

OPERATING SERVICE STATION FOR SALE

CONFIDENTIAL - OPERATING BUSINESS

2919

Hebron Park Dr.

Hebron, KY 41048

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Astonish
Commercial Real Estate Services

CONFIDENTIALITY NOTICE

Astonish LLC ("Broker") has been retained by the Owner of **2919 Hebron Park Dr, Hebron, KY 41048** ("Property") as the exclusive broker for this opportunity. This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum.

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members, and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum.

In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available.

Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

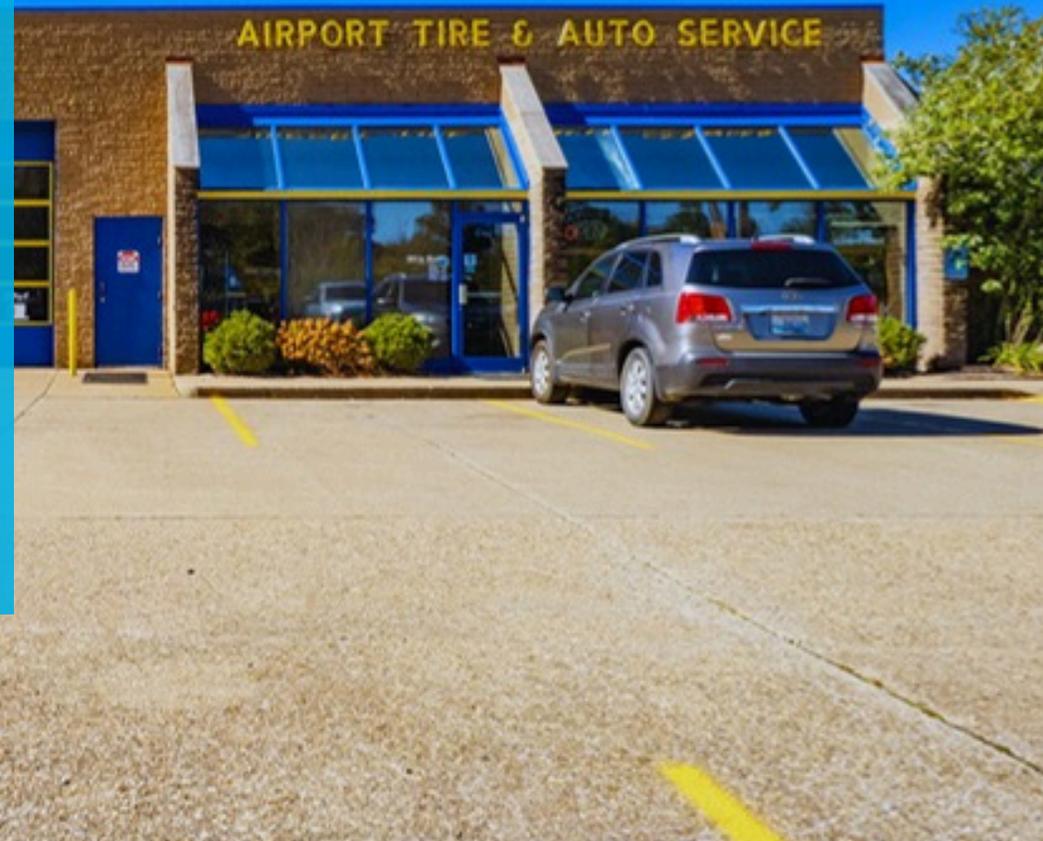
Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserve the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

Astonish LLC
9918 Carver Rd. Suite 101
Cincinnati, OH 45242
O +1 513 334 3624
astonishcommercial.com

2919 Hebron Park Dr

Sale Highlights

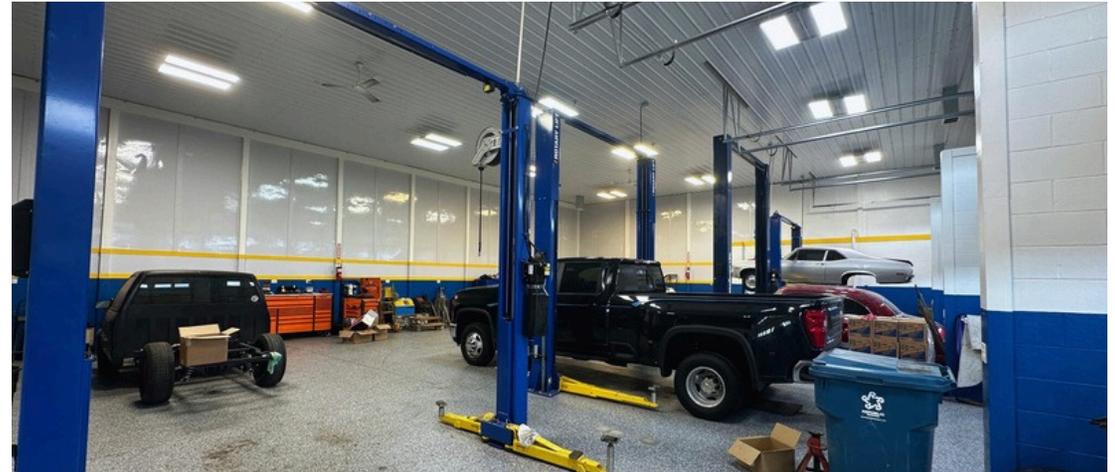
- 1.7 Acres
- 9,800 +/- SF Across Two Service Station Buildings
- Minutes from CVG
- Easily Accessible to I-275
- Confidential Listing - Operating Service Station
- Call Broker for Pricing



HIGHLIGHTS

SERVICE STATION FOR SALE

2919 Hebron Park Drive



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PHOTOS

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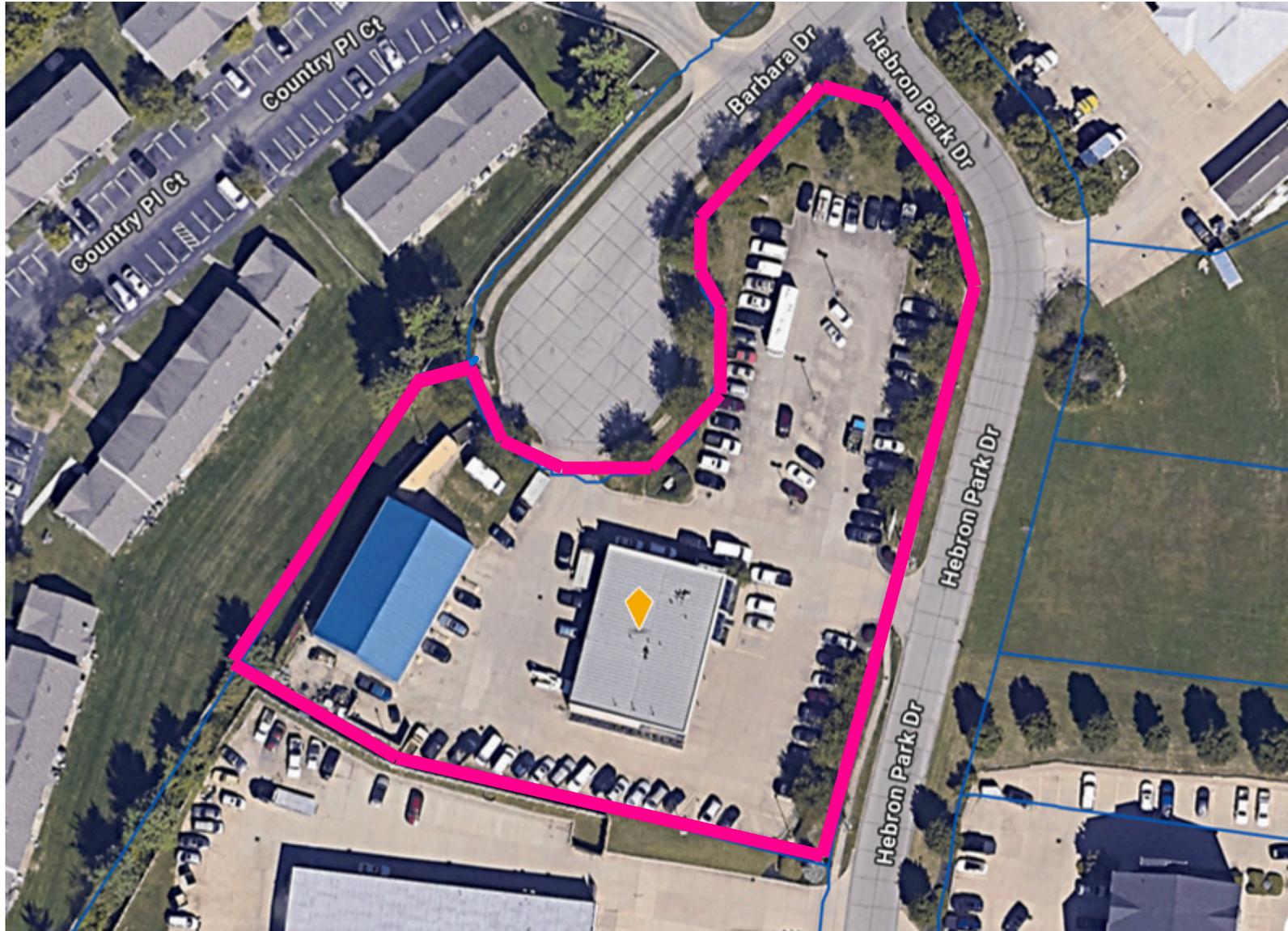
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Astonish
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PARCEL

SERVICE STATION FOR SALE

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RETAILER MAP



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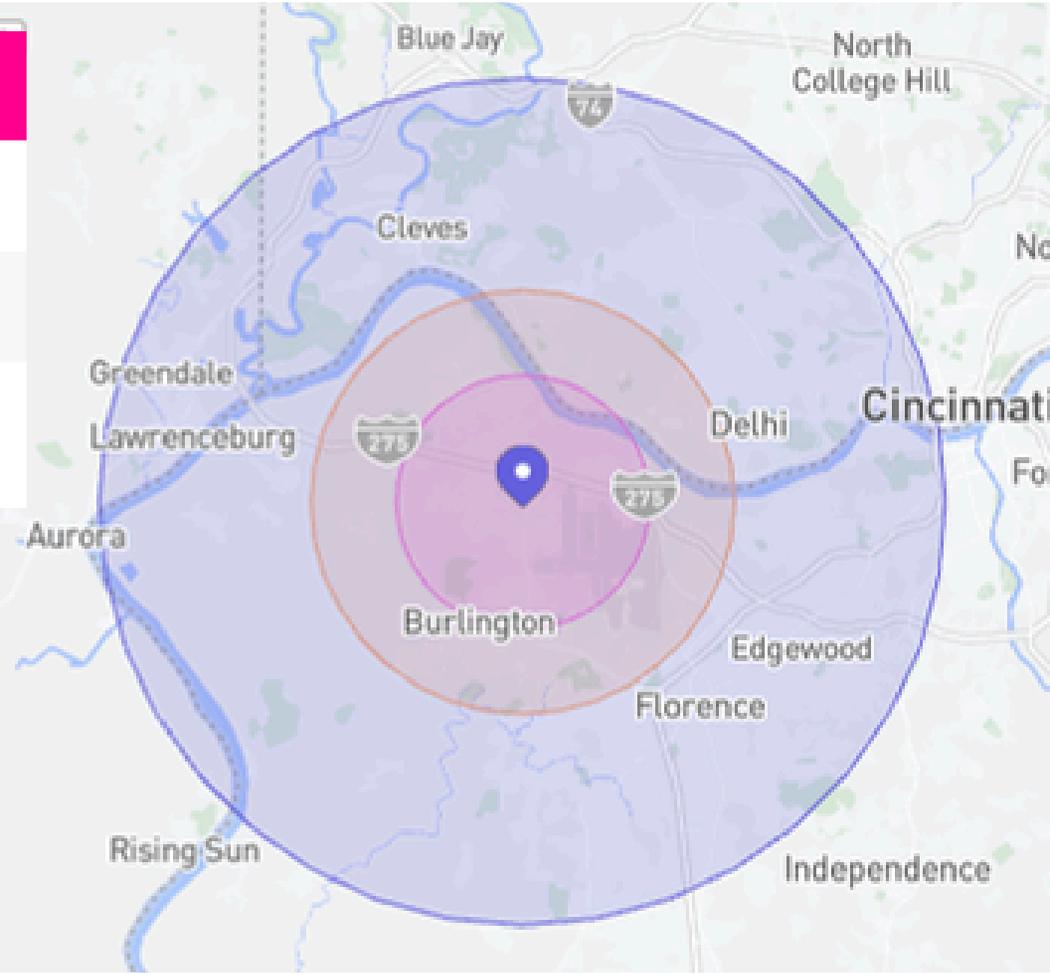
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DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Population	18,826	61,024	364,188
Households	6,393	22,127	142,026
Average HH Income	\$139,620	\$122,989	\$102,758



Ring Radius

- 3 mi
- 5 mi
- 10 mi

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DISCLAIMER

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STAY CONNECTED

