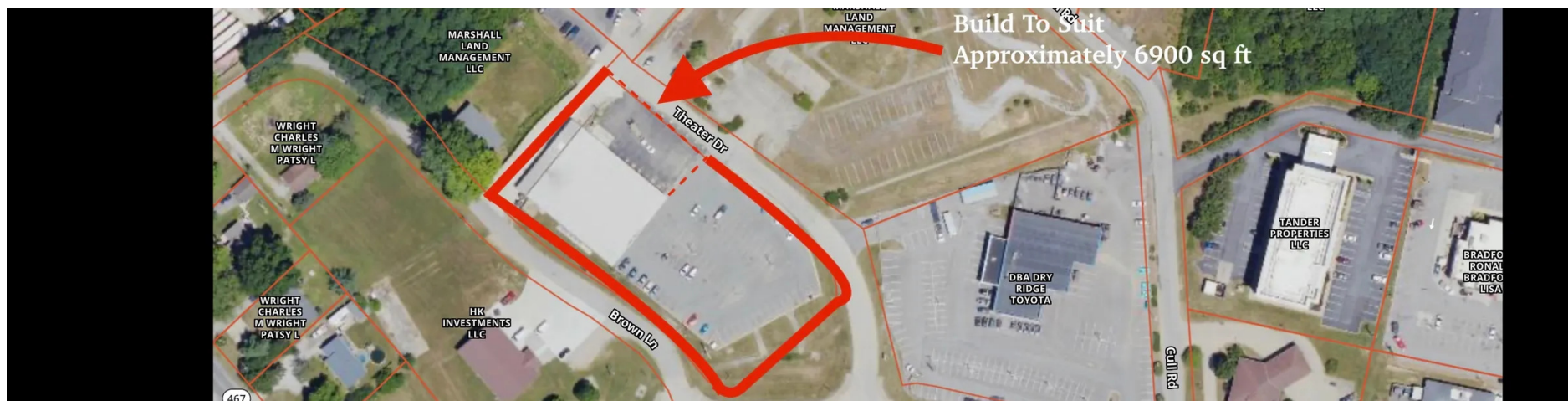


SAL BUILDING

20 Taft Hwy, Dry Ridge, KY 41035



PROPERTY DESCRIPTION

Discover the thriving business environment surrounding the property in Dry Ridge, KY. Located in a prime business district, the area features convenient access to major highways, attracting a diverse array of commercial activity. Nearby, the esteemed landmark, the Ark Encounter contribute to the dynamic local community. With a variety of dining options and retail establishments surrounding this location, it is an ideal balance of work and leisure opportunities. The Developer of this property wants to join teams with a retail user that is interested in a new location. Lets work together to configure a perfect layout for your new location. Our Build To Suit Team is ready to get a new space promptly delivered to you.

PROPERTY HIGHLIGHTS

- Modern and professional office space
- Ample parking for tenants and visitors

OFFERING SUMMARY

Lease Rate:	SF / year (NNN)
Available SF:	6,900 SF
Lot Size:	1.58 Acres
Building Size:	6,900 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	104	538
Total Population	101	279	1,414
Average HH Income	\$117,007	\$113,525	\$85,877

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

O: 859.620.5830

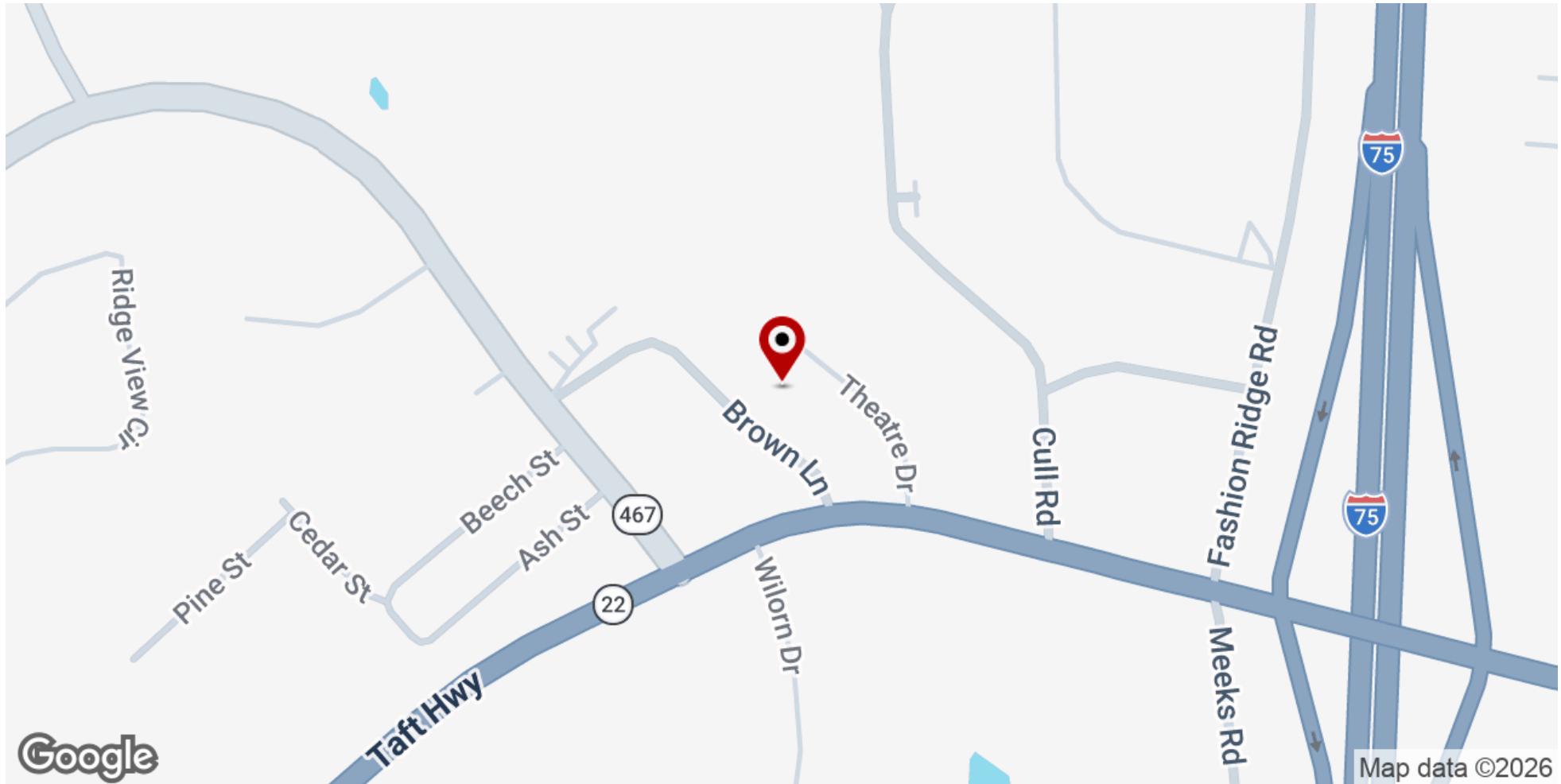
dp.kwcommercial@gmail.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

RETAIL FOR LEASE

SAL BUILDING

20 Taft Hwy, Dry Ridge, KY 41035



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Each Office Independently Owned and Operated kwcommercialagent.com

RETAIL FOR LEASE

SAL BUILDING

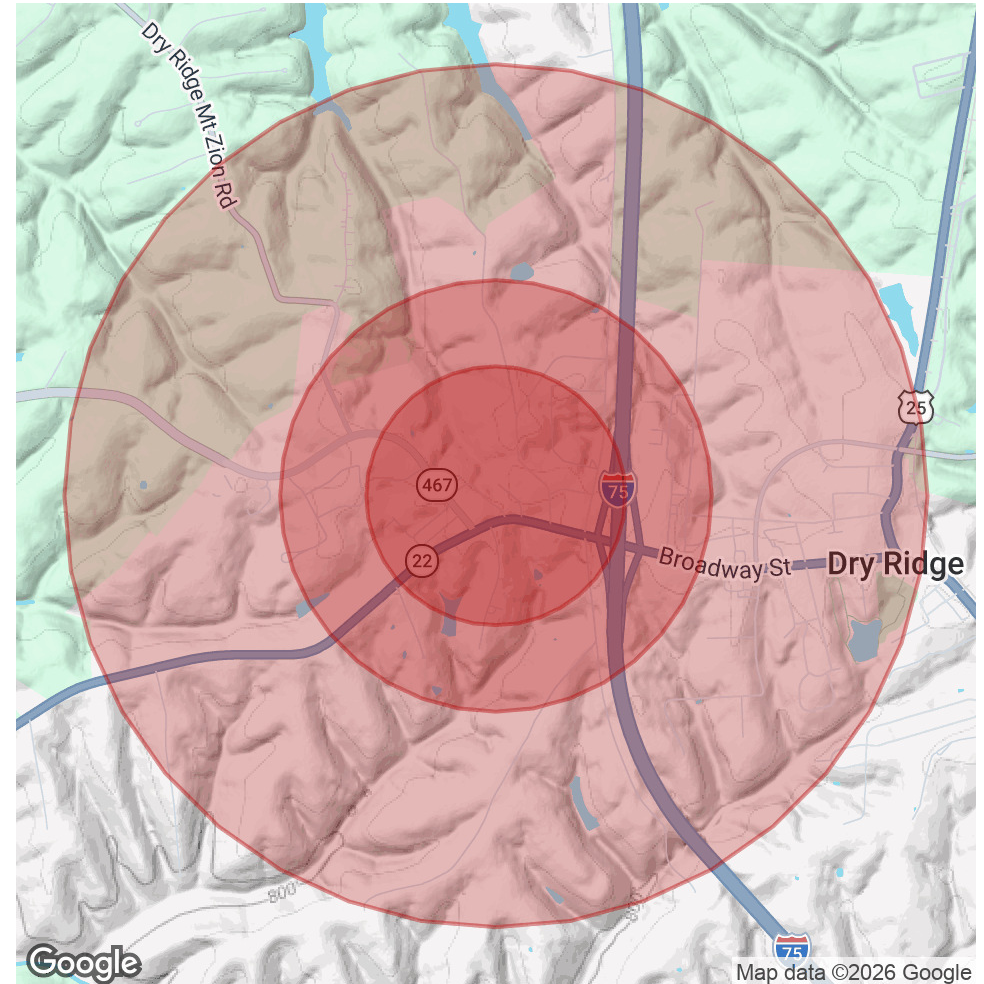
20 Taft Hwy, Dry Ridge, KY 41035



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	101	279	1,414
Average Age	43	43	39
Average Age (Male)	42	42	38
Average Age (Female)	43	43	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	104	538
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$117,007	\$113,525	\$85,877
Average House Value	\$287,938	\$285,817	\$268,976

2020 American Community Survey (ACS)



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