

KEN PERRY REALTY

Commercial Group

96 Alexandria Pike Fort Thomas, KY 41075

For Lease

**\$7500/mo. +
\$3.50/ SF CAM**

- 6,600 square feet
- 6 garage bays at front of building (10' x 12')
- 1 garage bay at rear of building (8' x 8')
- Pylon sign near building with visibility from I-471
- Monument sign visible from US-27



Ken Perry

Agent

4135 Alexandria Pike,
Suite 101

Cold Spring, KY 41076

Office: 859-442-6800

Cell: 859-240-8229

ken@kpr.net



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For Lease

\$7500/mo. + \$3.50/ SF CAM

- Newly paved parking lot with ample parking (70+ spaces near building)
- 90,600 VPD on I-471
- 4,500 VPD on I-471 exit ramp passing property
- 11,555 VPD on US-27
- Constructed in 1989
- 2 restrooms



Ken Perry

Agent

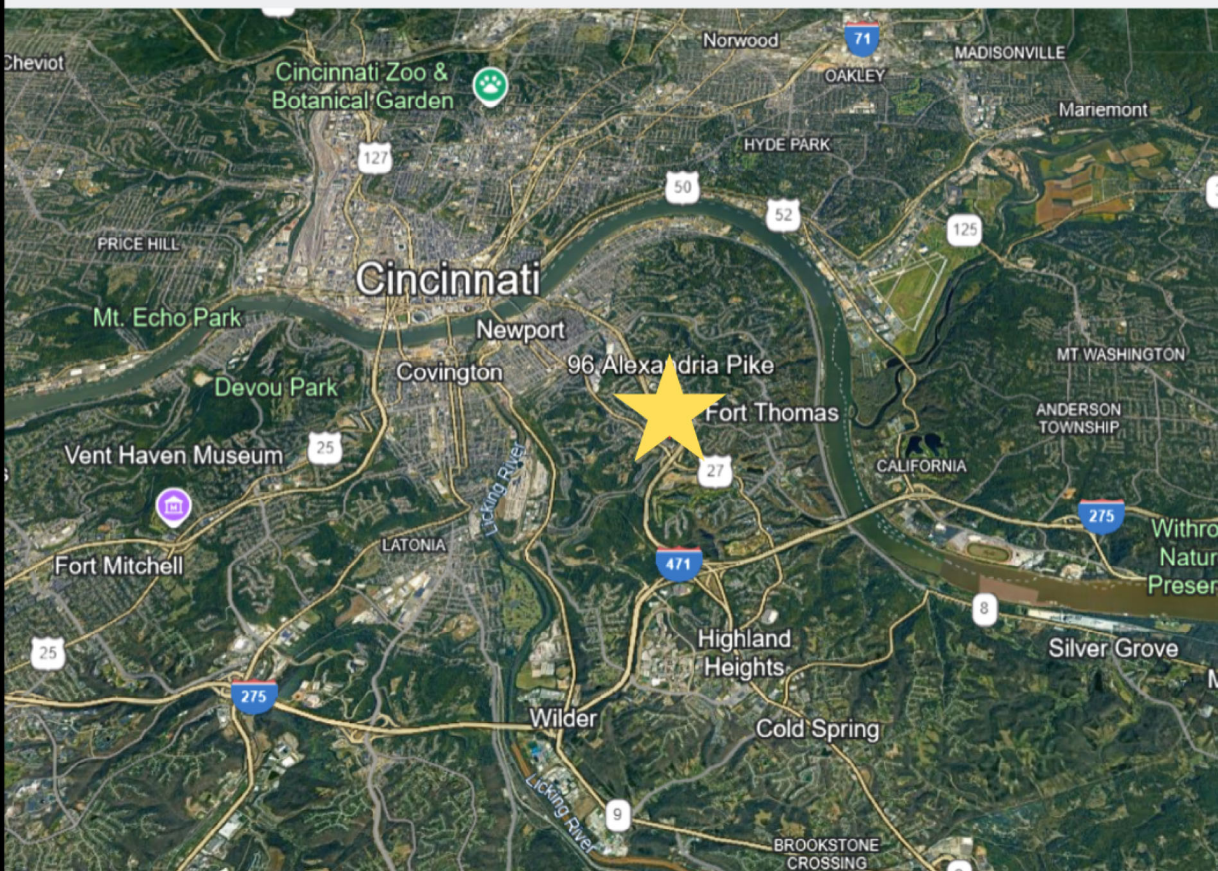
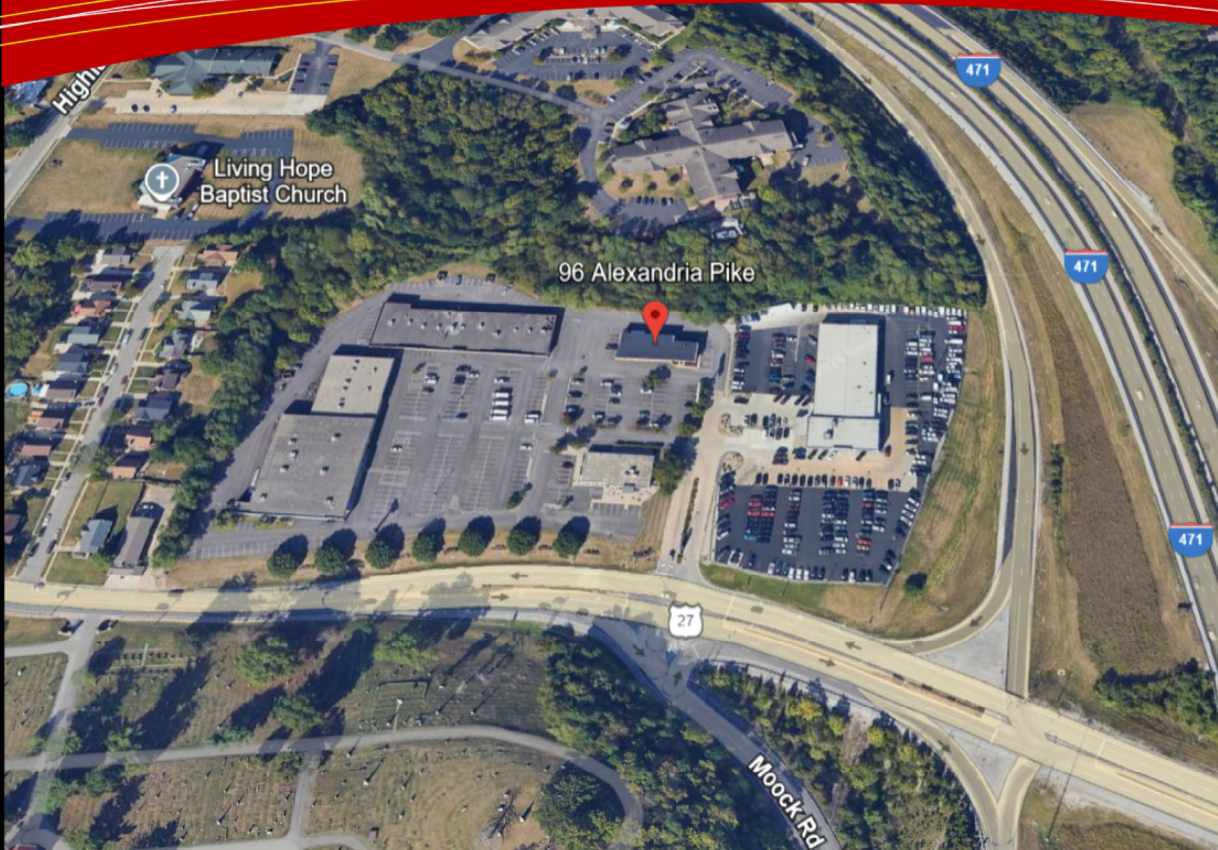
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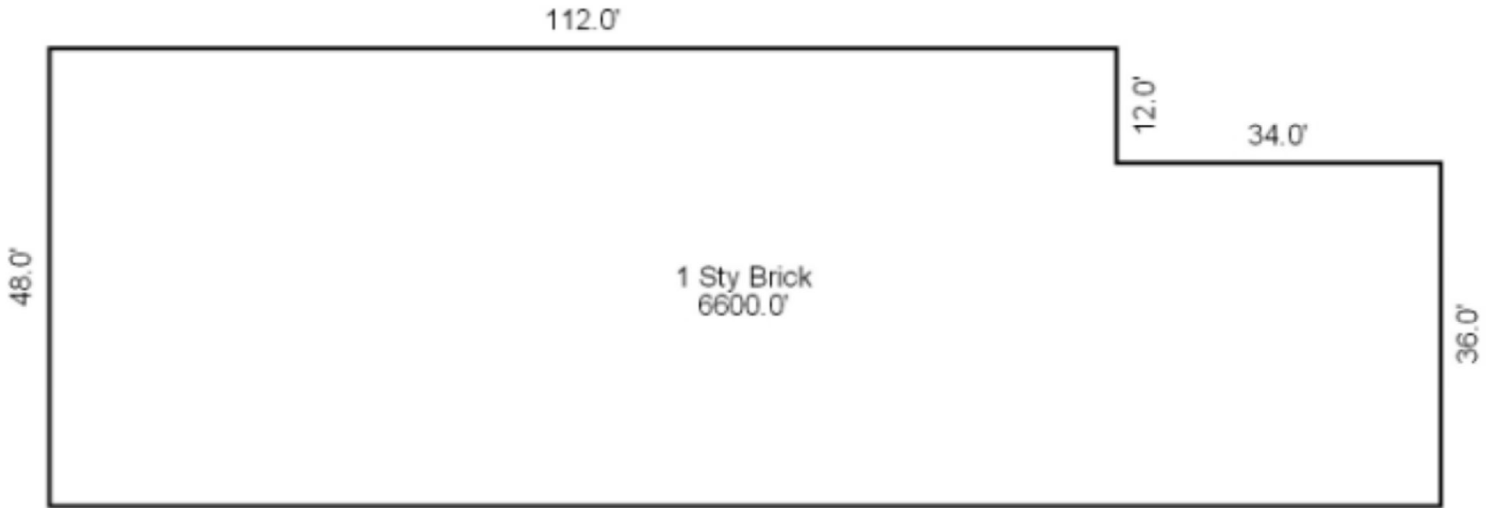
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Floor Plan



LINK-GIS Web Map

Building	Recreation
Building	Ball Fields
Pool	Playground/ General Rec
Tank	Tee/Green
Concrete Pad	
Roads	Topography
Paved Road	Index Contour
Unpaved Road	Intermediate Contour
Bridges	Contour
Paved Parking	Creek / Stream
Unpaved Parking	River / Lake
Railroad	Boundaries
	Parcel
	Zoning
Utilities	
Sewer	
Sewer Structure	
Water Pipe	
Water Hydrant	

1:600

0 10 20 40 Feet

LINK GIS

PDS

1940 Simon Kerton Way
Covington, KY 41011
509.331.8980
Office hours M-F 8-5
www.linkgis.org

Parcel data provided by CCPVA, KCPVA, PCPVA and LINK-GIS

Date: 11/6/2024

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