



# 1874 ASHWOOD CIRCLE

1874 Ashwood Circle, Fort Wright, KY 41011



## PROPERTY DESCRIPTION

Introducing a premier leasing opportunity at 1874 Ashwood Circle, Fort Wright, KY. This exceptional property offers a flexible space, featuring versatile floor plans ideal for a range of business needs. Boasting ample parking, high-speed internet connectivity, the property presents the perfect environment for productivity and growth. With its strategic location and professional ambiance, this space is designed to elevate your business operations and leave a lasting impression on clients and employees alike. Explore the potential of this prime property!

## PROPERTY HIGHLIGHTS

- Flexible floor plan
- Ample parking for tenants and visitors
- High-speed internet connectivity
- Customizable spaces to suit various business needs

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Fully Leased
Building Size:	1,029 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	189	893	3,697
Total Population	481	2,174	8,253
Average HH Income	\$132,976	\$124,455	\$107,607

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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**OFFICE FOR LEASE**

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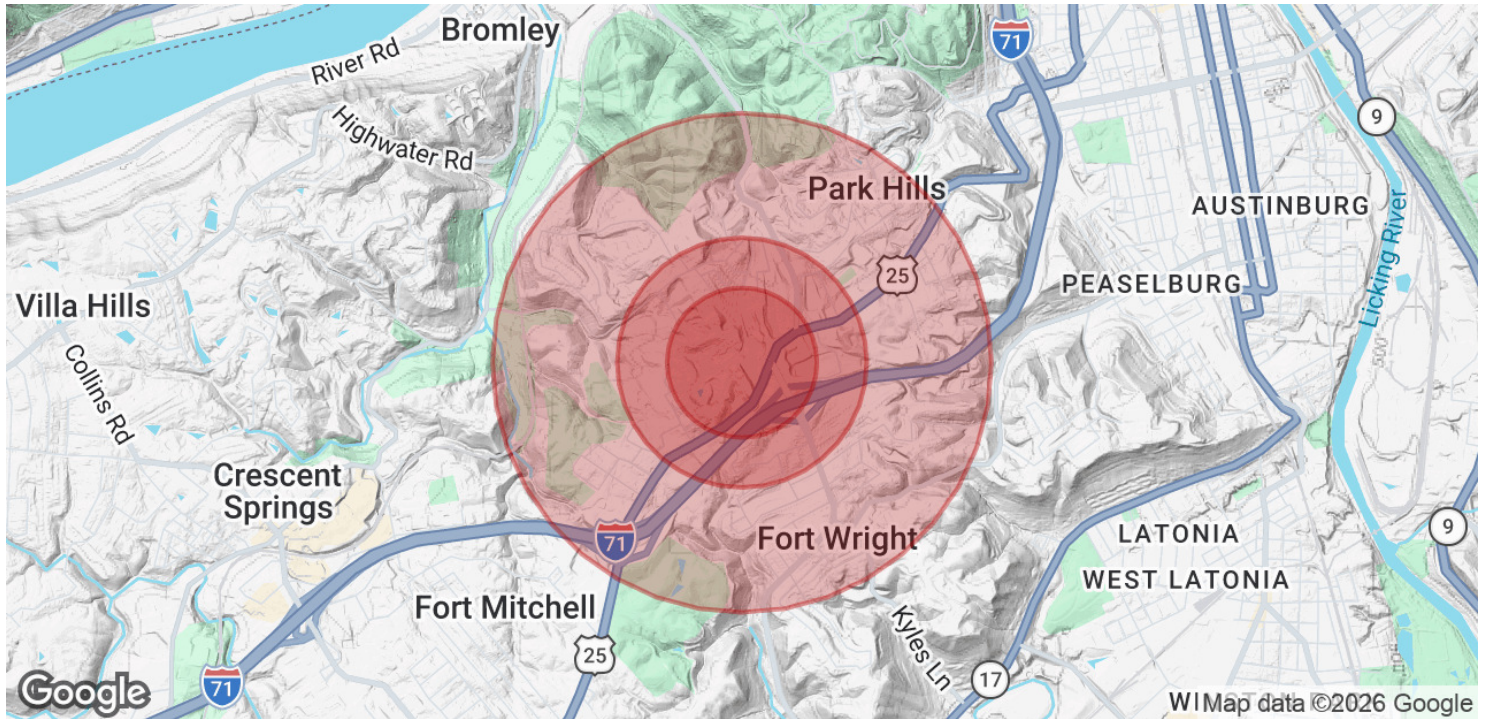
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	481	2,174	8,253
Average Age	40	40	42
Average Age (Male)	38	39	40
Average Age (Female)	41	41	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	189	893	3,697
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$132,976	\$124,455	\$107,607
Average House Value	\$442,831	\$383,017	\$356,040

2020 American Community Survey (ACS)

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