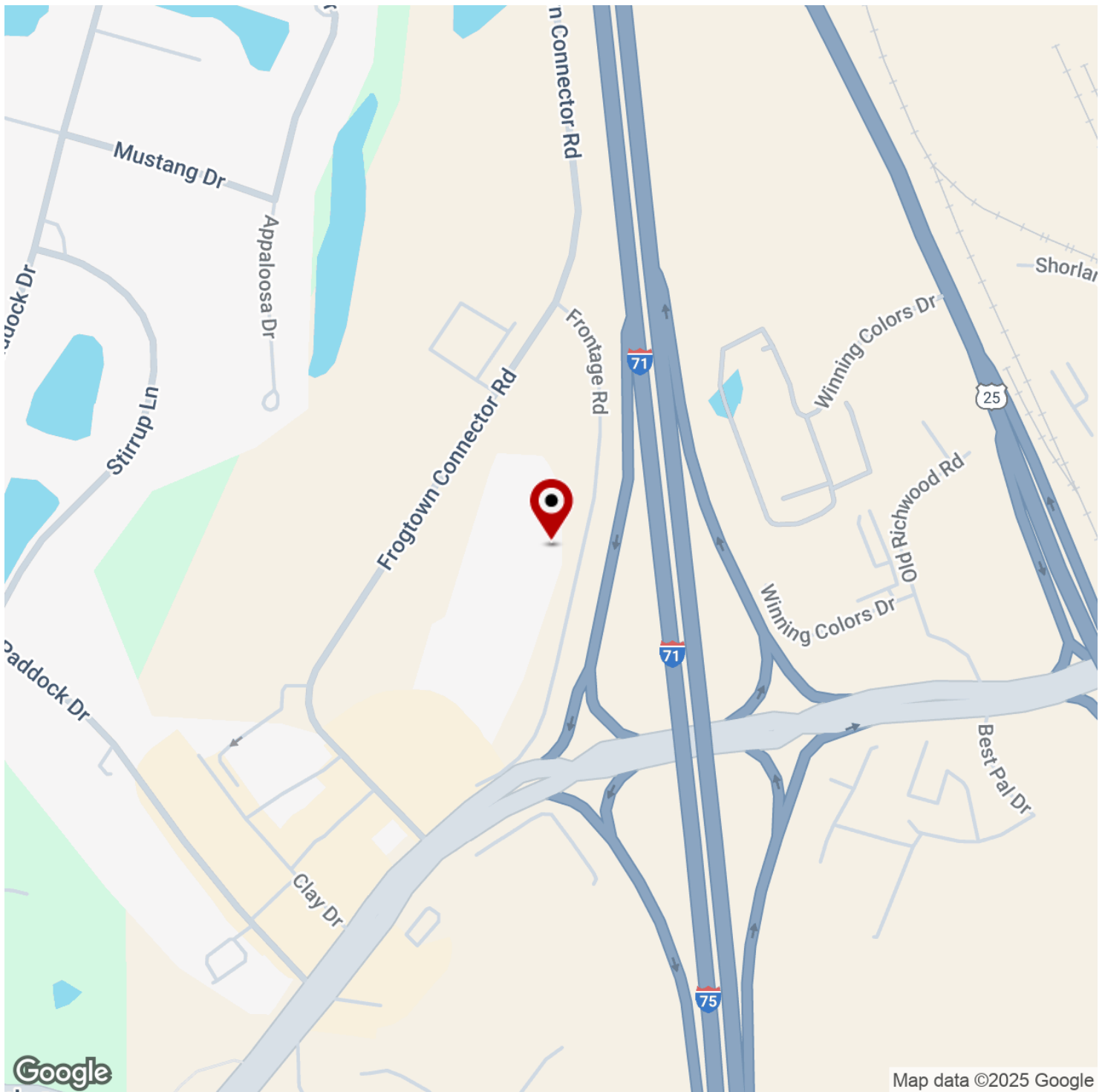
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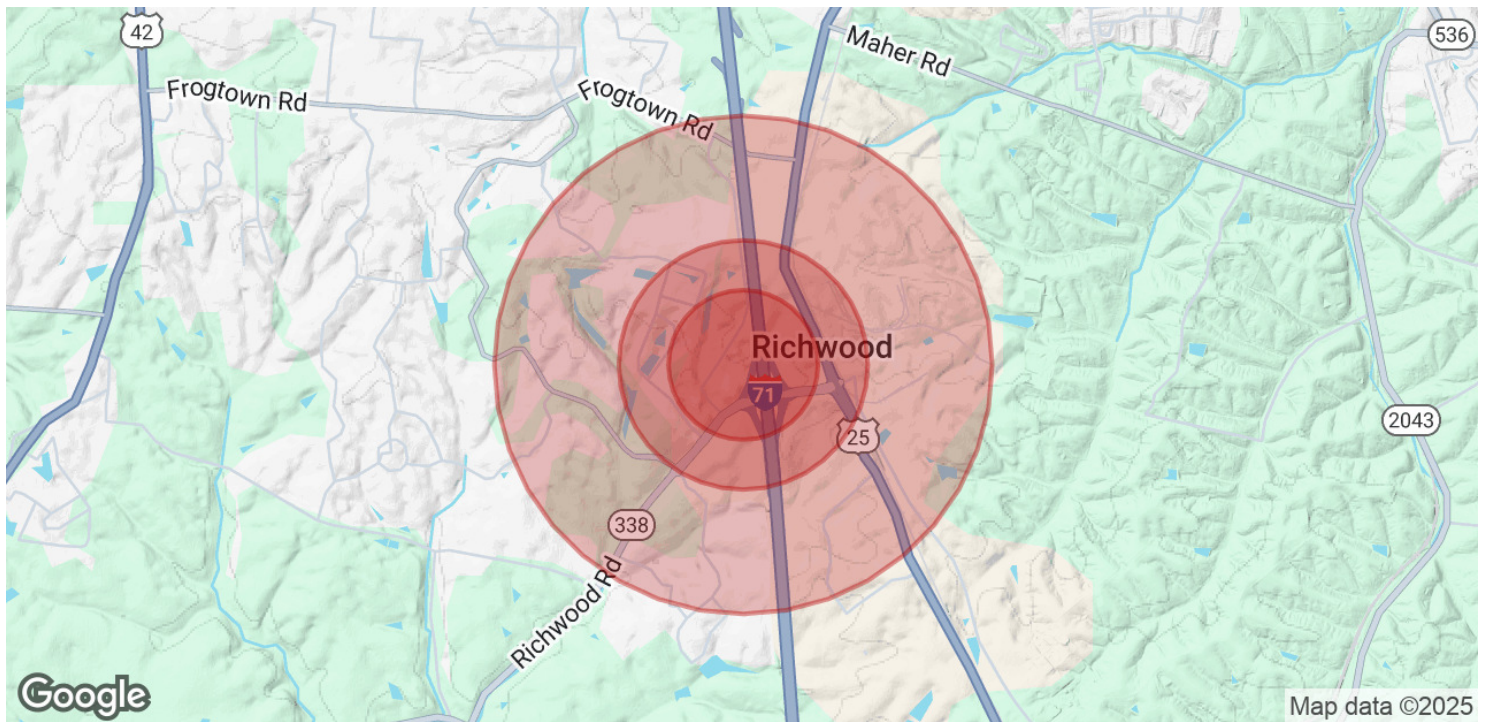
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	92	811	2,768
Average Age	45	44	42
Average Age (Male)	44	44	41
Average Age (Female)	45	45	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	297	1,003
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$143,931	\$143,892	\$142,808
Average House Value	\$476,148	\$465,415	\$430,341

Demographics data derived from AlphaMap

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