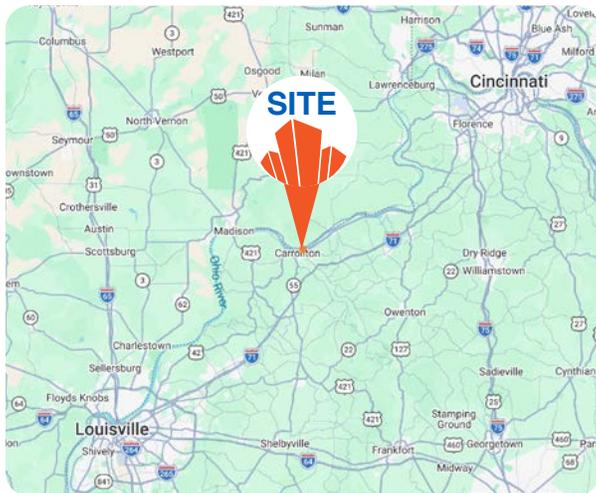




RETAIL SPACE FOR LEASE

1404 Highland Ave | Carrollton, KY 41008



LEASE RATE: SEE AGENT

7,056± SF AVAILABLE (1.93 AC)

- **Location:** Strategically located in Carrollton, KY, minutes from I-71, connecting Louisville, Cincinnati, and Northern Kentucky
- **Visibility:** Situated on 1.93 acres with excellent frontage and site visibility
- **Parking:** Ample on-site customer parking
- **Surroundings:** Positioned near national retailers, restaurants, and service businesses
- **Opportunity:** Ideal for retail, auto parts, service, or general commercial users seeking turnkey space
- **Year Built:** 2007 with modern construction and efficient layout
- **Zoning:** C-3 Commercial – allows a wide range of retail, automotive, restaurant, and general commercial uses, supporting both local and regional-serving businesses

JUSTIN BAKER
MICHAEL TABOR

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(502) 454-0911
(502) 454-4557

AERIAL



12,474 ADT

11,303 ADT

HIGHLAND AVE

PARK AVE

PAPA JOHN'S

Valero

Walgreens

FAMILY DOLLAR

O'Reilly

U.S. 42 E

42

42

Port William Ln

Barker Rd

Barker Rd

Barker Rd

Grobmyer Ave

Park Ave

Port William Ln

Village Ln

Grobmyer Av

AERIAL



**6 MINUTES,
3.4 MILES TO I-71**

PHOTOS

TRIO
COMMERCIAL PROPERTY GROUP

AVAILABLE

502-454-4933



DEMOGRAPHICS

POPULATION



1 Mile: **2,821**

3 Miles: **6,782**

5 Miles: **8,242**

HOUSEHOLDS



1 Mile: **1,078**

3 Miles: **2,540**

5 Miles: **3,113**

BUSINESSES



1 Mile: **139**

3 Miles: **238**

5 Miles: **265**

EMPLOYEES



1 Mile: **1,522**

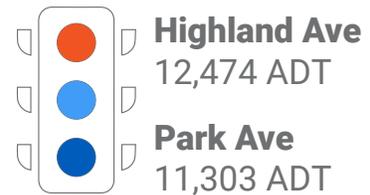
3 Miles: **2,081**

5 Miles: **2,188**

AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS





**Gordon
Brothers®**

CONTACT US

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