

CORNER RETAIL SPACE AVAILABLE

4444 DIXIE HIGHWAY

Erlanger, KY 41018



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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

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AVAILABLE: Approximately 3,400 SF

FOR SALE: \$585,000

PROPERTY INFORMATION:

- Corner retail space
- Direct traffic light access
- Located in the popular Florence retail market
- Approximately 15 parking spaces in surface lot
- **Dispensary is a permitted conditional use**

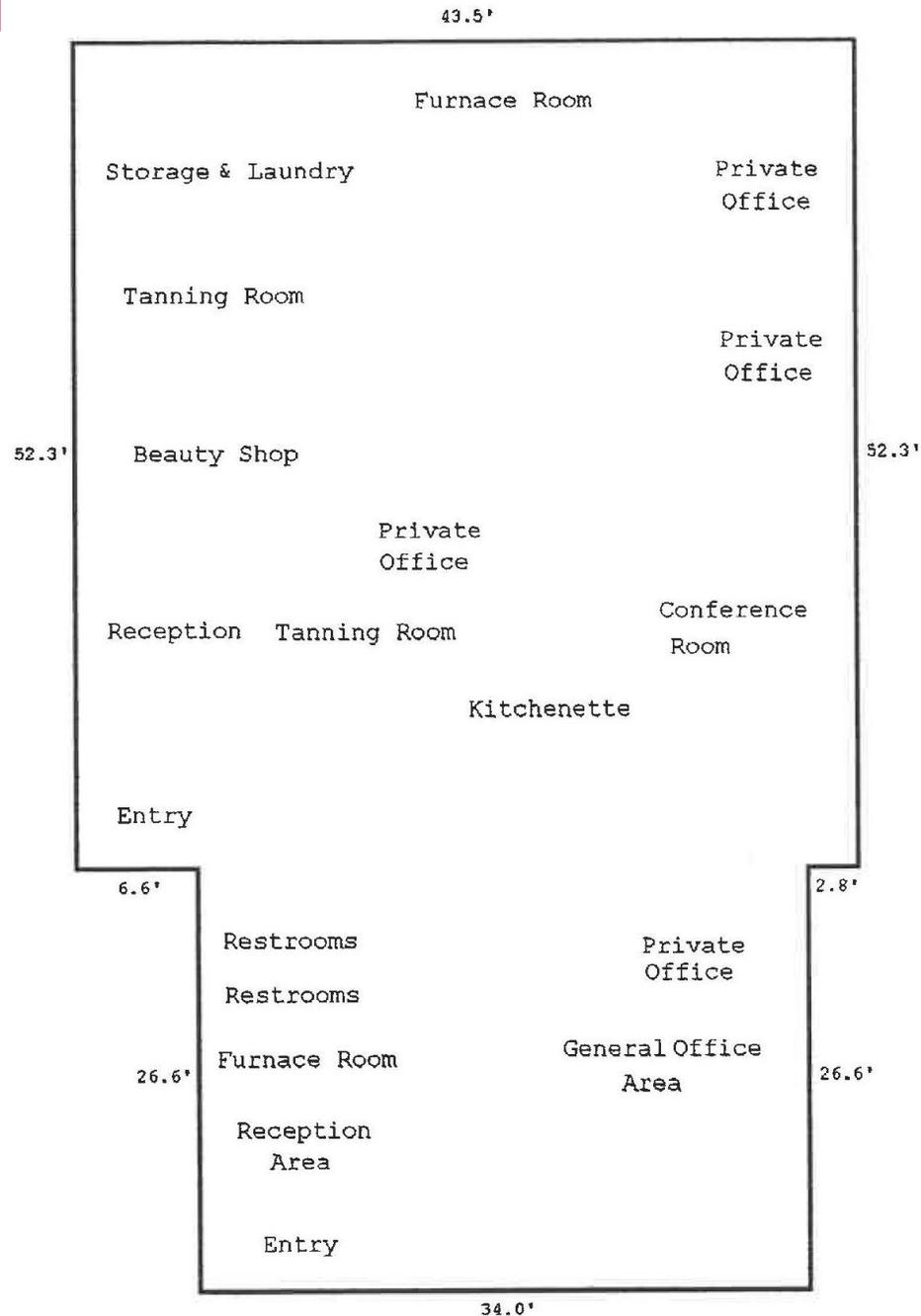
TRAFFIC COUNTS:

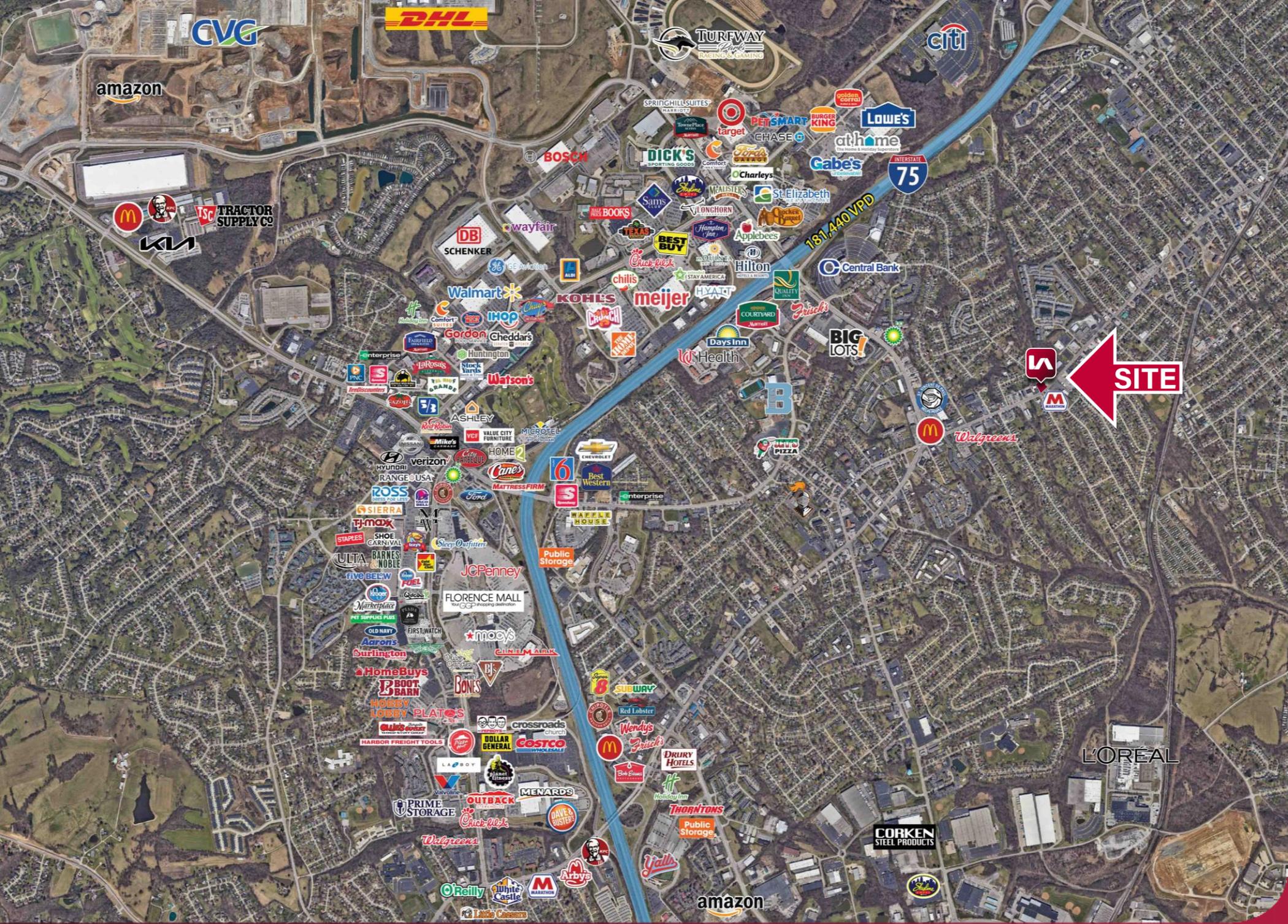
- Dixie Highway – 15,938 VPD
- I-75 – 181,440 VPD



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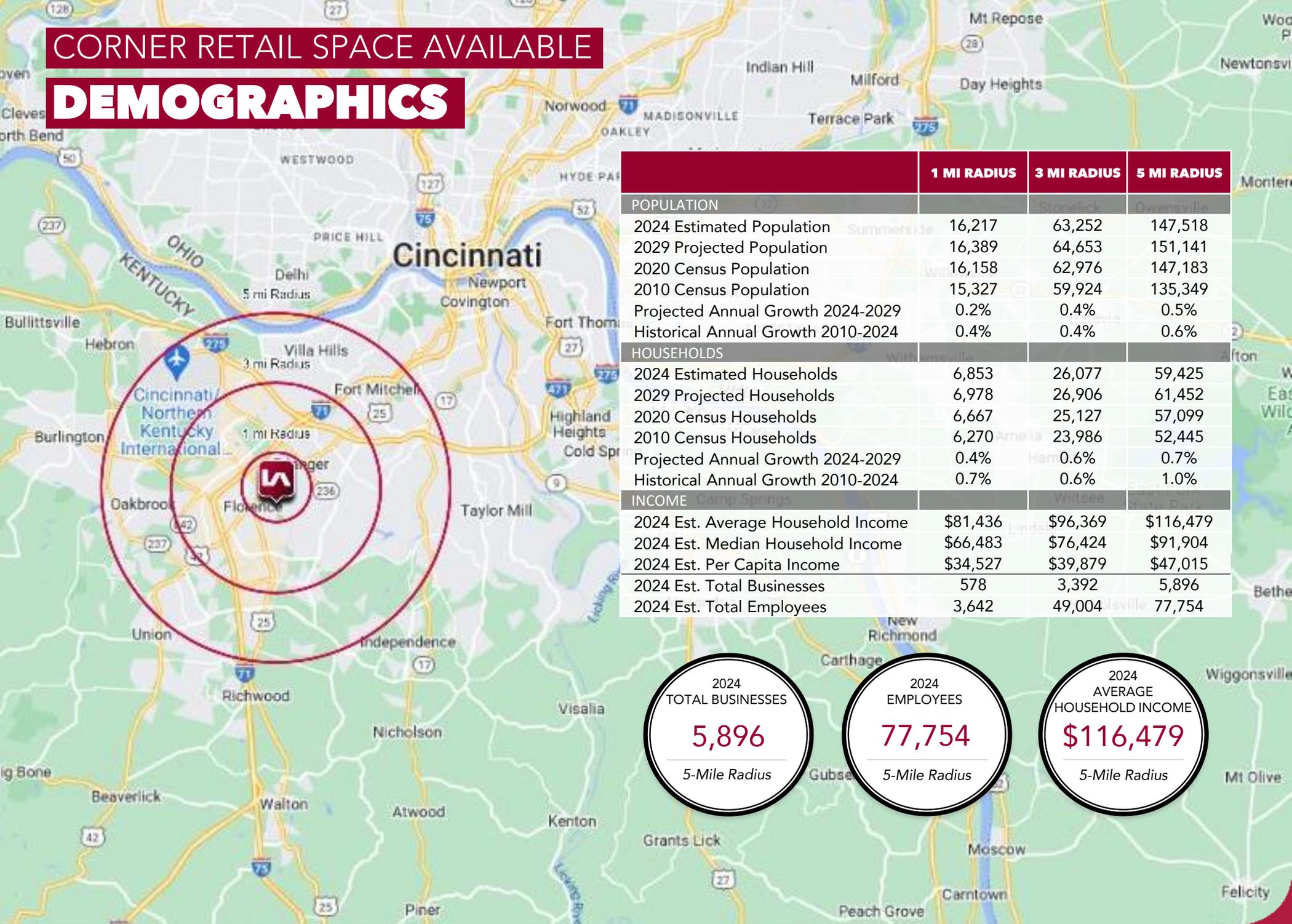
FLOOR PLAN





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DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	16,217	63,252	147,518
2029 Projected Population	16,389	64,653	151,141
2020 Census Population	16,158	62,976	147,183
2010 Census Population	15,327	59,924	135,349
Projected Annual Growth 2024-2029	0.2%	0.4%	0.5%
Historical Annual Growth 2010-2024	0.4%	0.4%	0.6%
HOUSEHOLDS			
2024 Estimated Households	6,853	26,077	59,425
2029 Projected Households	6,978	26,906	61,452
2020 Census Households	6,667	25,127	57,099
2010 Census Households	6,270	23,986	52,445
Projected Annual Growth 2024-2029	0.4%	0.6%	0.7%
Historical Annual Growth 2010-2024	0.7%	0.6%	1.0%
INCOME			
2024 Est. Average Household Income	\$81,436	\$96,369	\$116,479
2024 Est. Median Household Income	\$66,483	\$76,424	\$91,904
2024 Est. Per Capita Income	\$34,527	\$39,879	\$47,015
2024 Est. Total Businesses	578	3,392	5,896
2024 Est. Total Employees	3,642	49,004	77,754

2024
TOTAL BUSINESSES
5,896
5-Mile Radius

2024
EMPLOYEES
77,754
5-Mile Radius

2024
AVERAGE
HOUSEHOLD INCOME
\$116,479
5-Mile Radius