



GREENUP OFFICE

1121 Seaton Ave, Greenup, KY 41144



PROPERTY DESCRIPTION

Capture an exceptional investment opportunity with this 1,800 SF building located in the Greenup area. This property presents a versatile space, previously a dental office, its prime location, ample square footage, and potential for customization, this building offers an attractive foundation for establishing a professional presence in the community. The well-designed layout, and accessibility add further value to this promising investment, positioning it as a strategic asset for those seeking a strong foothold in the Greenup market. Don't miss the chance to make your mark in this location with this commercial property.

PROPERTY HIGHLIGHTS

- 1,800 SF of versatile office space
- Strategic location in the Greenup area
- Potential for customization and expansion
- Ample square footage for various business needs
- Prime investment opportunity for office building
- Strong foundation for establishing professional presence

OFFERING SUMMARY

Sale Price:	\$385,000
Lot Size:	98,666 SF
Building Size:	1,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	101	198	476
Total Population	256	505	1,222
Average HH Income	\$78,325	\$78,569	\$79,187

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.

DERRICK PLUNKETT
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7210 Turfway Road
Florence, KY 41042

OFFICE FOR SALE

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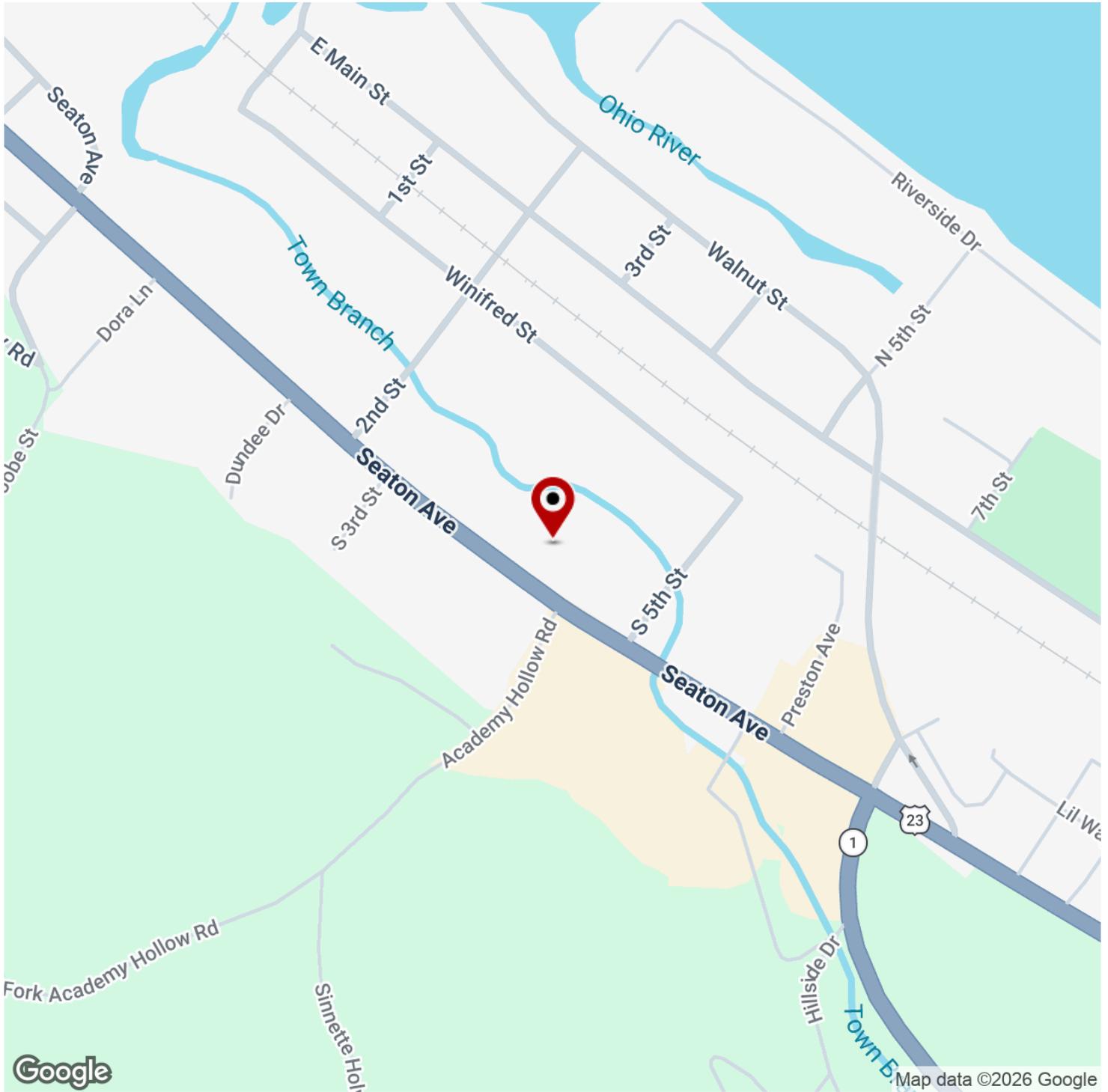
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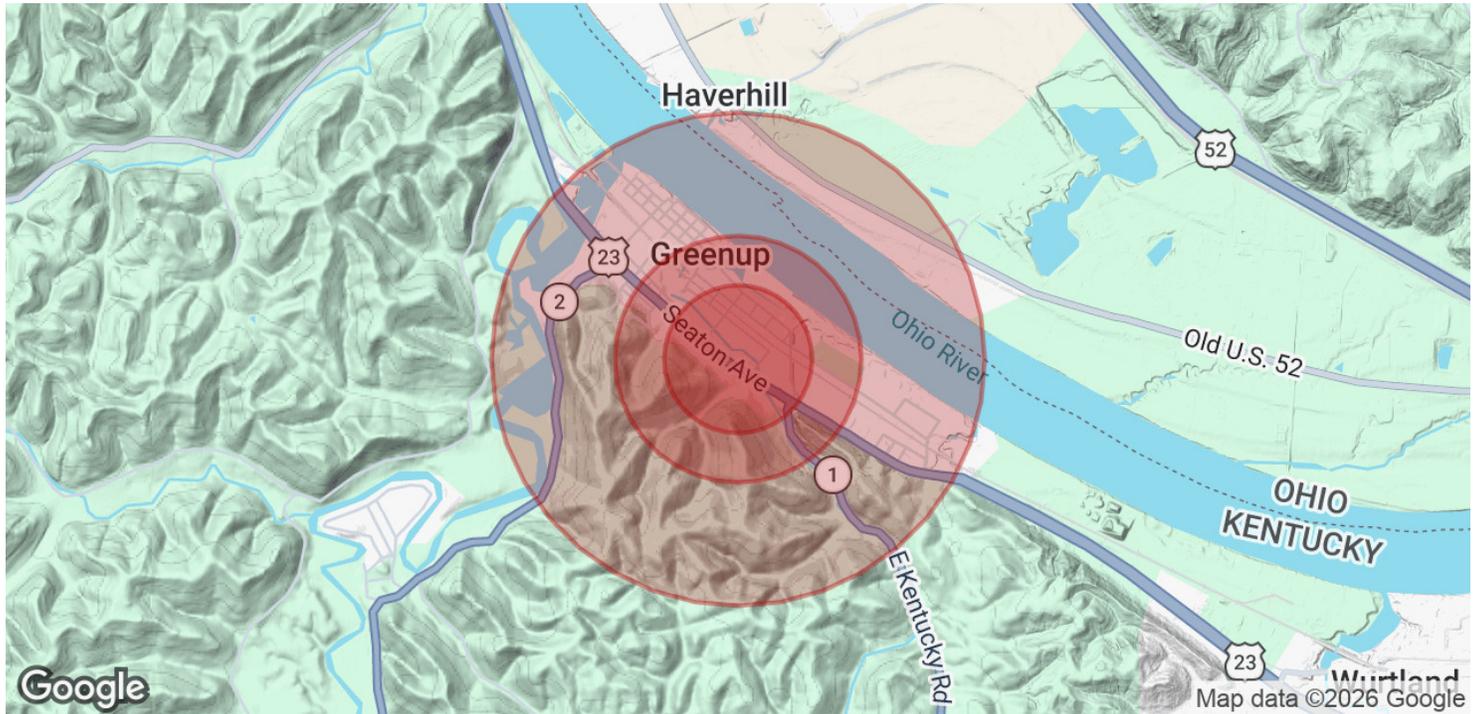
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	256	505	1,222
Average Age	44	44	44
Average Age (Male)	43	43	42
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	101	198	476
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$78,325	\$78,569	\$79,187
Average House Value	\$220,384	\$219,718	\$215,068

Demographics data derived from AlphaMap

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