

OFFICE FOR LEASE

2161 NORTH BEND ROAD

Hebron, KY 41048



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prime commercial property in Hebron, Kentucky. Boasting modern design and versatile layouts, the property offers the perfect canvas for businesses to thrive. With ample parking and easy access to major transportation routes, convenience is unmatched. The well-maintained facilities and professional management ensure a seamless leasing experience. Tenants will appreciate the comfort and functionality of the thoughtfully-designed interior spaces. Additionally, the property's strategic location and visibility make it an ideal choice for businesses seeking to make a strong impression and establish a prominent presence in the market. Don't miss the chance to elevate your business in this exceptional commercial space.

PROPERTY HIGHLIGHTS

- 2,600 sq ft of Retail/Office Space/Medical Office
- Convenient and Immediate Access to 275
- Ample Parking

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	2,600 SF
Building Size:	2,600 SF

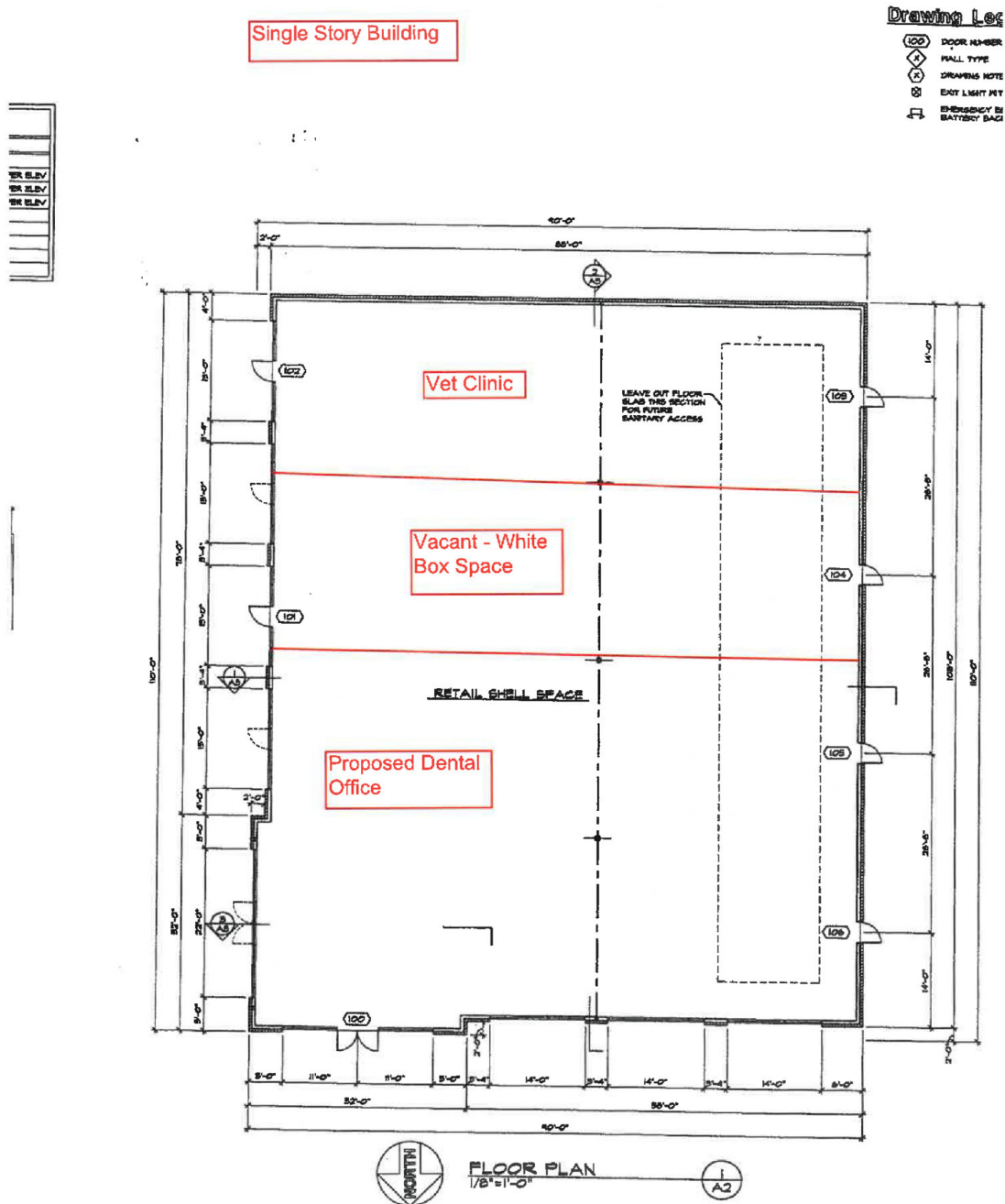
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	165	892
Total Population	99	426	2,521
Average HH Income	\$135,363	\$134,706	\$135,218

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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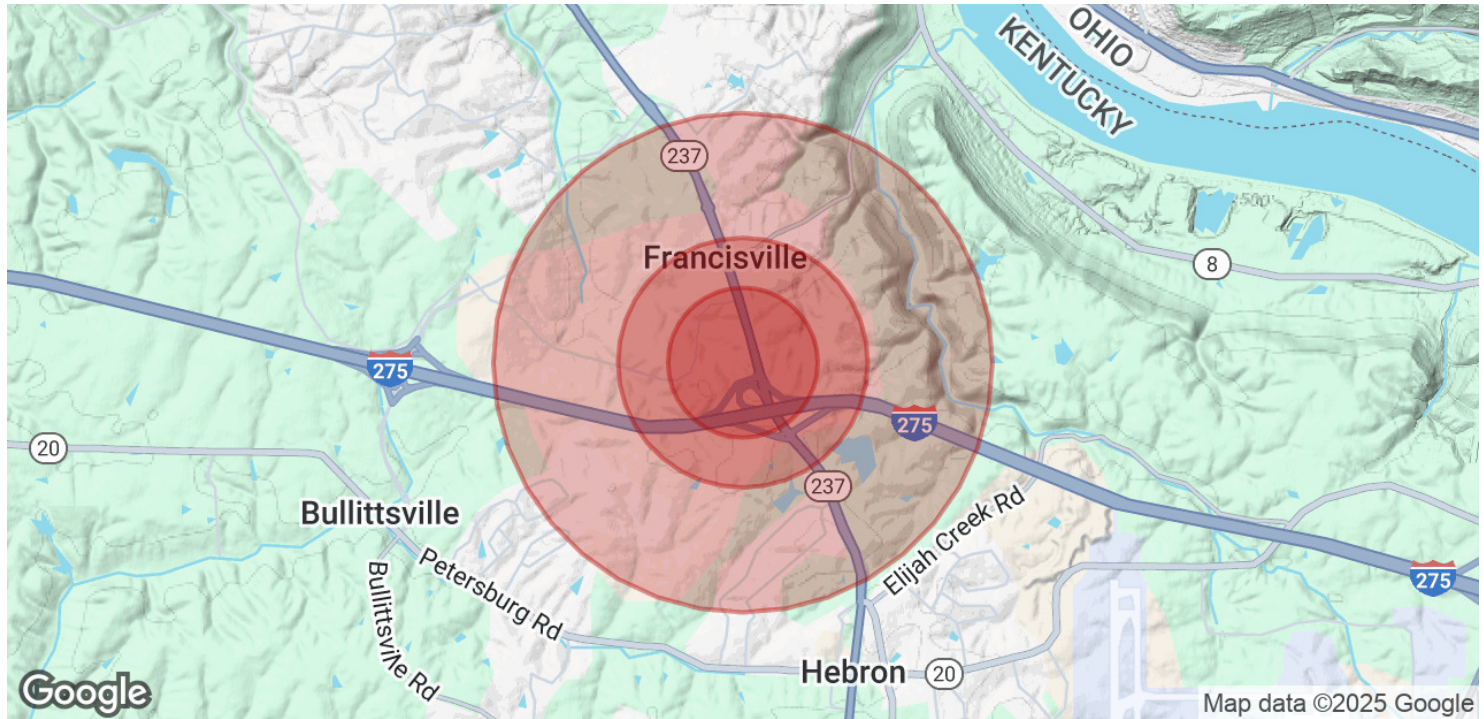
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	99	426	2,521
Average Age	39	38	36
Average Age (Male)	37	37	35
Average Age (Female)	40	39	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	165	892
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$135,363	\$134,706	\$135,218
Average House Value	\$347,777	\$336,225	\$308,585

Demographics data derived from AlphaMap

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