



PROPERTY DESCRIPTION

Astonish Commercial Real Estate Services is pleased to present 2134 Highland Pike, a 3.78-acre vacant land parcel offered for sale in Covington, Kentucky. Zoned SU (Semi-Urban Residential), the site supports a flexible range of development scenarios including residential, multifamily, mixed-use, and limited neighborhood-scale commercial – making it an attractive opportunity for developers and investors seeking adaptable infill land in a high-connectivity Northern Kentucky corridor. All public utilities are available to the site. The property lies outside of any flood-prone area and benefits from direct frontage along Highland Pike. Priced at \$290,000, this offering represents a compelling entry point into the Kenton County land market with strong long-term development upside driven by the area's above-average income growth, population gains, and continued investment activity.

PROPERTY HIGHLIGHTS

- 3.78± Acres Of Vacant Land With Highland Pike Frontage In Covington, KY
- Asking Price: \$290,000 | ~\$76,720/Acre
- SU (Semi-Urban Residential) Zoning – Supports Residential, Multifamily, Mixed-Use & Limited Commercial Development
- All Public Utilities Available to Site – Water, Sewer, Gas & Electric
- Outside Flood Zone – Flood Panel 21037C0025E
- Minutes To I-275 Interchange And The I-71/75 Corridor
- Adjacent To Major Demand Drivers – Fidelity Investments Corporate Campus, Gateway Community & Technical College, National Retail Corridor
- Kenton County – Outperforms State Benchmarks In Population Growth, Household Income (\$82,787 Avg. Median HH Income), And Unemployment (3.9%)

Offering Summary

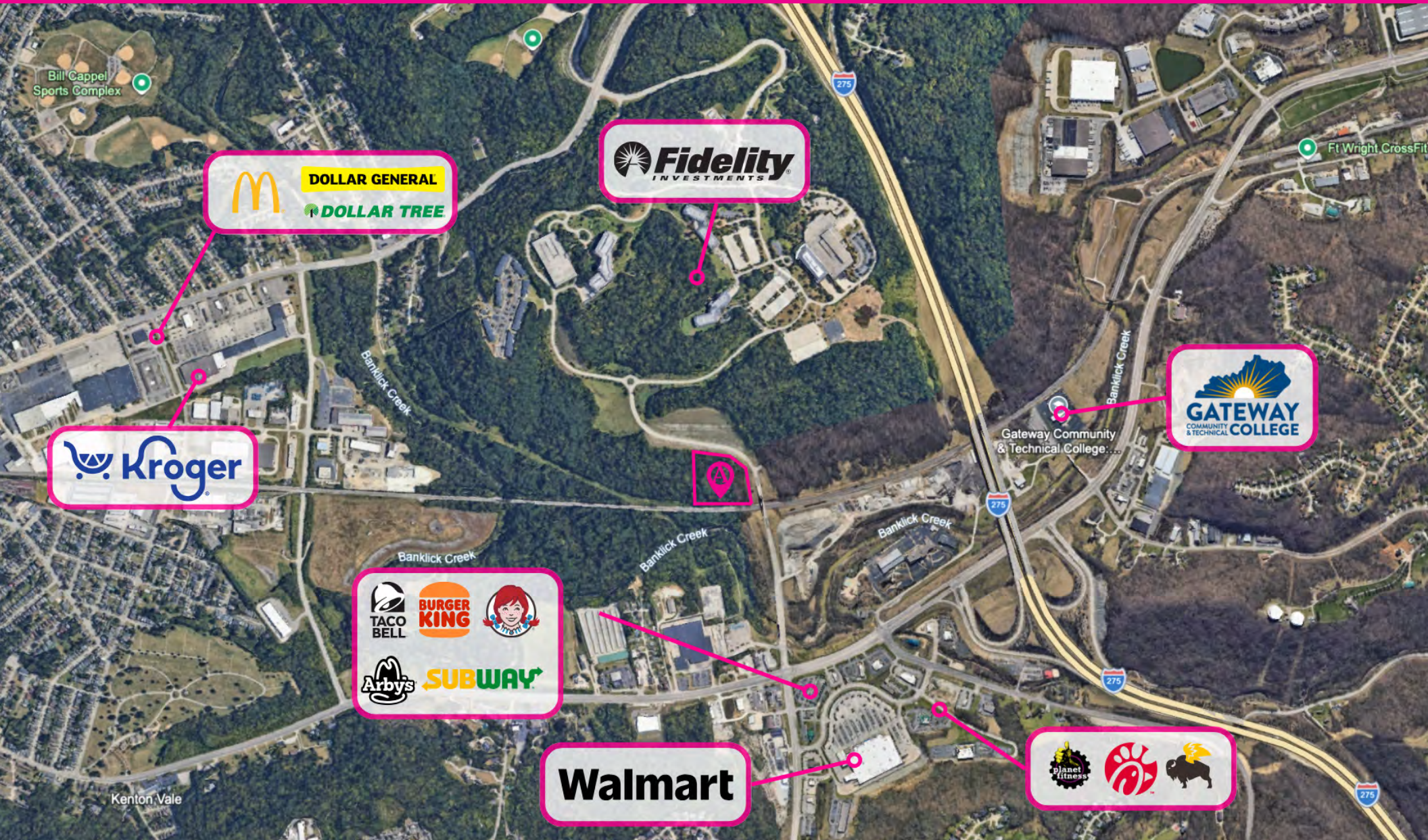
Sale Price:	\$290,000
Lot Size:	~3.78 Acres

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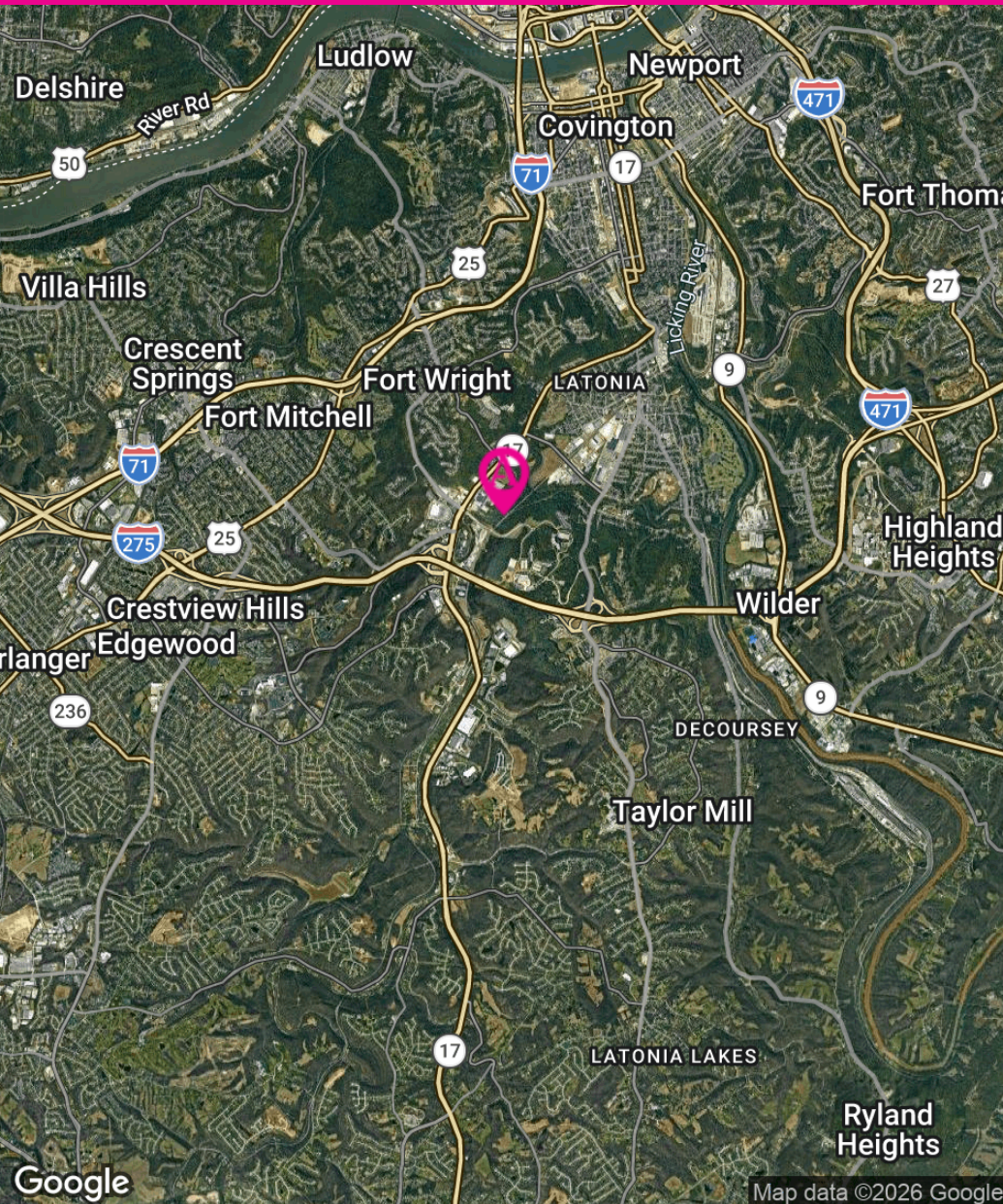
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LOCATION OVERVIEW

Strategically positioned along Highland Pike in Covington, Kentucky, 2134 Highland Pike offers immediate access to one of Northern Kentucky's primary north-south arterials connecting directly to the I-275 interchange. The site sits within minutes of a concentrated commercial node featuring national retail, restaurant, and service tenants including Chick-fil-A, Taco Bell, Sonic, and more. Major demand drivers in the immediate trade area include Fidelity Investments' corporate campus, Gateway Community & Technical College, and Cambridge Square Apartments. The property benefits from strong regional connectivity via I-71/75 and I-275, placing it within easy reach of downtown Cincinnati and the broader Cincinnati MSA – one of the Midwest's most active development markets.

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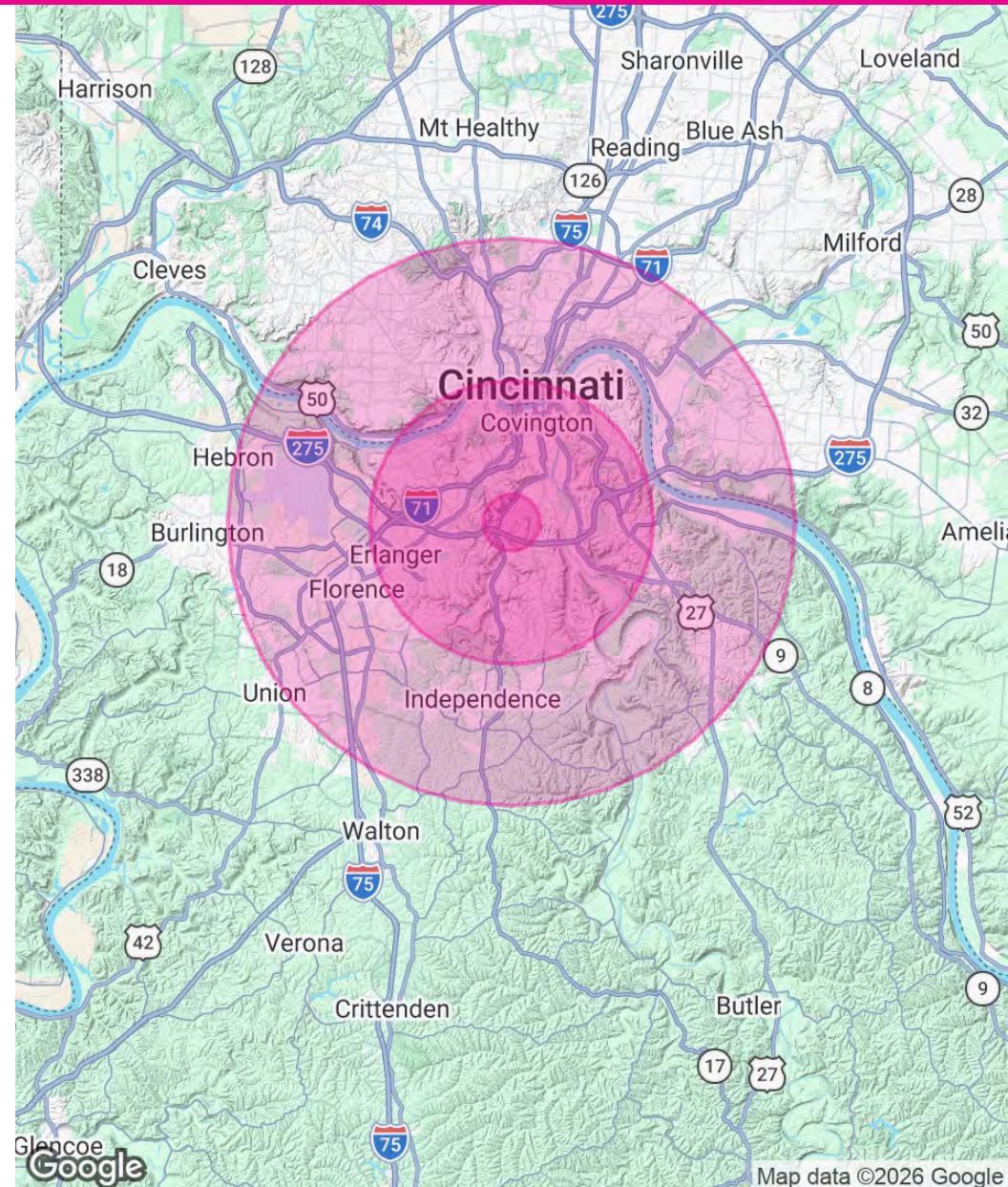
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Population	1 Mile	5 Miles	10 Miles
Total Population	3,289	173,181	630,830
Average Age	39.8	38.6	37.1
Average Age (Male)	37.7	37.3	35.6
Average Age (Female)	43.6	40.1	38.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,326	74,180	267,548
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$103,438	\$102,804	\$98,375
Average House Value	\$281,955	\$254,276	\$266,342

2023 American Community Survey (ACS)



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