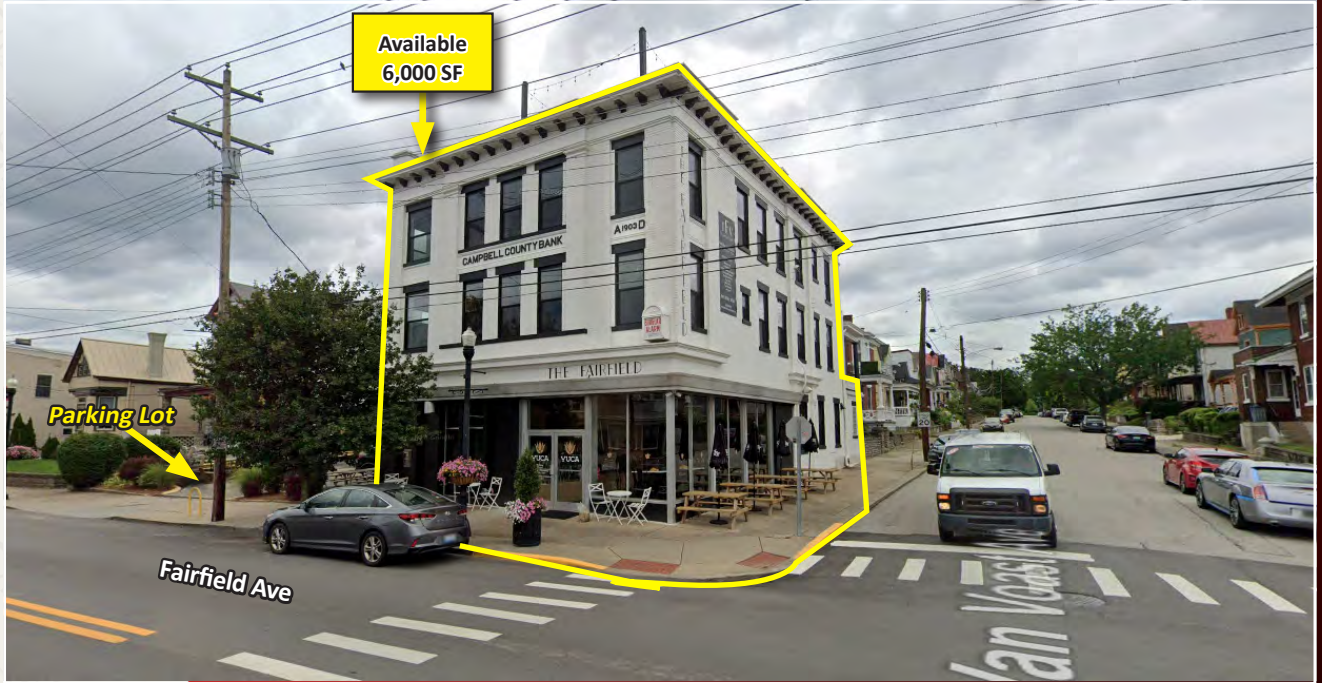









FOR SALE

Mixed-Use Building in Bellevue



700-704 Fairfield Avenue, Bellevue, KY 41073

PROPERTY HIGHLIGHTS

-  6,000 SF Mixed-Use Building with Rooftop Deck
-  Operating Restaurant on the First Floor
-  On-Site Parking Lot Included, Ample Street Parking Available
-  Located on Highly Traveled Fairfield Avenue
-  Easy Access to I-471
-  Prime Site at Corner Intersection
-  Traffic Counts: 12,979 ADT Fairfield Ave

DEMOGRAPHICS

Year 2024	One Mile	Three Mile	Five Mile
Estimated Population	15,373	153,190	300,694
Median Income	\$77,580	\$67,506	\$69,576
Average HH Income	\$113,971	\$104,107	\$101,650
Daytime Population	6,040	128,729	197,037

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[CLICK HERE TO VIEW OUR OTHER LISTINGS!](#)



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700-704 FAIRFIELD AVE
Bellevue, KY 41073

OnSite
 Retail Group



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 Retail Group



LIQUOR KING

O'Fallon Ave

CORK-N-CRUST
GOURMET PIZZA

Available
6,000 SF

Parking Lot

Rooftop
Deck



12,979 ADT '24

BETH ASHER'S REEL
HOUSE

Fairfield Ave

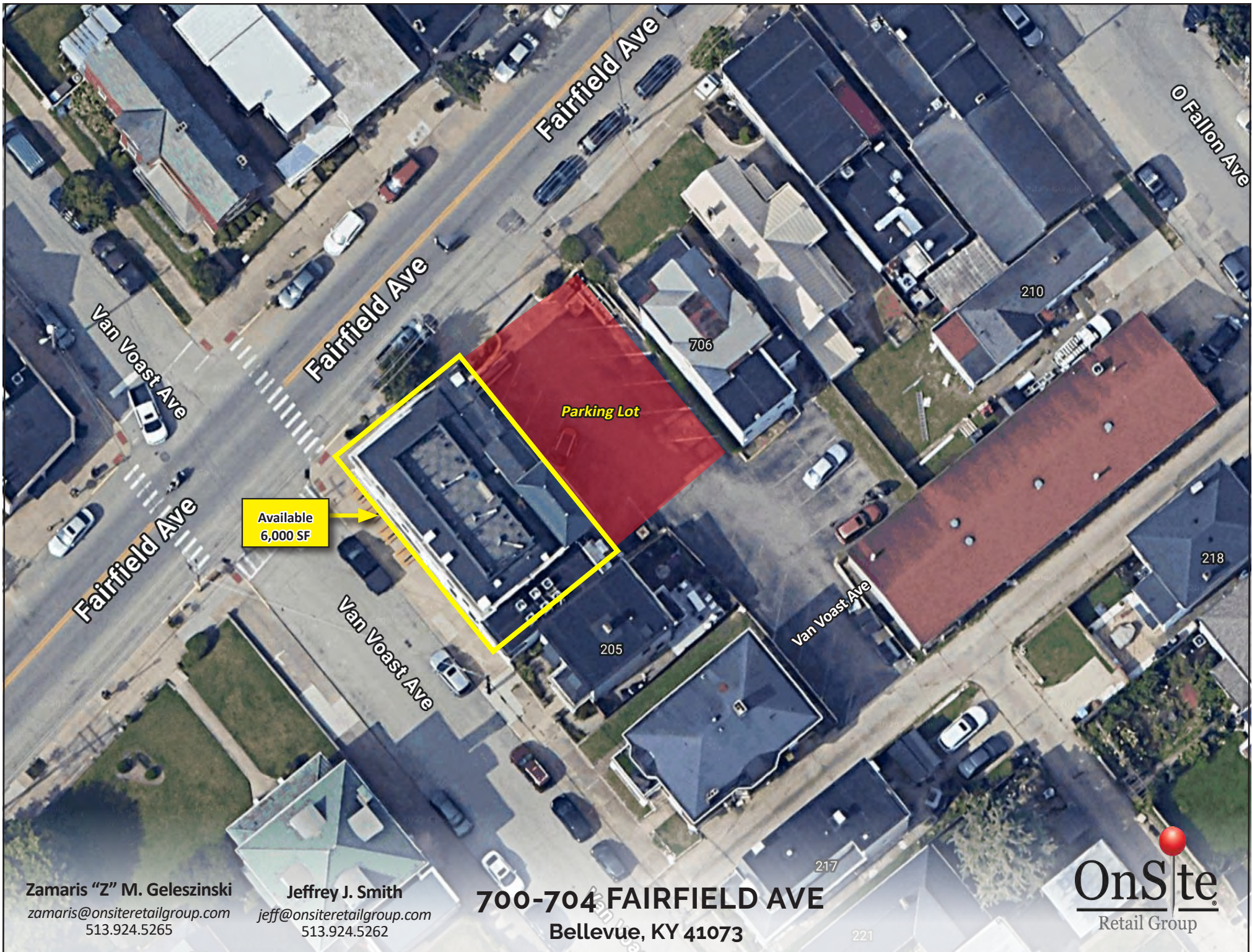
Van Voast Ave

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700-704 FAIRFIELD AVE
Bellevue, KY 41073



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.1084/-84.4804

700 Fairfield Ave Bellevue, KY 41073	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	15,373	153,190	300,694
2029 Projected Population	15,993	158,804	306,664
2020 Census Population	14,225	139,860	284,608
2010 Census Population	14,297	135,889	279,491
Projected Annual Growth 2024 to 2029	0.8%	0.7%	0.4%
Historical Annual Growth 2010 to 2024	0.5%	0.9%	0.5%
2024 Median Age	37.5	33.1	34.1
Households			
2024 Estimated Households	7,470	70,274	138,435
2029 Projected Households	7,798	73,733	141,928
2020 Census Households	6,784	62,536	129,138
2010 Census Households	6,497	58,984	123,327
Projected Annual Growth 2024 to 2029	0.9%	1.0%	0.5%
Historical Annual Growth 2010 to 2024	1.1%	1.4%	0.9%
Race and Ethnicity			
2024 Estimated White	90.4%	67.1%	68.1%
2024 Estimated Black or African American	4.3%	25.1%	23.6%
2024 Estimated Asian or Pacific Islander	0.9%	2.6%	2.4%
2024 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.2%
2024 Estimated Other Races	4.2%	5.0%	5.7%
2024 Estimated Hispanic	3.8%	3.9%	4.5%
Income			
2024 Estimated Average Household Income	\$113,971	\$104,107	\$101,650
2024 Estimated Median Household Income	\$77,580	\$67,506	\$69,576
2024 Estimated Per Capita Income	\$55,534	\$48,312	\$47,156
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.5%	2.7%
2024 Estimated Some High School (Grade Level 9 to 11)	3.8%	5.9%	5.6%
2024 Estimated High School Graduate	26.1%	20.8%	22.0%
2024 Estimated Some College	15.5%	15.4%	16.0%
2024 Estimated Associates Degree Only	7.0%	6.6%	6.8%
2024 Estimated Bachelors Degree Only	29.0%	27.8%	26.3%
2024 Estimated Graduate Degree	17.5%	20.9%	20.5%
Business			
2024 Estimated Total Businesses	613	9,000	14,529
2024 Estimated Total Employees	6,040	128,729	197,037
2024 Estimated Employee Population per Business	9.9	14.3	13.6
2024 Estimated Residential Population per Business	25.1	17.0	20.7