

VINTAGE CHARM

665 Highland Ave, Fort Thomas, KY 41075



PROPERTY DESCRIPTION

Buyers with a creative vision will appreciate the vintage garage space for its unique and rustic appeal. The property's historic charm and character provide the perfect canvas for imaginative redevelopment. With the right touch, this space has the potential to become a standout destination, blending the nostalgia of the past with modern innovation. It's an exciting prospect for buyers seeking to preserve and enhance the property's distinctive garage aesthetic while infusing it with new energy and purpose. The possibilities are endless for those ready to transform this vintage gem into a one-of-a-kind commercial venture.

PROPERTY HIGHLIGHTS

- Prime location in Fort Thomas area
- 3,006 SF building
- Built in 1956
- Zoned NC/O
- 4 way lighted Intersection

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.43 Acres
Building Size:	3,006 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	388	1,367	4,682
Total Population	828	3,020	10,652
Average HH Income	\$102,084	\$104,496	\$104,607

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DERRICK PLUNKETT

Commercial Senior Director

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7210 Turfway Road
Florence, KY 41042

RETAIL FOR SALE



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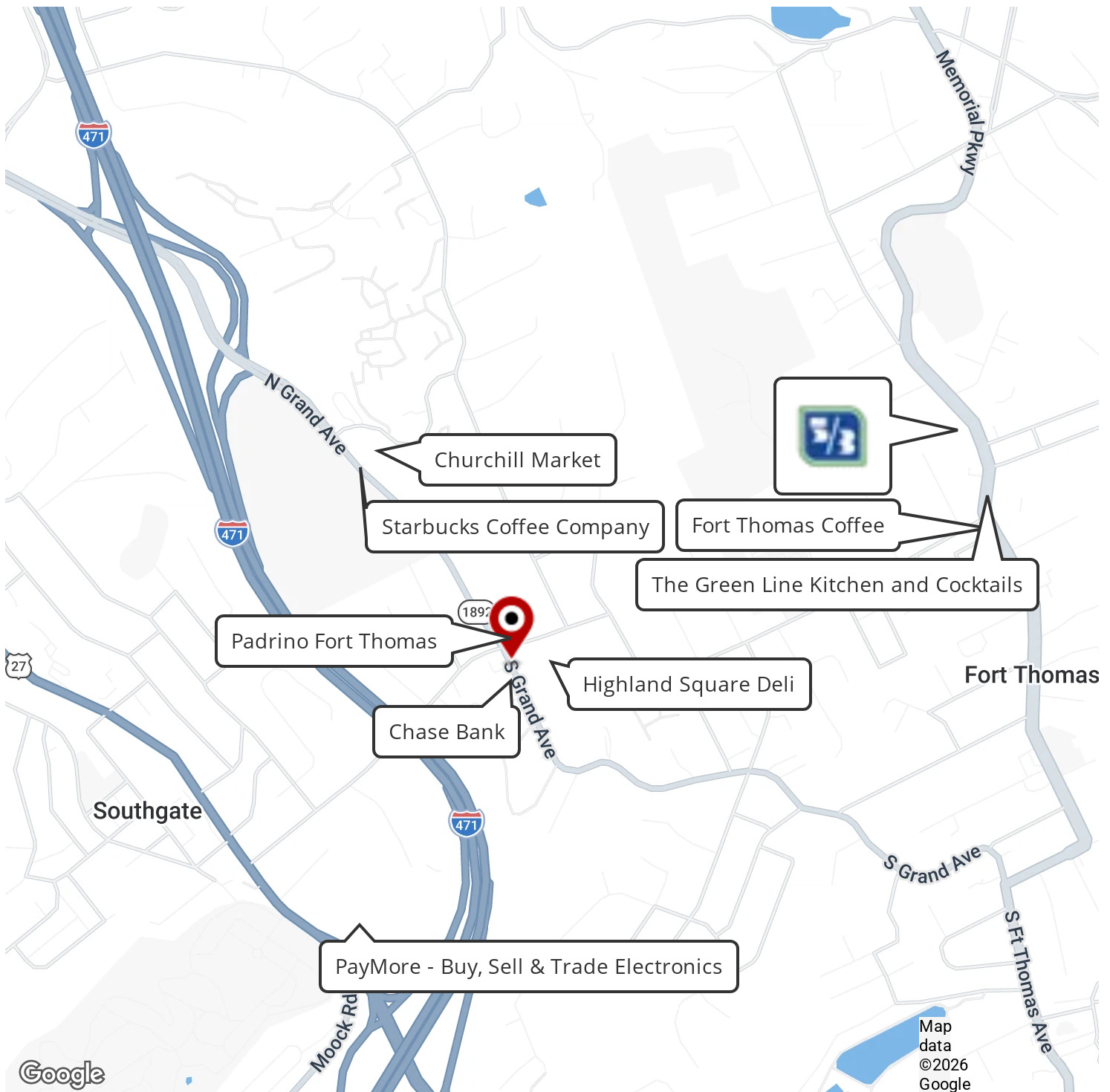
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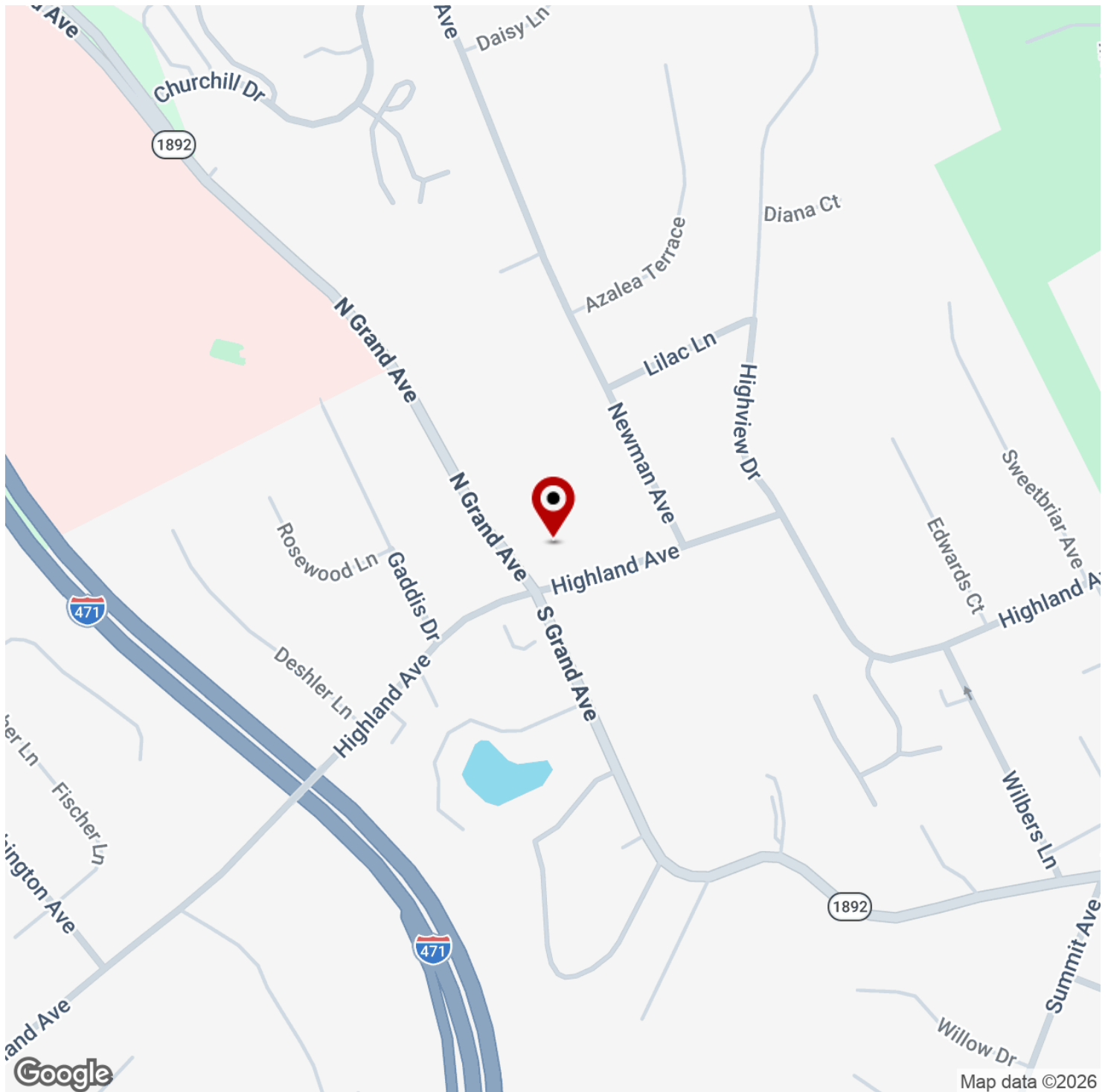
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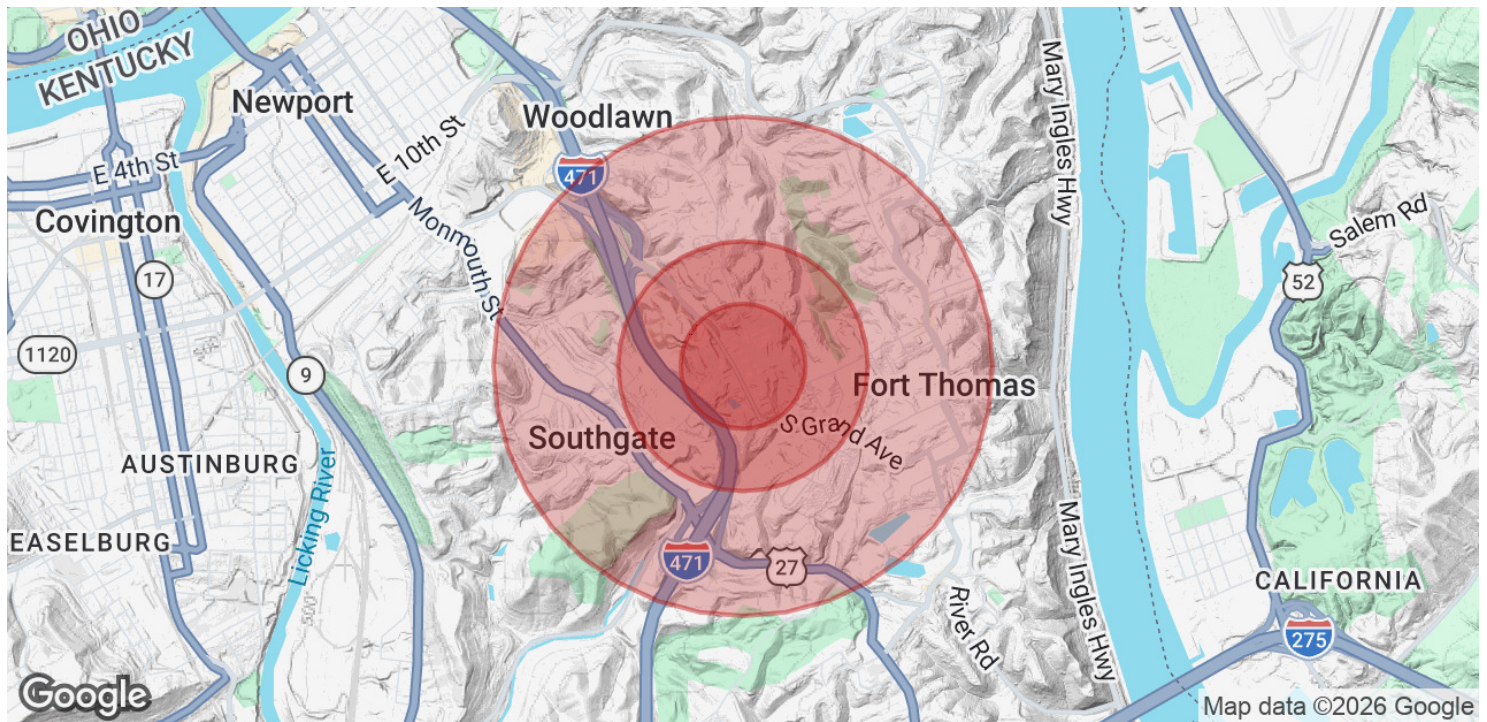
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	828	3,020	10,652
Average Age	36.8	38.9	39.4
Average Age (Male)	35.3	36.1	36.9
Average Age (Female)	37.5	40.5	40.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	388	1,367	4,682
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$102,084	\$104,496	\$104,607
Average House Value	\$313,493	\$281,560	\$274,178

2023 American Community Survey (ACS)

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