



TARTAN

23 North Main Street, Dry Ridge, KY 41035



PROPERTY DESCRIPTION

KW Commercial offers 3 spaces as follows:

Space 1: Fully operational garage space with retail office area and a working garage space with lifts.

Space 2: Single garage unit with a paint booth

Space 3: Retail or office space

PROPERTY HIGHLIGHTS

- Great High Traffic Location
- Fully Operational Garage Space with Lifts
- Lease Flexibility
- Space Flexibility

OFFERING SUMMARY

Lease Rate:	\$600.00 - 4,100.00 per month (NNN)
Available SF:	1,218 - 3,854 SF
Lot Size:	0.464 Acres
Building Size:	10,274 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	196	1,962	4,602
Total Population	441	4,449	10,948
Average HH Income	\$46,535	\$55,013	\$57,886

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.

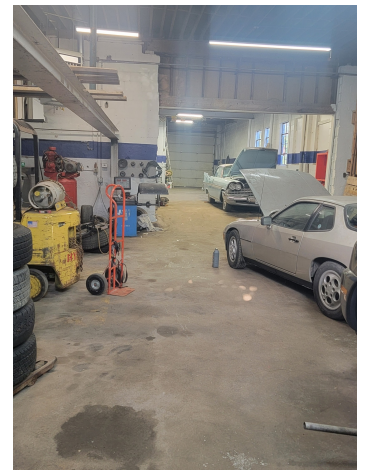
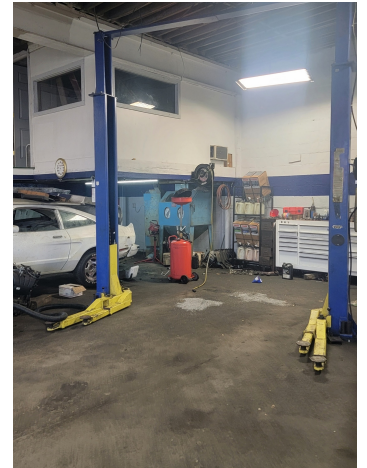
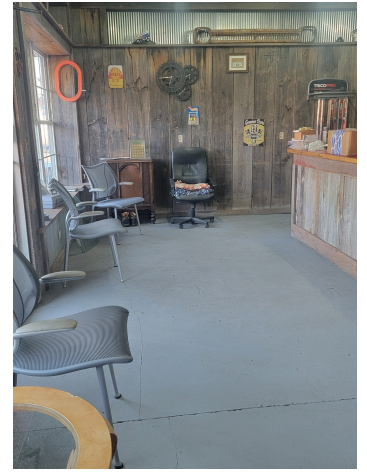
DERRICK PLUNKETT
O: 859.620.5830
dp.kwcommercial@gmail.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

RETAIL FOR LEASE

TARTAN

23 North Main Street, Dry Ridge, KY 41035



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
O: 859.620.5830
dp.kwcommercial@gmail.com

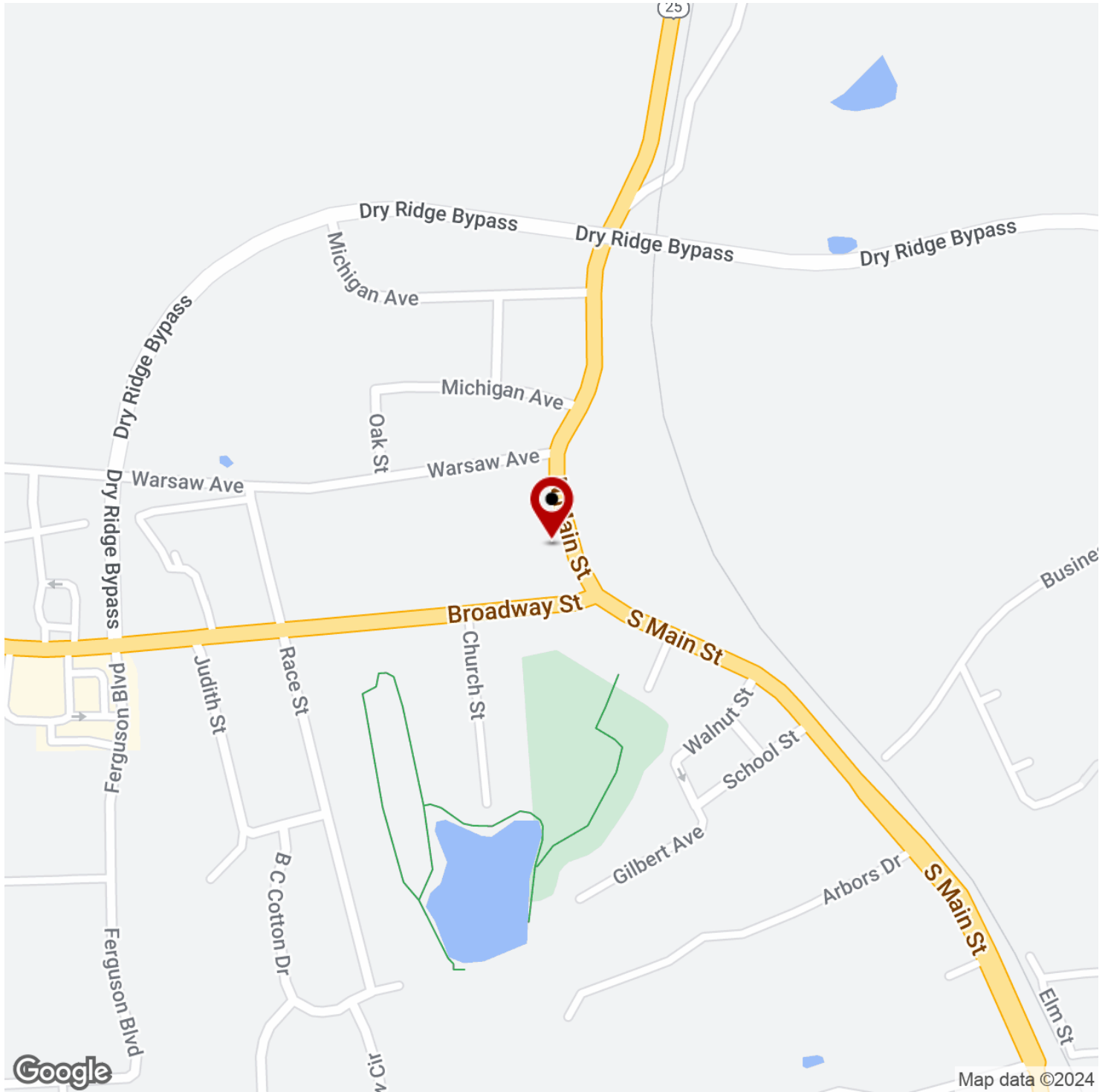
KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com



TARTAN

23 North Main Street, Dry Ridge, KY 41035



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.

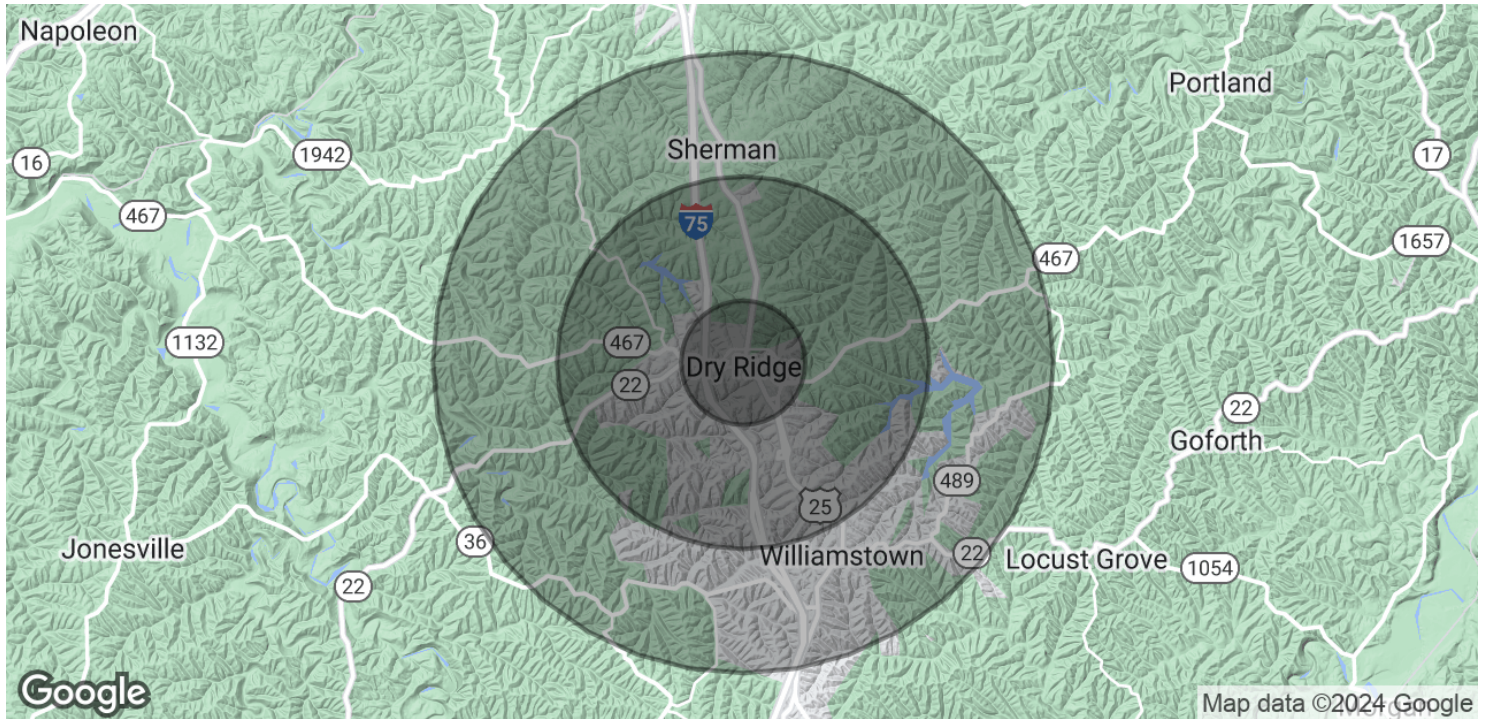
DERRICK PLUNKETT
O: 859.620.5830
dp.kwcommercial@gmail.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042



TARTAN

23 North Main Street, Dry Ridge, KY 41035



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	441	4,449	10,948
Average Age	34.7	36.9	36.0
Average Age (Male)	35.5	38.0	37.0
Average Age (Female)	34.3	37.6	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	196	1,962	4,602
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$46,535	\$55,013	\$57,886
Average House Value	\$148,528	\$155,330	\$148,737

** Demographic data derived from 2020 ACS - US Census*

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
 O: 859.620.5830
 dp.kwcommercial@gmail.com

KW COMMERCIAL
 7210 Turfway Road
 Florence, KY 41042