

RIVER VIEW

55 And 65 River Rd., Covington, KY 41016



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity in Kenton County. These properties, situated in the coveted River Road area, offer prime real estate for a savvy land or multifamily investor. Boasting an ideal location with easy access to amenities and major transportation routes, this is a rare chance to secure a valuable asset in a highly sought-after area. With its potential for development or income-generating properties, this offering presents a compelling prospect for investors aiming to capitalize on the growth and demand with River views! Don't miss the opportunity to make your mark in this thriving market.

PROPERTY HIGHLIGHTS

- Prime location with River views
- Excellent development potential
- Highly sought-after area
- Ideal for multifamily or Office development
- Opportunity for income-generating properties

OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	1.03 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	304	1,018	2,938
Total Population	572	2,039	5,992
Average HH Income	\$89,971	\$96,894	\$85,195

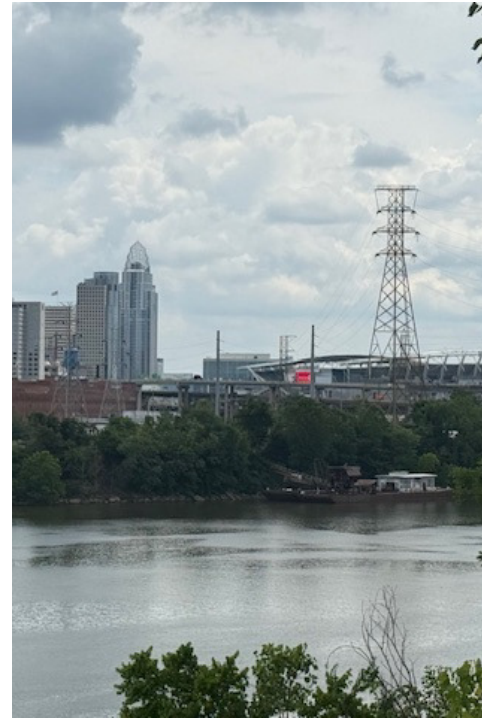
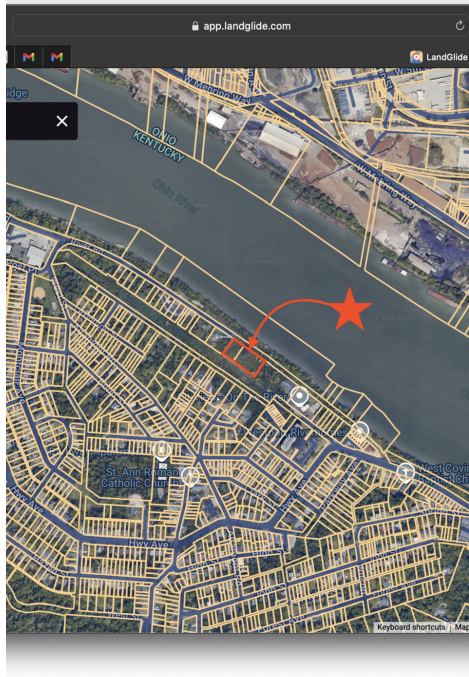
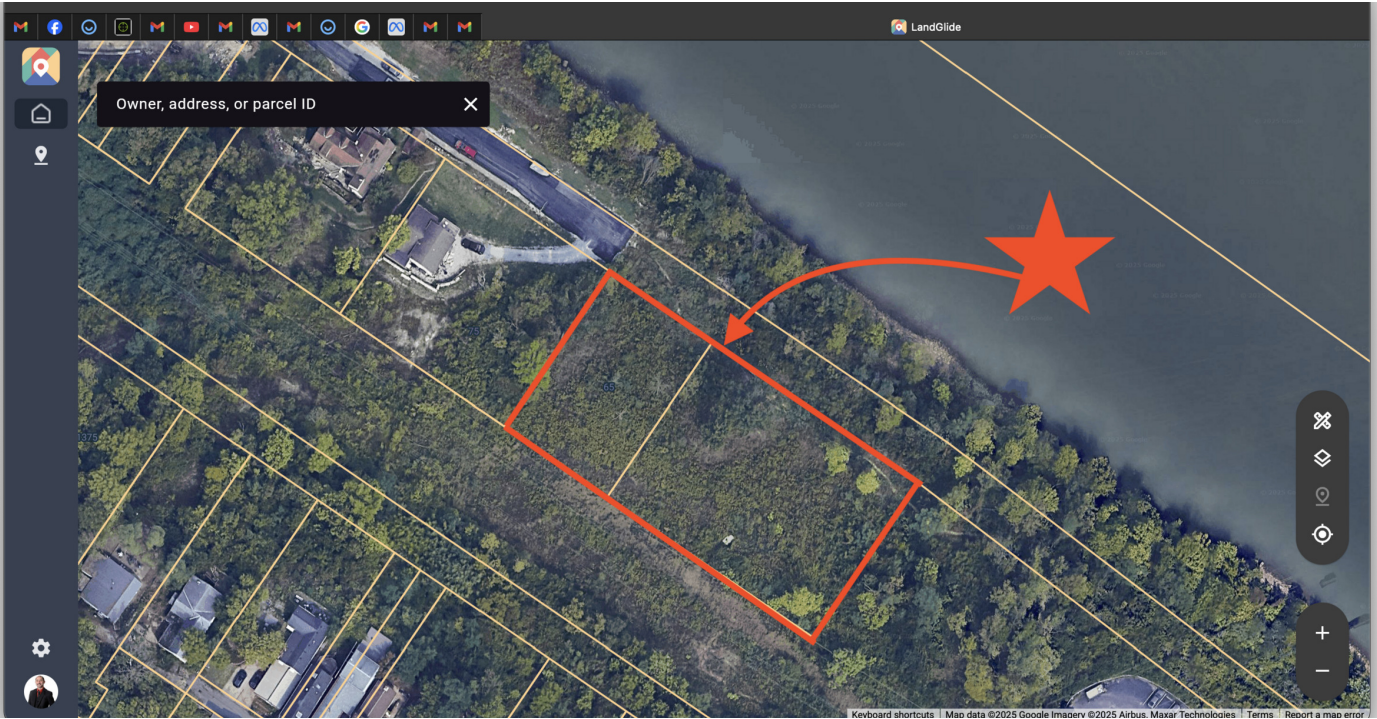
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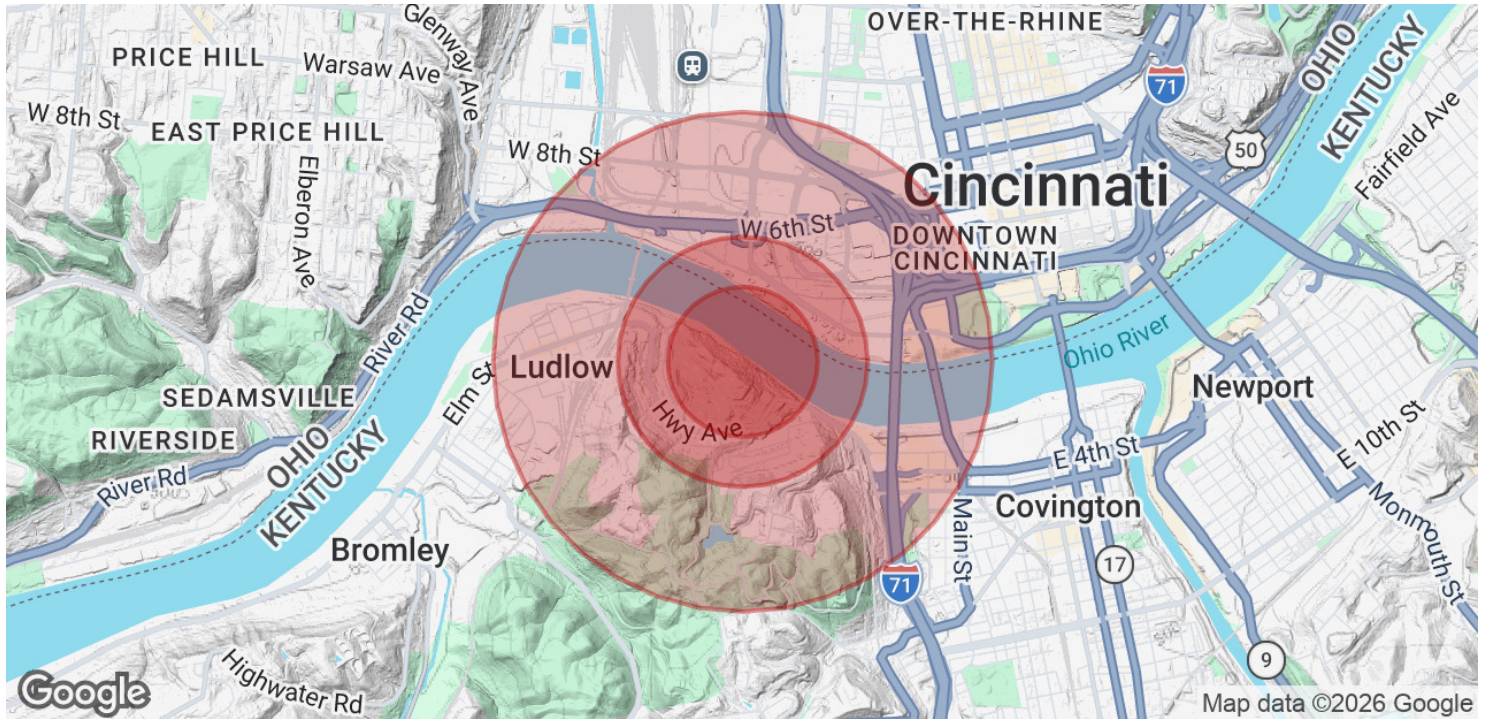
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	572	2,039	5,992
Average Age	46	43	41
Average Age (Male)	44	43	40
Average Age (Female)	47	44	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	304	1,018	2,938
# of Persons per HH	1.9	2	2
Average HH Income	\$89,971	\$96,894	\$85,195
Average House Value	\$314,795	\$321,476	\$299,509

2020 American Community Survey (ACS)

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