

AVAILABLE

179 Fairfield Ave Bellevue, KY 41073



NAI Bergman

Office | 16,990 SF

- Approximately 16,990 SF Across Two Floors
- Former Crawford Insurance/Assured Partners Office Building
- Lower Level has Access to Two Garage Doors
- Tremendous Visibility Along Fairfield Ave. (Approximately 24,000 CPD)
- Views of Ohio River and Cincinnati Skyline
- Abundance of Parking (59 Spaces).
- Total of 0.626 Acres Across Two Parcels
- Asking Price of \$1,725,000



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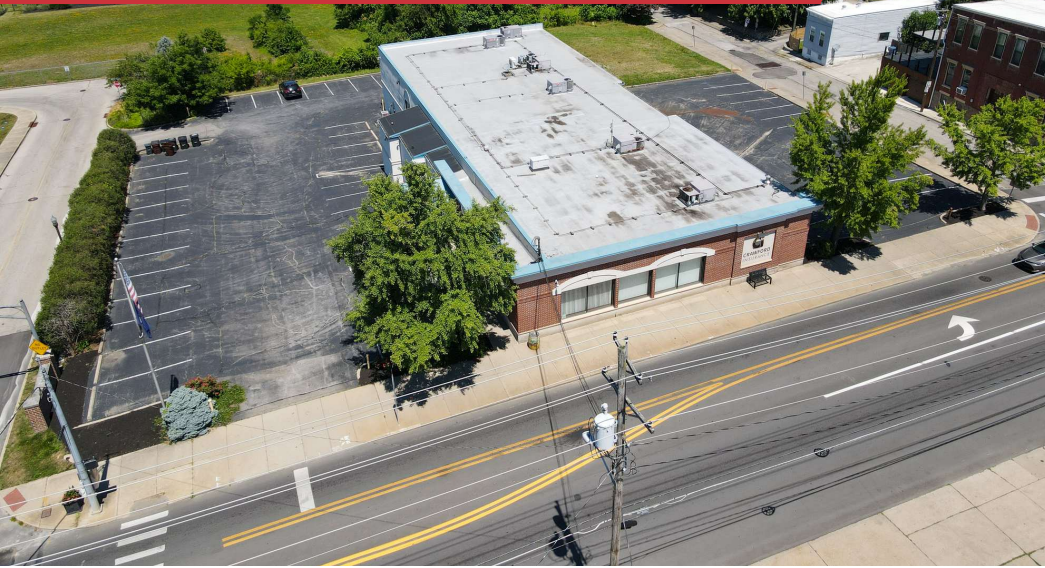
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FOR SALE

179 Fairfield Ave Bellevue, KY 41073



OFFERING SUMMARY

Sale Price:	\$1,725,000
Main Floor Lease Rate:	\$13/SF NNN
Lower Level Lease Rate:	\$6/SF NNN
Lot Size:	0.63 Acres
Year Built:	1963
Building Size:	16,990
Zoning:	T5
City:	Bellevue
Traffic Count:	~24,000
Price / SF:	\$101.53

PROPERTY OVERVIEW

Available For Sale or Lease is the former Crawford Insurance/Assured Partners office building. Prior to being the home to Crawford Insurance, the property was a restaurant. The property boasts tremendous visibility on Fairfield Ave. and features views of the Ohio River and Cincinnati Skyline.

The top floor totals approximately 8,495 SF of office space. The lower level is currently separated into two suites with one having access to two garage doors. The entire building is available and totals an approximate 16,990 SF.

LOCATION OVERVIEW

Located in Bellevue, Kentucky along the main artery, Fairfield Ave. There is an estimated 24,000+ cars per day that travel past the extremely visible property. Surrounded by beautiful views of the Ohio River and Cincinnati skyline, along with high end restaurants and retailers. Enjoy easy access to interstates I-471, I-71 and I-75 along with a short commute to downtown Cincinnati, Newport and Covington. This is the ideal location for a redevelopment project or a business that benefits from visibility and accessibility.

The property is zoned T5 and resides in Campbell County. The property is located in Zone X (Minimal Flood Hazard) according to Campbell County Auditor.

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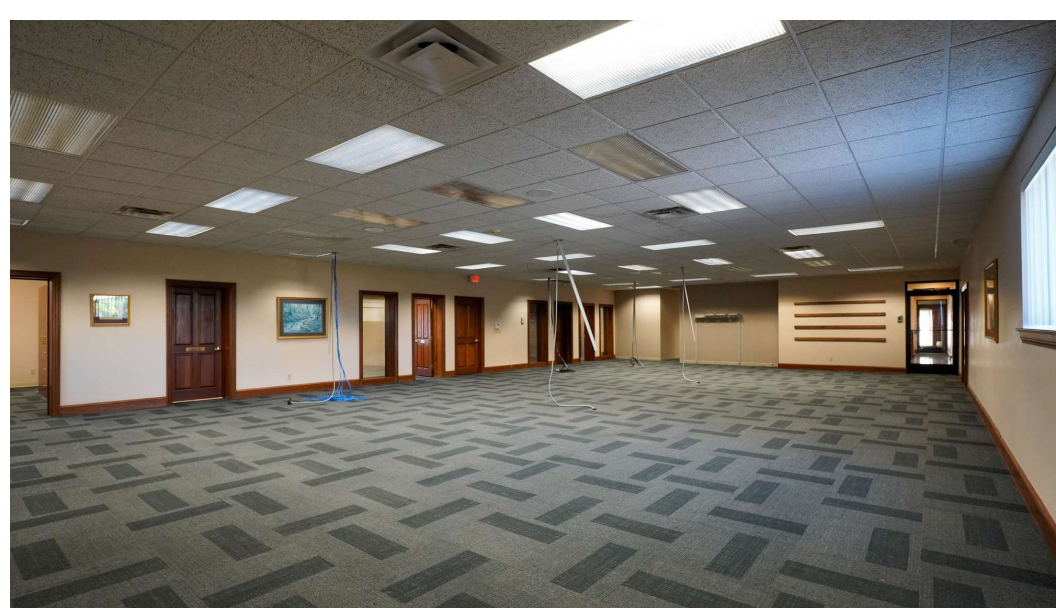
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TOP FLOOR PHOTOS

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LOWER LEVEL PHOTOS

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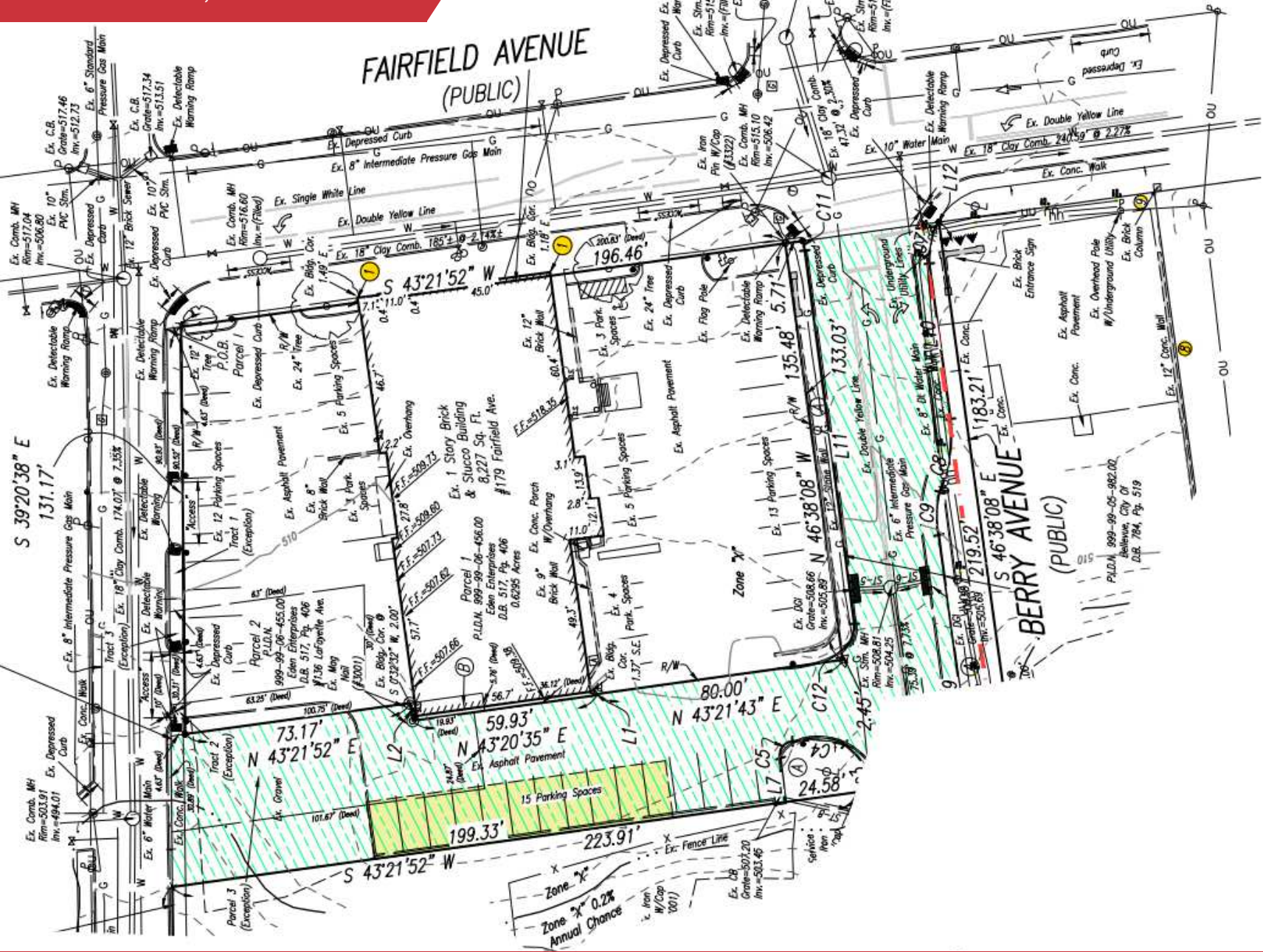
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LAFAYETTE AVENUE
(PUBLIC)

FAIRFIELD AVENUE
(PUBLIC)

BERRY AVENUE
(PUBLIC)



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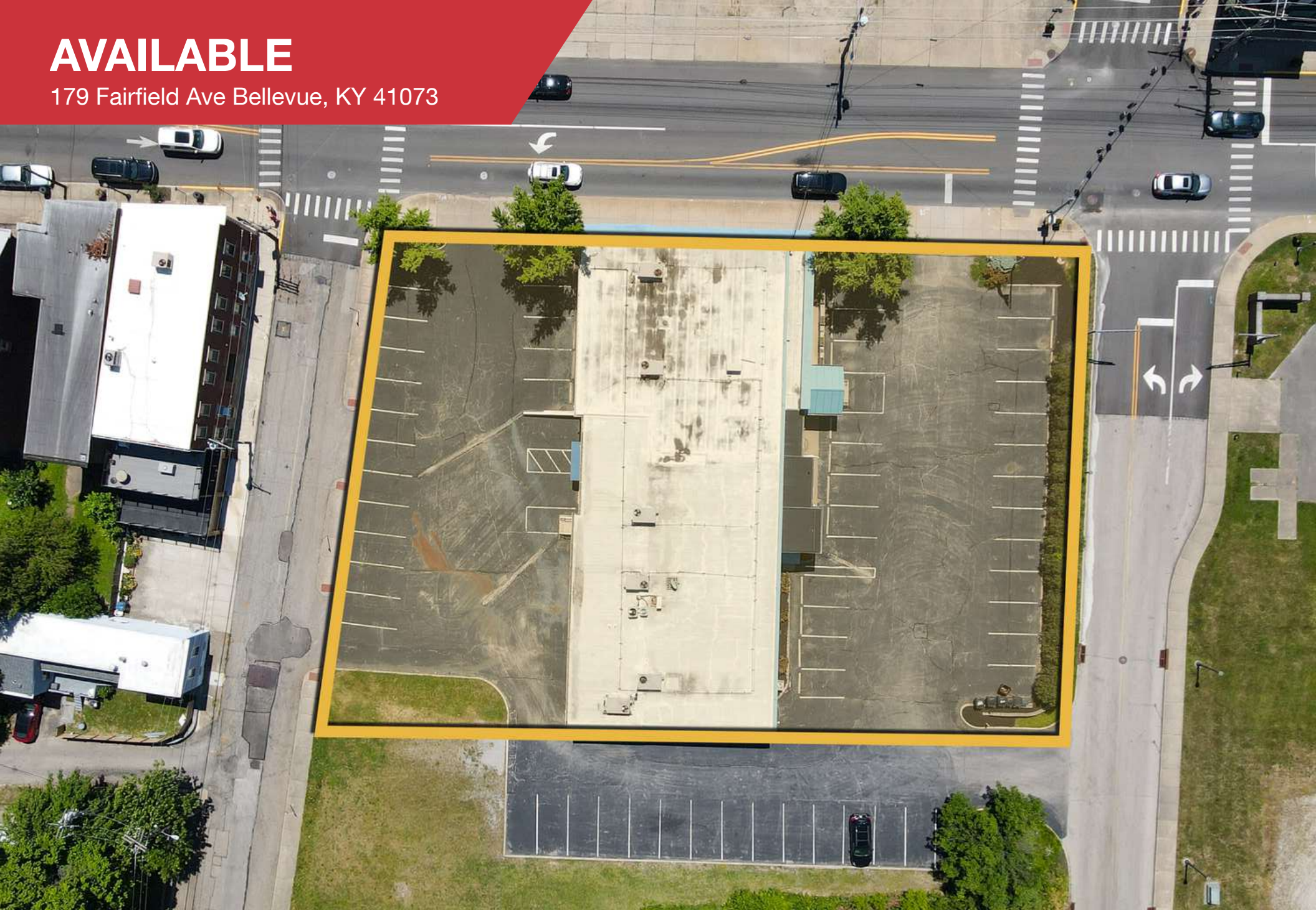
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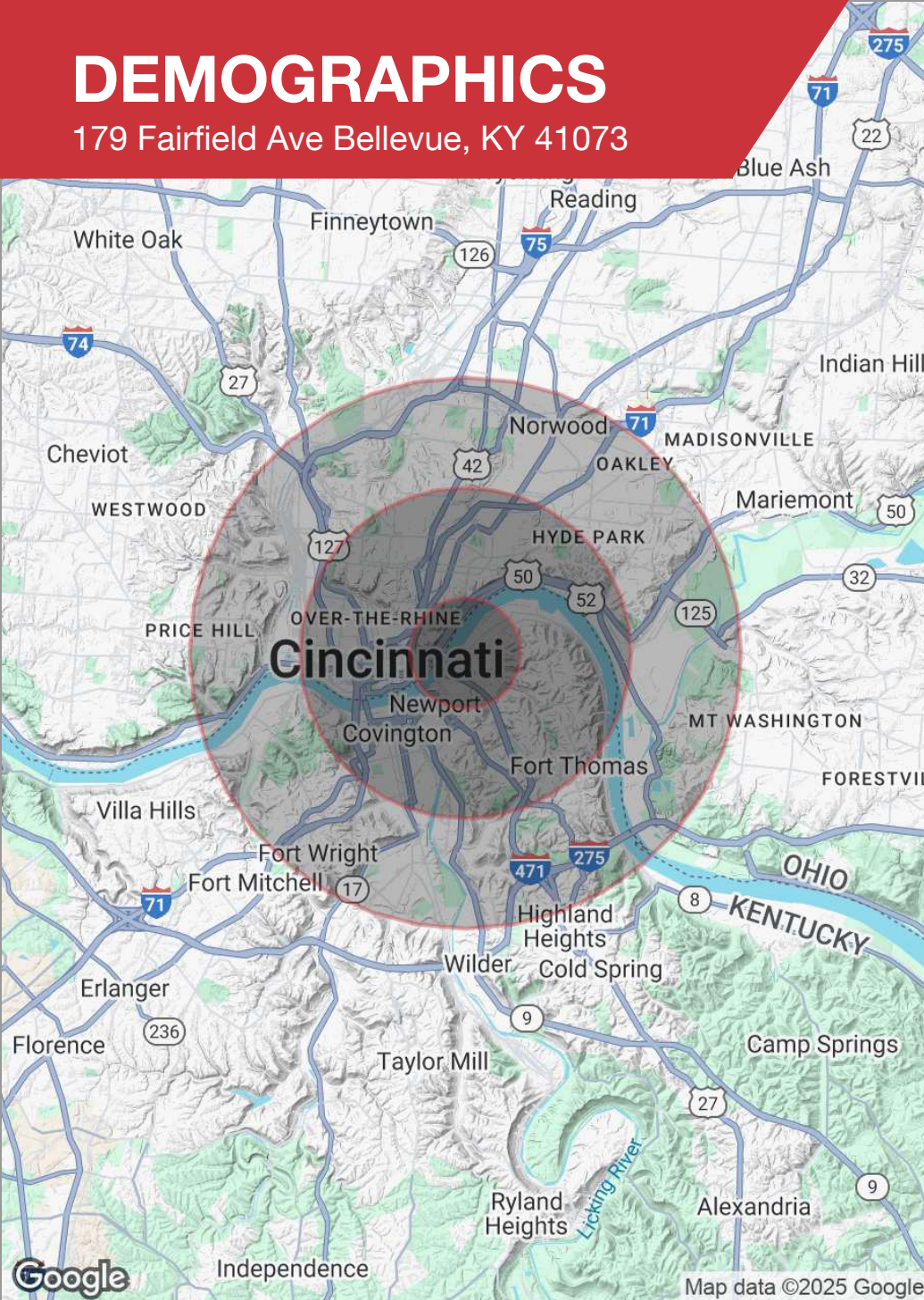
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DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	14,353	140,416	287,449
Median age	41	37	37
Median age (male)	40	36	37
Median age (Female)	42	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,076	62,960	129,474
# of persons per HH	2	2.2	2.2
Average HH income	\$119,496	\$87,416	\$89,000
Average house value	\$394,620	\$349,491	\$339,040

* Demographic data derived from 2020 ACS - US Census

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