

# LATONIA COMMERCE CENTER

3835 WINSTON AVE., COVINGTON, KY 41015

CURO • BRKG



## OUTLOT AVAILABLE




### PROPERTY DETAILS:

- » ABUNDANT PARKING
- » LOCAL MANAGEMENT
- » BUILD TO SUIT or GROUND LEASE
- » LARGE POPULATION REACH IN 10 Minutes




**GREAT FOR CAR WASH  
OR OIL CHANGE**



[CLICK FOR PERMITTED  
USE CODES](#)

-  .75 acres
-  TUMU zoning
-  City of Covington, Kenton County

### HIGHLIGHTS:

-  2 access points (1 with stop light)
-  Kroger trade area
-  Flexible site configuration



**LABOR FORCE:**  
**180,000 in 5 miles**

Median Age: 38

Home Owner: 54%

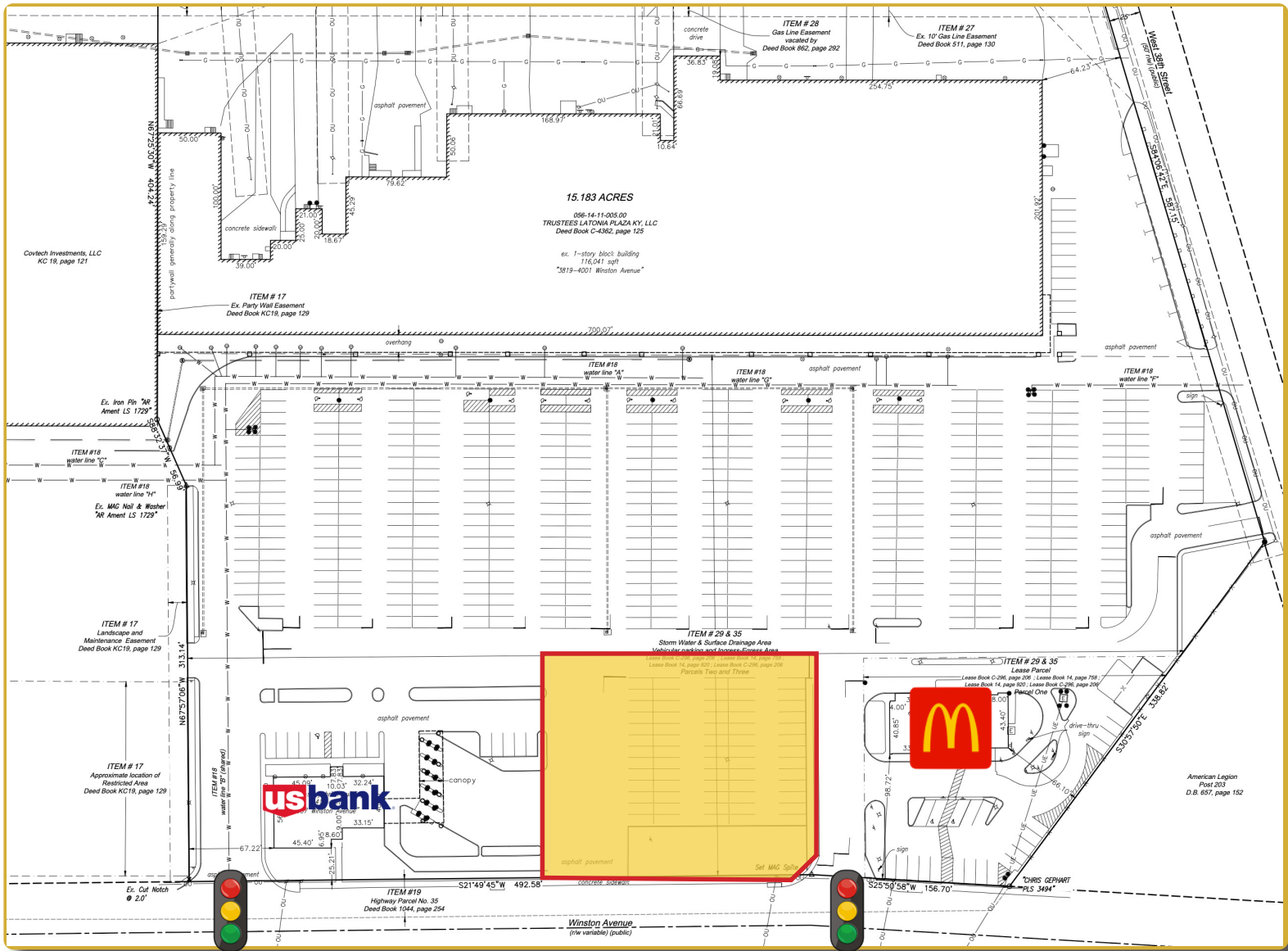
Median Income:  
\$57,360

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OWNER IS AGENT

STEPHANIE GOLDEN | [STEPHANIE@CUROBRKG.COM](mailto:STEPHANIE@CUROBRKG.COM) | 513.379.0542  
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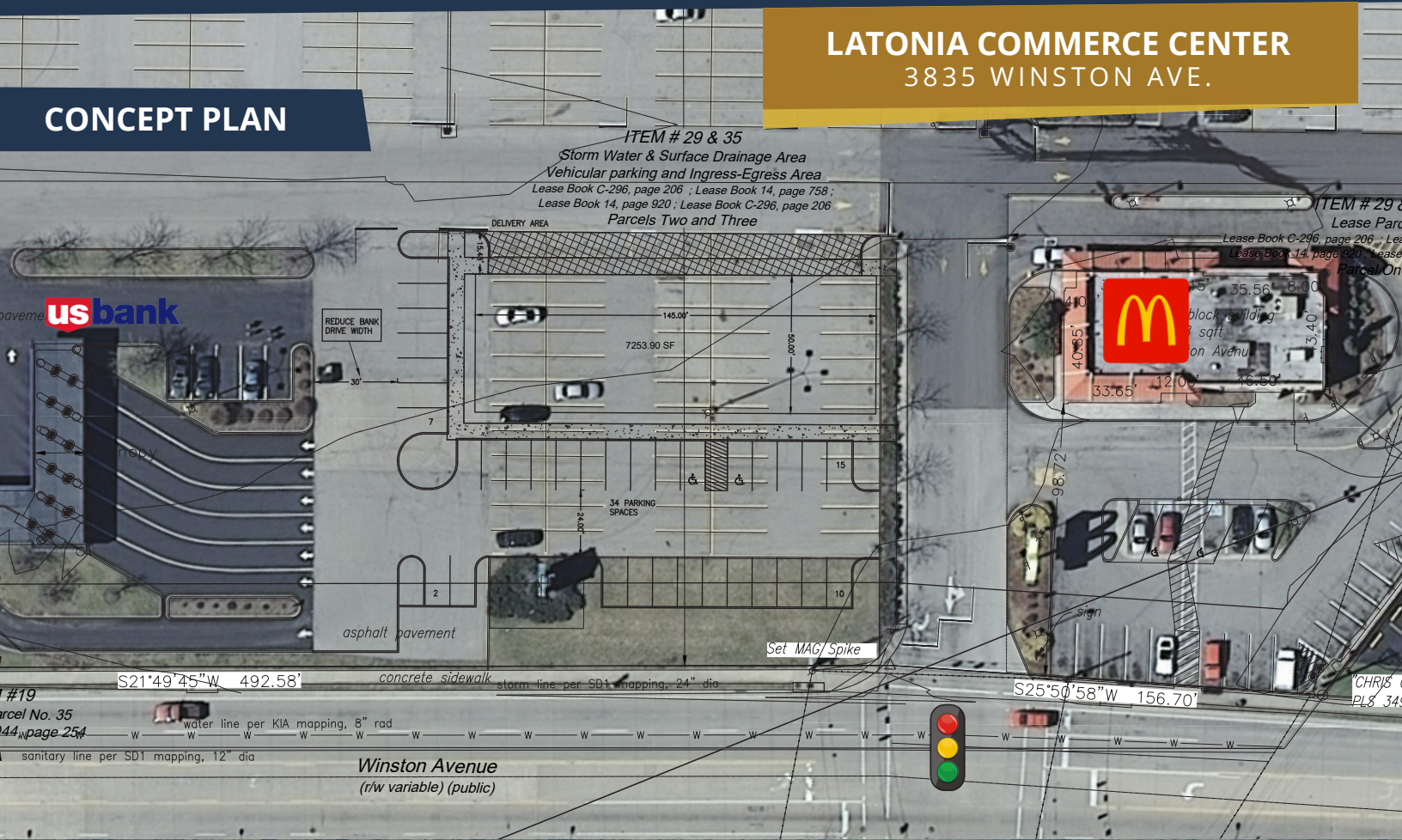
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## CONCEPT PLAN



## RENDER



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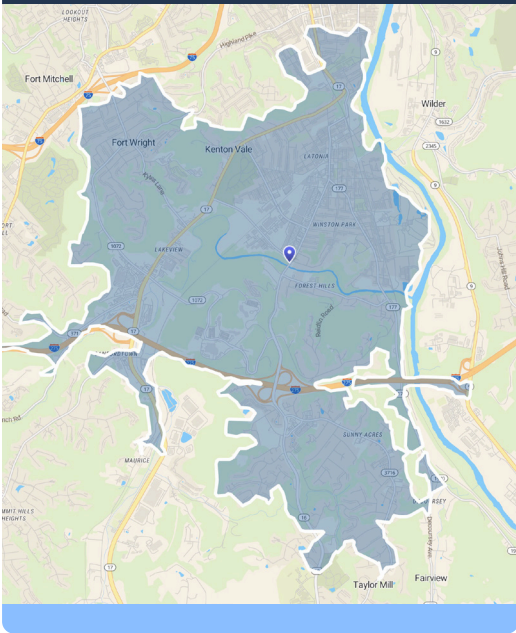
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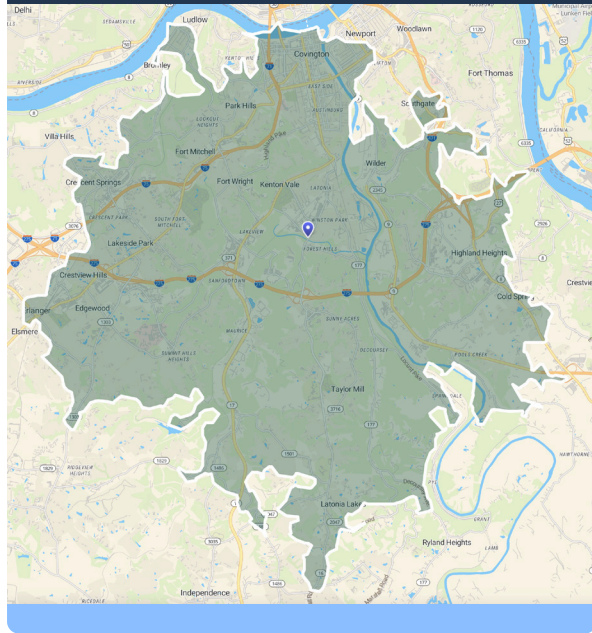
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## 5-MINUTE DRIVE TIME



## 10-MINUTE DRIVE TIME



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