

RETAIL FOR SALE

3024 MADISON AVENUE

Covington, KY 41015



PROPERTY DESCRIPTION

Introducing an exceptional opportunity to own a longstanding neighborhood landmark in Covington, KY. This free-standing building offers a drive-in style concept with 15 parking spaces and plenty of outdoor seating. Currently operating as the Dari-Crest ice cream shop, this 546 Square Foot building has high visibility on Madison Avenue and is minutes from Downtown Cincinnati. Recent updates include a new water line, updates to the equipment, and new exterior bench seating. All FFE stays with property.

PROPERTY HIGHLIGHTS

- Prime 546 SF retail property
- Set up as a ice cream shop/restaurant
- Versatile and adaptable space
- Strategic location in Kenton County
- Highly visible in a bustling area
- Ideal for retail or free-standing building investment

OFFERING SUMMARY

Sale Price:	\$270,000
Lot Size:	0.35 Acres
Building Size:	546 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	354	1,441	5,392
Total Population	721	2,881	11,175
Average HH Income	\$48,371	\$55,393	\$63,513

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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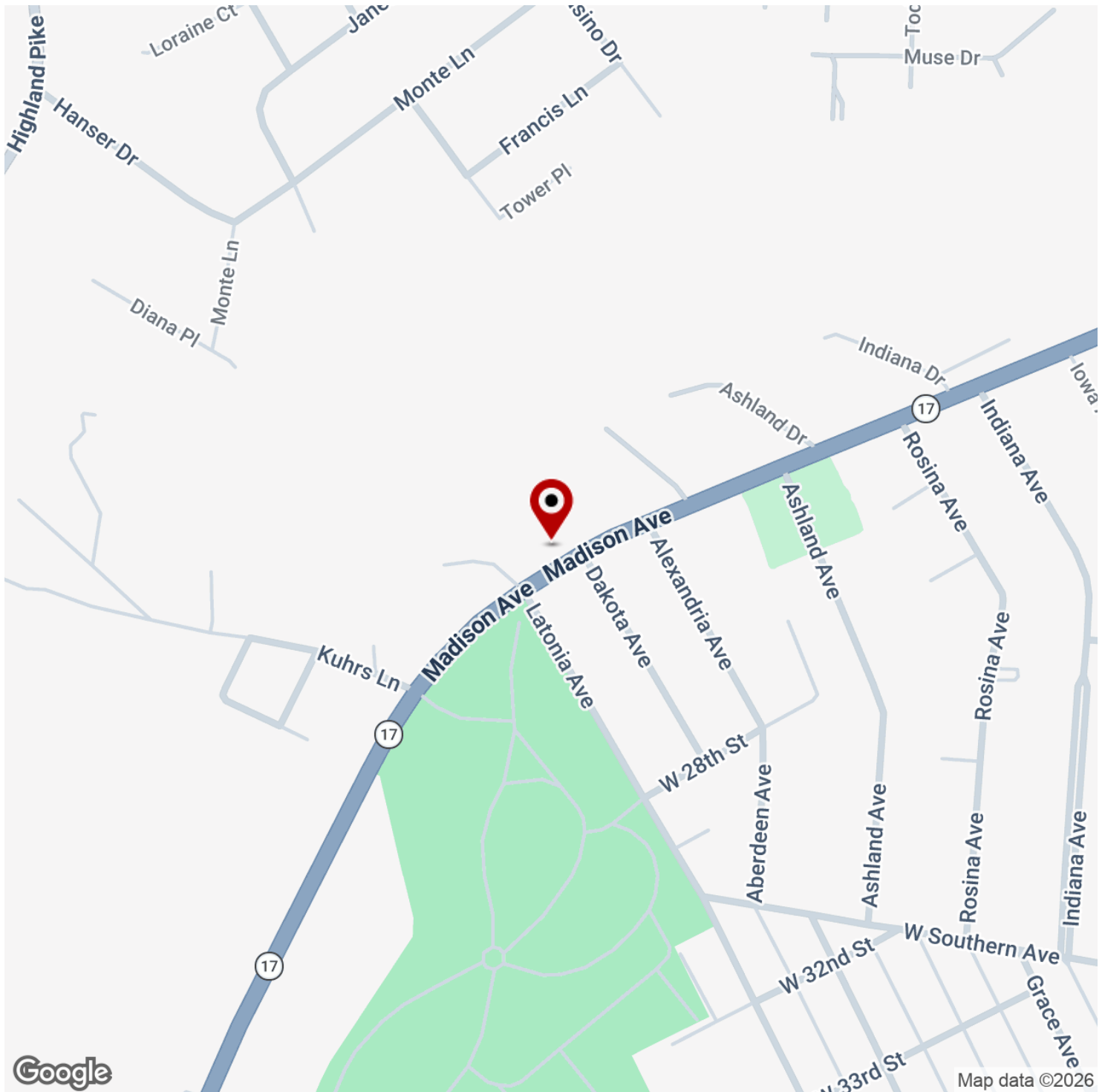
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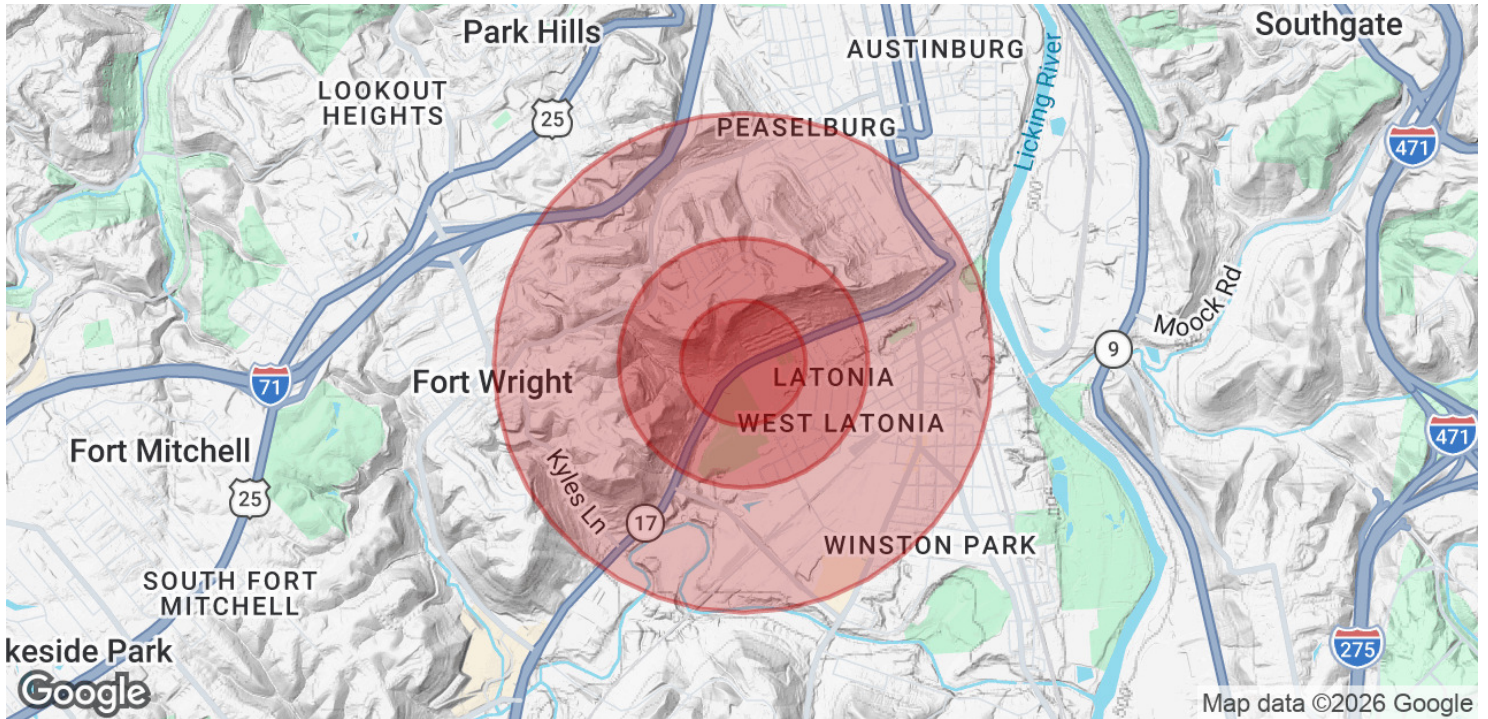
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	721	2,881	11,175
Average Age	39.5	42.3	42.5
Average Age (Male)	42.8	43.6	40.3
Average Age (Female)	39.8	43.3	44.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	354	1,441	5,392
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$48,371	\$55,393	\$63,513
Average House Value	\$240,311	\$209,280	\$191,710

2023 American Community Survey (ACS)

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