

LAND FOR SALE

3036

Petersburg Road

Hebron, KY 41048

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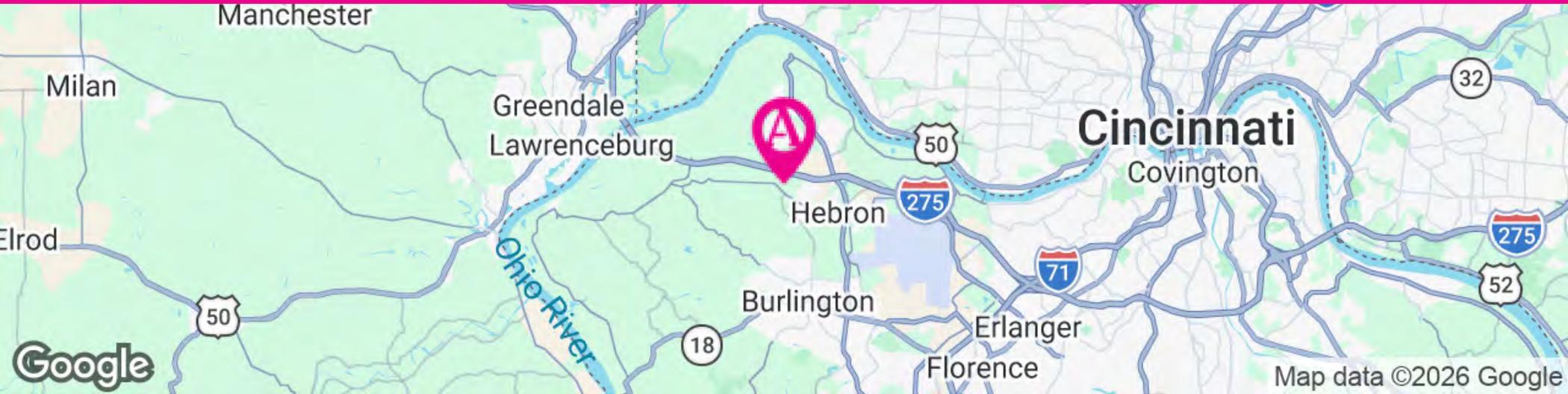
OH #SAL.2023006557



3036 Petersburg Rd

* Estimated Parcel Lines

Astonish
Commercial Real Estate Services



PROPERTY DESCRIPTION

3036 Petersburg Road offers a premier development opportunity across 10.95 expansive acres, uniquely characterized by its layout of two separate parcels bisected by Graves road. Offering a standout combination of scale and a prime location near global logistics hubs, the property's split configuration ensures extensive road frontage and high visibility for both sections.

PROPERTY HIGHLIGHTS

- Combined Acreage: 10.95 Acres
- Parcel 1: 4.99 Acres
- Parcel 2: 5.96 Acres
- Zoning: GR-C and GR-BP
- Easy access to I-275
- 4,726 VPD

Offering Summary

Sale Price Parcel 1:	\$800,000/Acre
Sale Price Parcel 2:	\$290,000/Acre
Lot Size:	10.95 Acres

Demographics	3 Miles	5 Miles	10 Miles
Total Households	5,088	15,568	136,635
Total Population	16,184	44,196	345,890
Average HH Income	\$151,438	\$128,016	\$98,128



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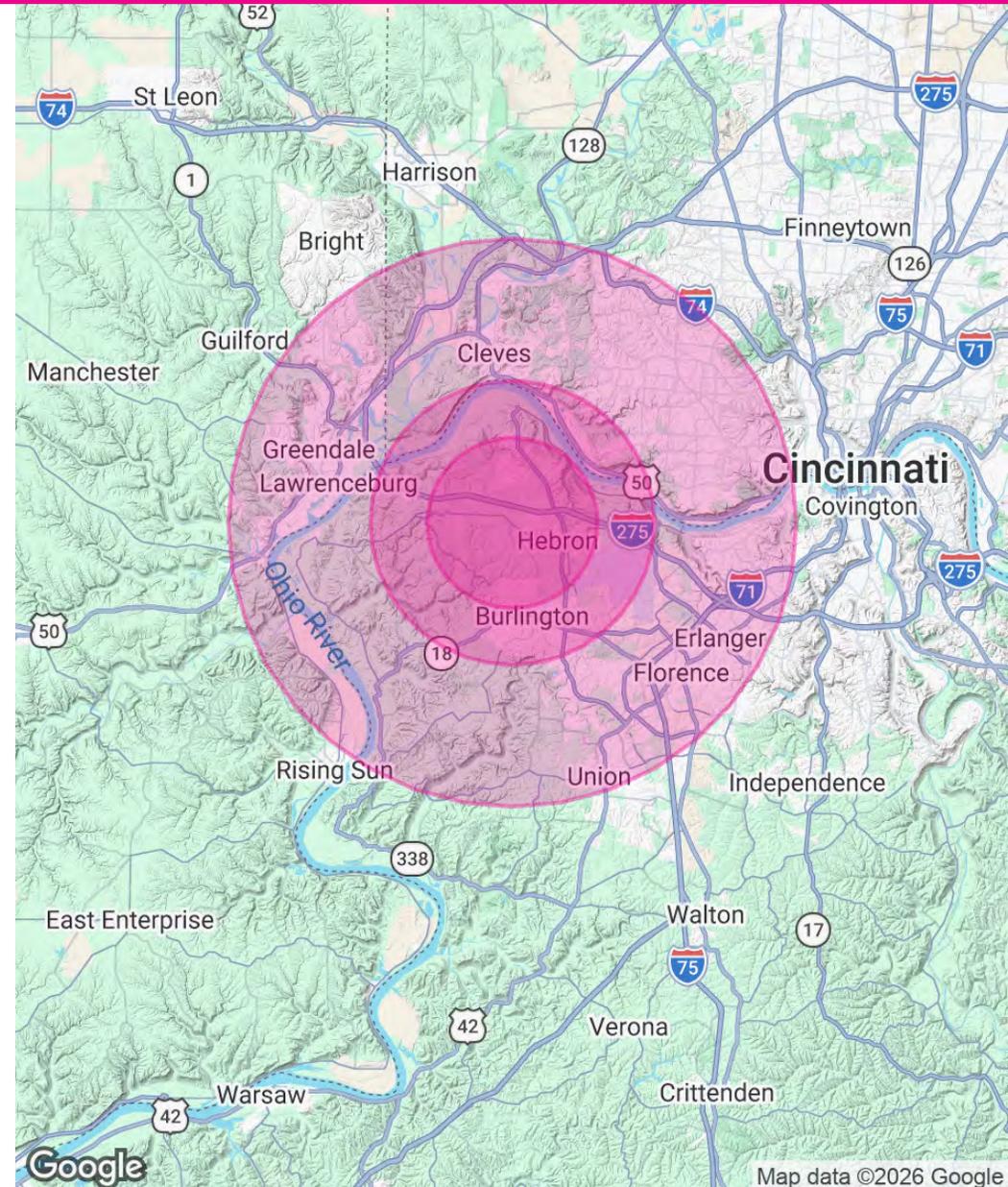
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Population	3 Miles	5 Miles	10 Miles
Total Population	16,184	44,196	345,890
Average Age	36.7	39.3	38.6
Average Age (Male)	35.1	38.2	36.7
Average Age (Female)	37.4	39.1	39.7

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	5,088	15,568	136,635
# of Persons per HH	3.2	2.8	2.5
Average HH Income	\$151,438	\$128,016	\$98,128
Average House Value	\$330,174	\$288,256	\$237,650

2023 American Community Survey (ACS)



Map data ©2026 Google

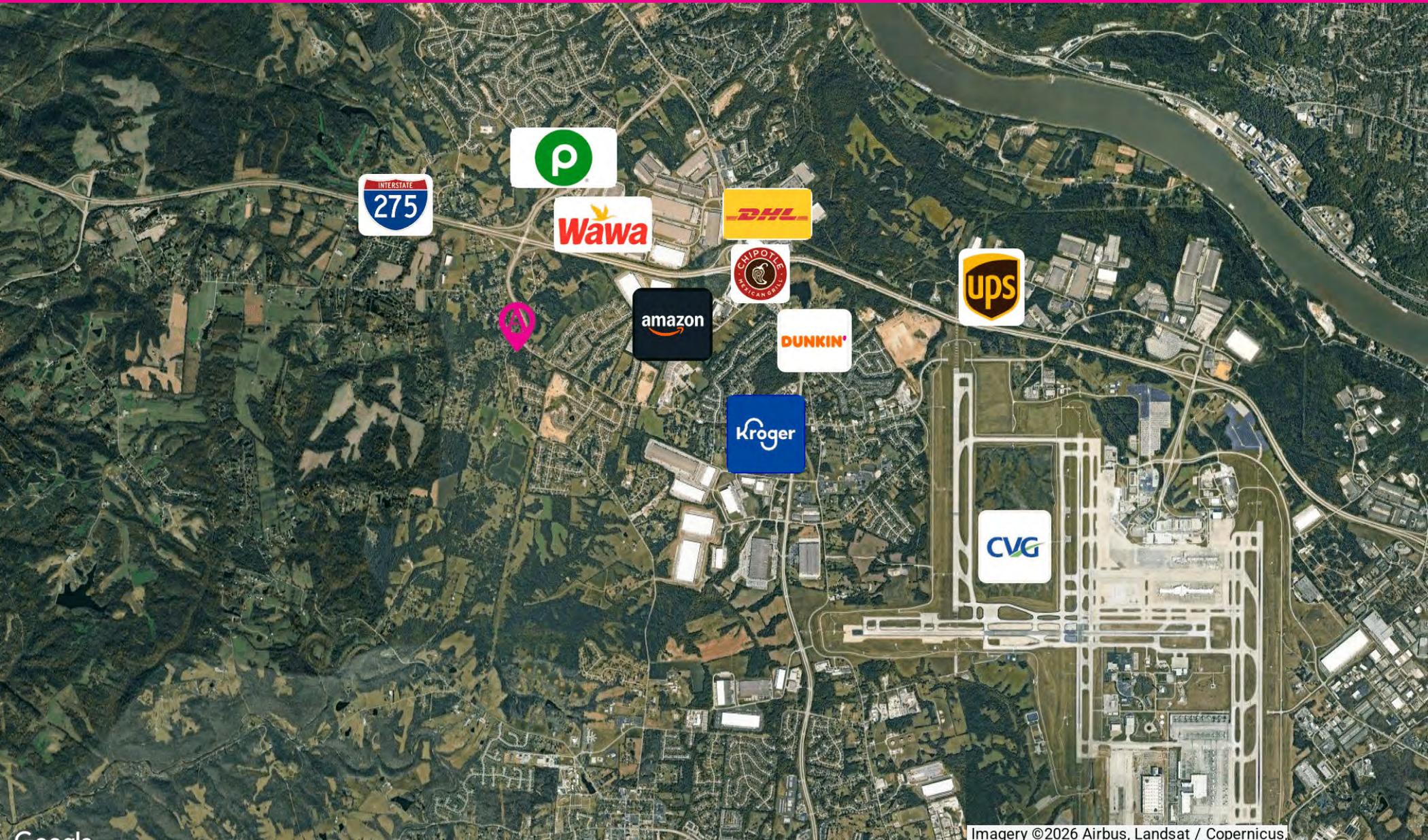
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