

SIGNALIZED CORNER LOT

3303-3305 Dixie Hwy, Erlanger, KY 41018



PROPERTY DESCRIPTION

At 3303-3305 Dixie Hwy in Erlanger, KY, this property presents an outstanding opportunity for retailers and vehicle-related businesses. The building at 3303 is 4,000 sq ft and 3305 is 4,000 sq ft. These buildings offer a versatile space for retail endeavors or vehicle-related services. At a signalized corner lot, its strategic location in the heart of Erlanger, the property benefits from high visibility and accessibility, positioning it as a prime investment in the thriving local market. Ideal for retail or vehicle-related ventures, this property provides a solid foundation for establishing a prominent and successful presence in Erlanger's commercial landscape.

PROPERTY HIGHLIGHTS

- High visibility on Dixie Hwy
- Versatile space for retail or vehicle services
- Well-maintained property

OFFERING SUMMARY

Sale Price:	\$625,000
Building Size:	8,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	368	1,166	5,170
Total Population	870	2,688	12,167
Average HH Income	\$88,329	\$81,407	\$82,127

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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RETAIL FOR SALE

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RETAIL FOR SALE

SIGNALIZED CORNER LOT

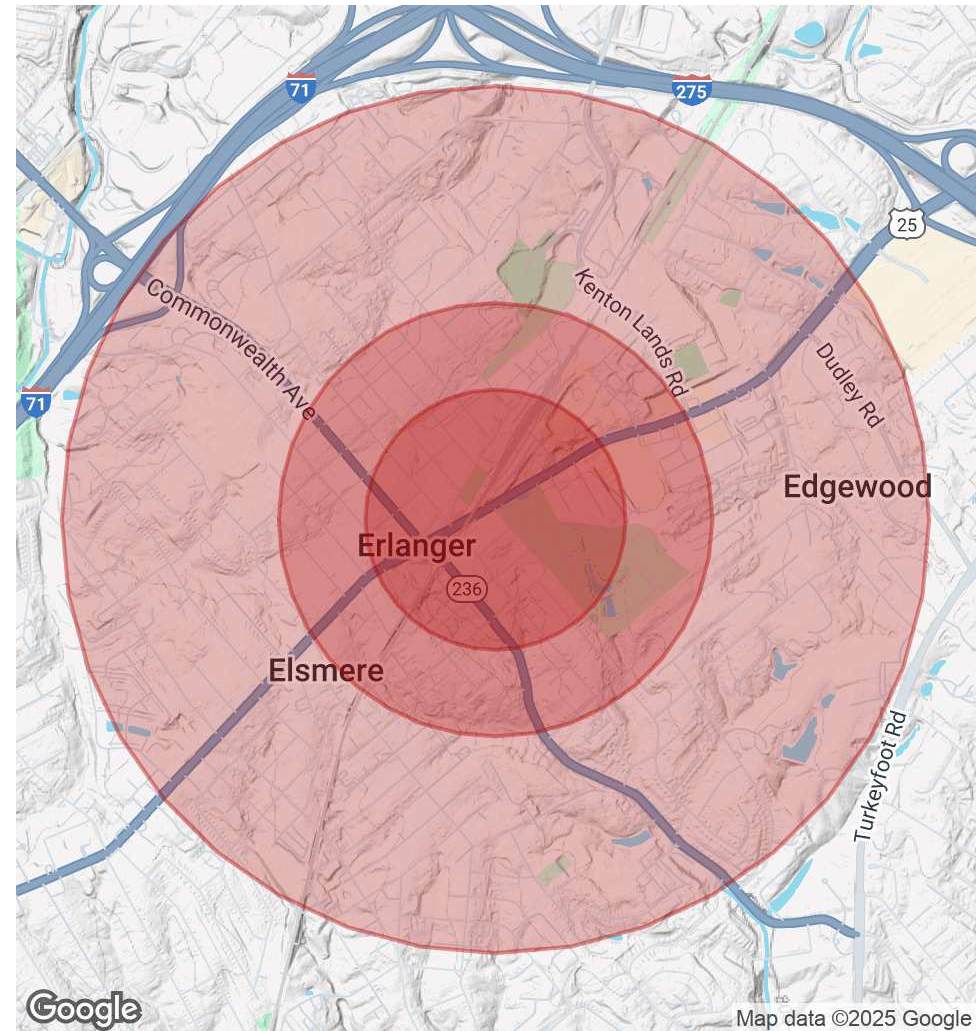
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	870	2,688	12,167
Average Age	41	41	40
Average Age (Male)	40	39	38
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	368	1,166	5,170
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$88,329	\$81,407	\$82,127
Average House Value	\$242,090	\$209,878	\$208,573

Demographics data derived from AlphaMap



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