

# LATONIA COMMERCE CENTER

3835 WINSTON AVE, COVINGTON, KY 41015

CURO • BRKG



## OUTLOT AVAILABLE

GREAT FOR CAR WASH OR OIL CHANGE CENTER

- » Abundant Parking
- » Local Management
- » Build to Suit or Ground Lease
- » Large Population Reach
- » Strong Labor Force



**TUMU ZONING**  
CLICK FOR PERMITTED USES



**DAILY TRAFFIC COUNTS**  
WINSTON AVE 18,000  
HOWARD LITZLER DR 9,350



Acres: 0.75



City of Covington | Kenton County



Flexible Site Configuration



2 Access Points (1 with stop light)



Kroger Trade Area



INFORMATION PROVIDED  
BY US CENSUS 2023

	1 MILE	3 MILE	5 MILE
POPULATION	9,597	71,102	181,341
HOUSEHOLDS	4,402	31,141	79,980
MEDIAN HH INCOME	\$44,205	\$63,045	\$73,155
TOTAL EMPLOYEES	2,930	24,692	109,631

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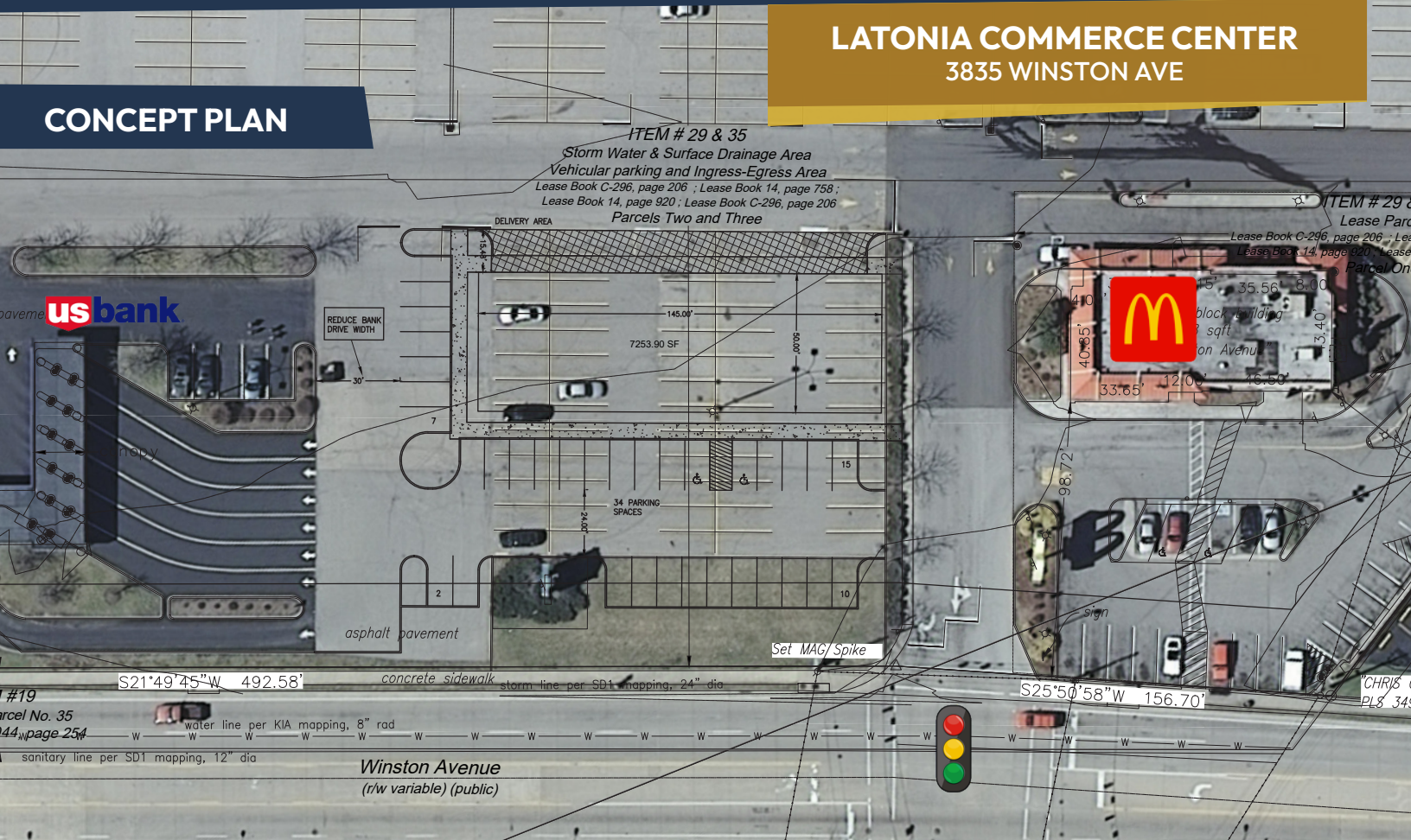


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## CONCEPT PLAN



## RENDER



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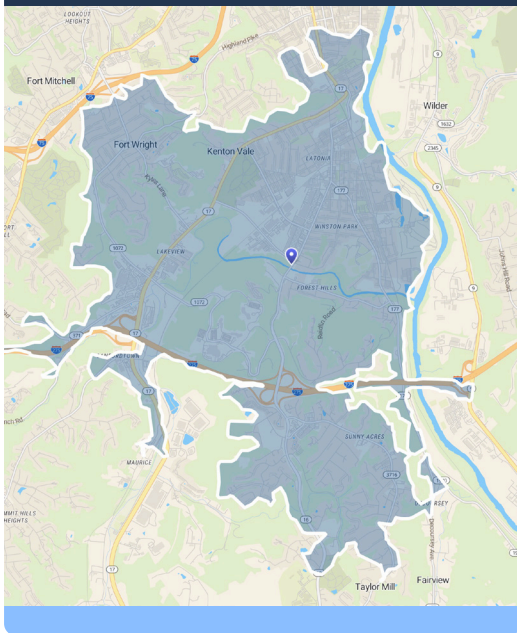


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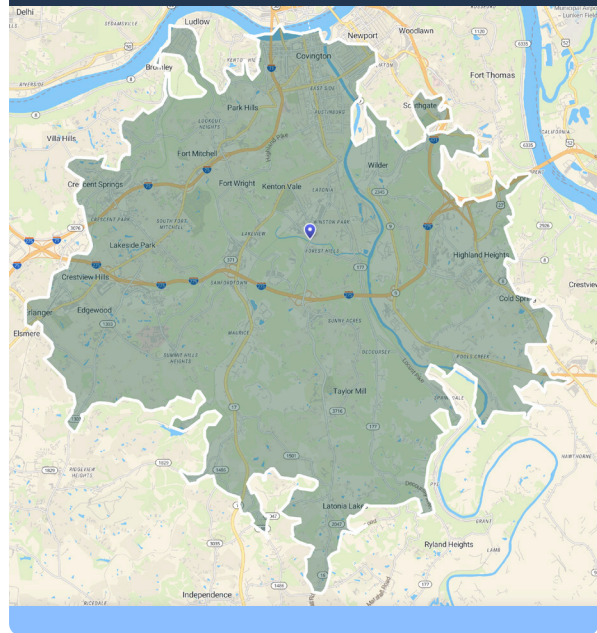
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### 5-MINUTE DRIVE TIME



### 10-MINUTE DRIVE TIME



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