



# RIDGE CORNER

26 Taft Hwy, Dry Ridge, KY 41035



## PROPERTY DESCRIPTION

Discover an exceptional retail investment opportunity in the heart of Grant County. This prime property, boasting a 4,160 SF building constructed in 2000, presents an ideal space for retail or street retail endeavors. This property is currently a liquor / tobacco store. Zoned NC and strategically located in the vibrant Grant County area, this property offers immense potential for businesses seeking high visibility and accessibility. With its excellent condition and strategic positioning, this investment is an attractive prospect for retail entrepreneurs looking to establish a presence in a thriving market. Don't miss the chance to capitalize on this impressive property in a sought-after location.

## PROPERTY HIGHLIGHTS

- Currently operating as a liquor / tobacco store
- High visibility
- Zoned NC
- Excellent condition
- Additional Lease Space for additional income potential.

## OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	0.89 Acres
Building Size:	4,160 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	8	34	151
Total Population	22	90	389
Average HH Income	\$92,200	\$87,792	\$81,675

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

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**KW COMMERCIAL**  
7210 Turfway Road  
Florence, KY 41042

# LIQUOR / TOBACCO STORE FOR SALE



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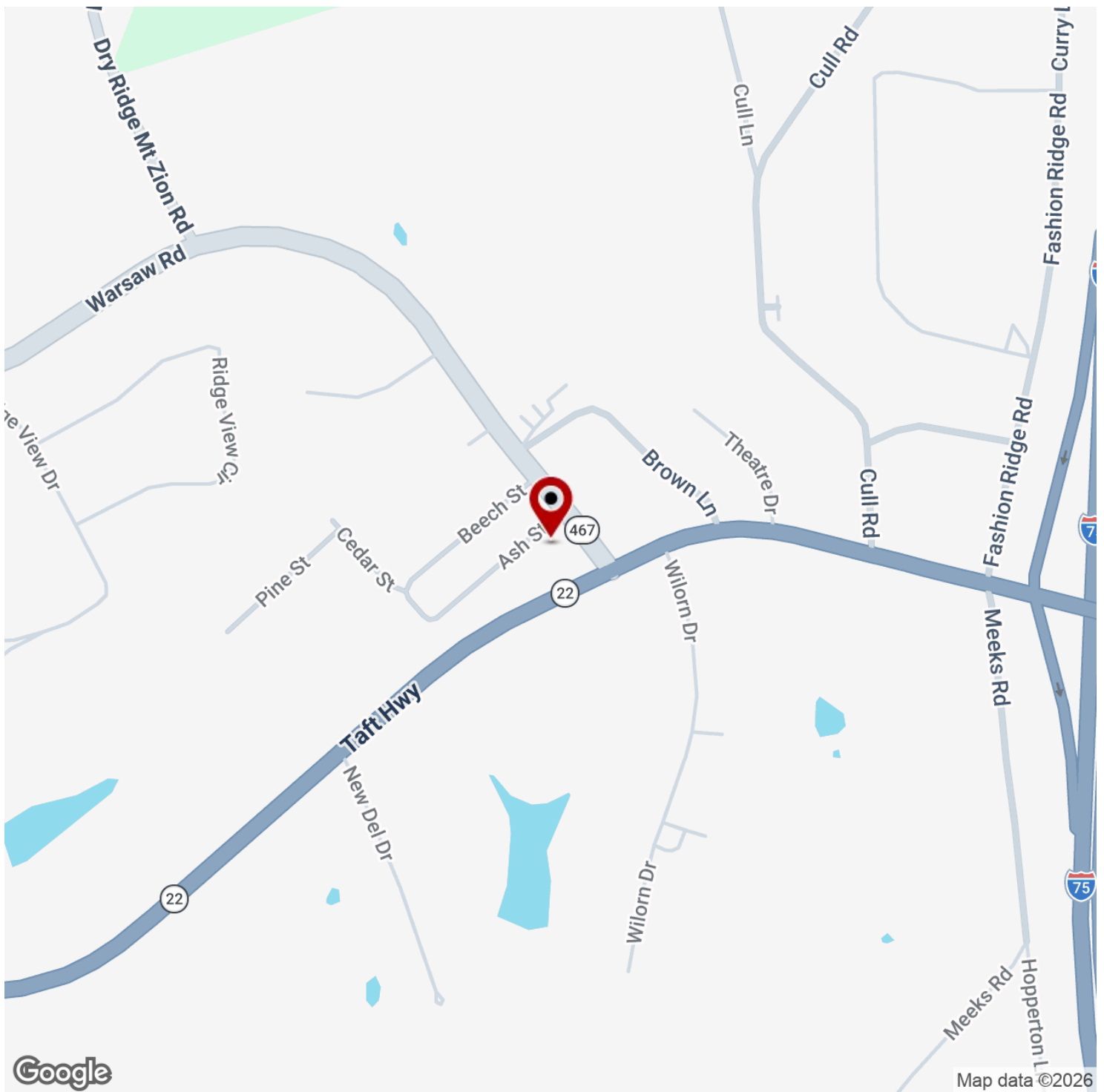
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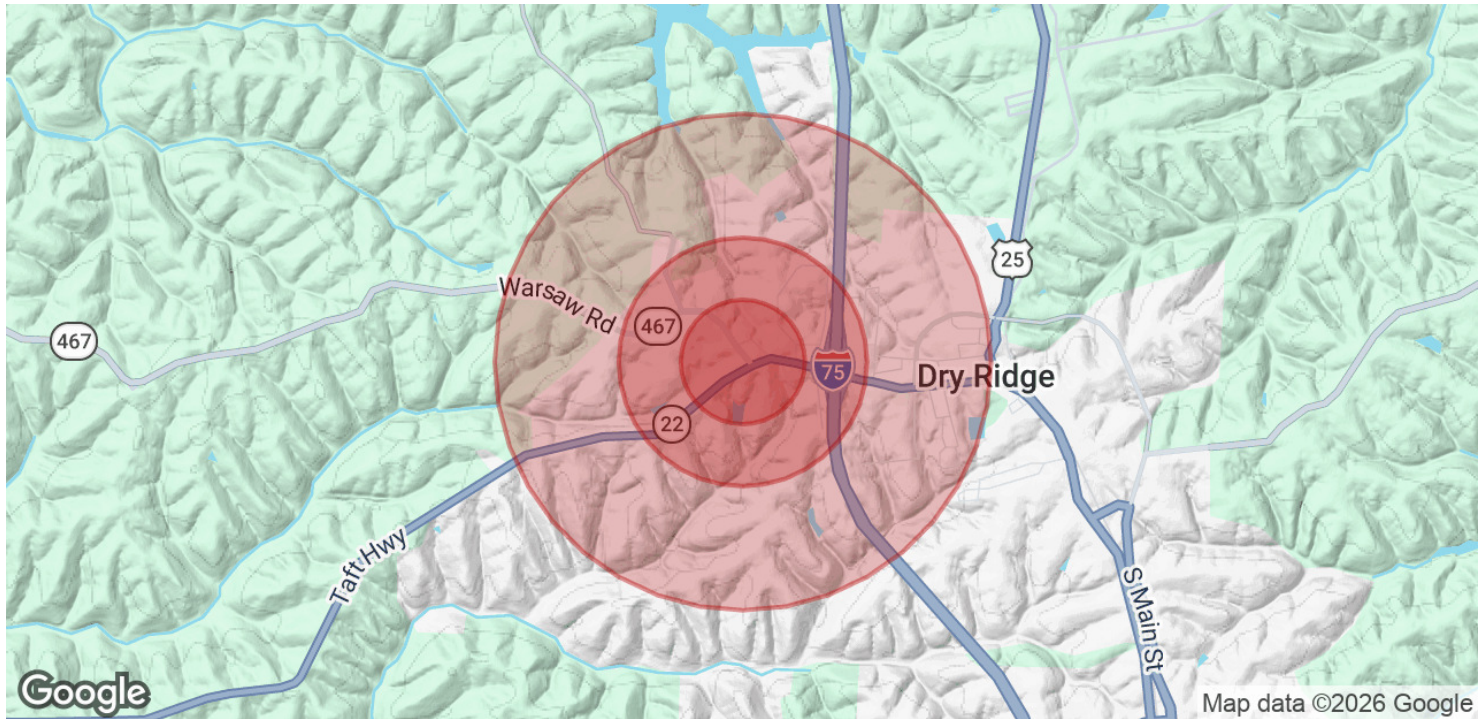
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	22	90	389
Average Age	40.2	39.8	38.1
Average Age (Male)	37.2	37.1	36.2
Average Age (Female)	47.8	46.5	42.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	8	34	151
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$92,200	\$87,792	\$81,675
Average House Value	\$283,891	\$290,926	\$268,591

2023 American Community Survey (ACS)

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