

LATONIA CENTRE
4303 WINSTON AVE
COVINGTON, KY 41015

CWG compton
wessels
group



PROPERTY DESCRIPTION

Inline space available for lease at Latonia Centre, a community center anchored by Kroger, Dollar Tree and Pet Supplies Plus.

PROPERTY HIGHLIGHTS

- Inline space available from 1,600 SF up to 43,750 SF
- Co-Tenants include Kroger, Dollar Tree, CVS and Pet Supplies Plus
- Traffic Counts: 16,498 VPD off Winston Avenue
- Ample parking available
- Less than a 15 minute drive to downtown Cincinnati

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,600 - 43,750 SF
Building Size:	190,346 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,684	27,827	76,952
Total Population	8,170	64,221	175,144
Average HH Income	\$68,440	\$88,087	\$105,222

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LITZLER ROAD

SERVICE ENTRANCE

1,600 SF
20' frontage

1,688 SF
17'-9" frontage

24,692 SF

19,058 SF

DOLLAR TREE

Mebs & Assoc

Garner Cat Cards

Peking Restaurant

State Farm

merry maids

AVIS

PAUL MASON TRAY

Speedy Coin Laundry

Total Wire less

SUPERCUIS

Beautiful Nails

EAGLE

PET SUPPLIES PLUS

coming soon

KROGER LIQUOR STORE

4,000 SF

12'-6"

Kroger

43RD STREET

PYLON SIGN B

PYLON SIGN

WINSTON AVENUE (KY. 16)

PYLON SIGN

PYLON SIGN A

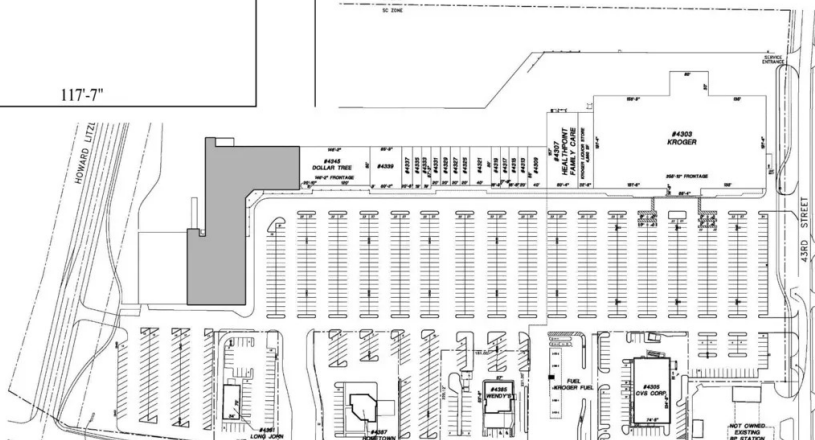
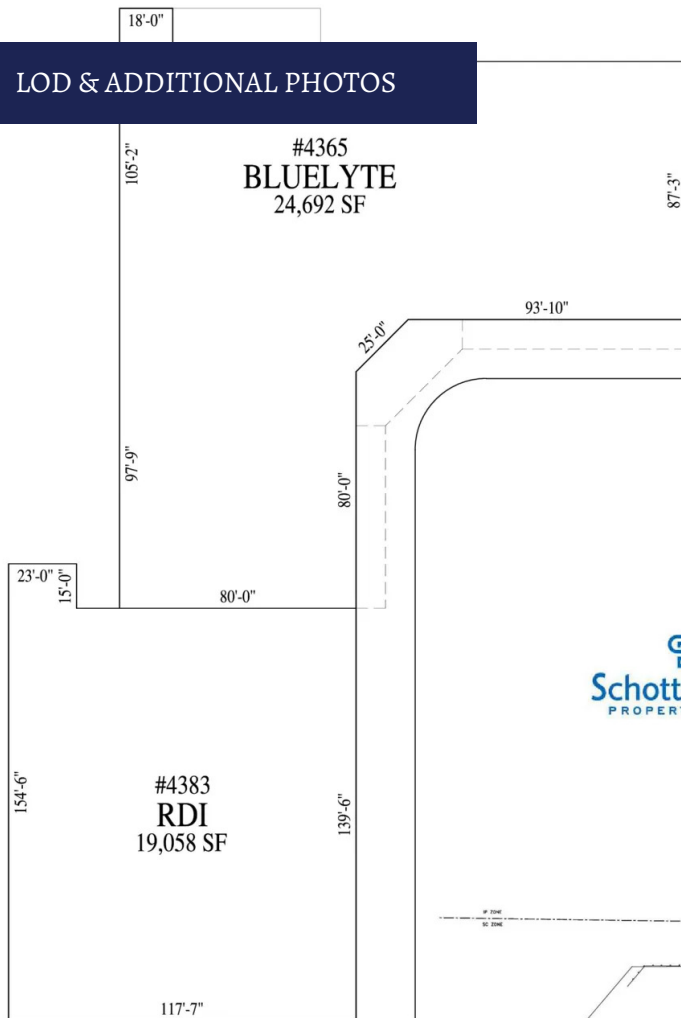
NOT OWNED
EXISTING
BP STATION

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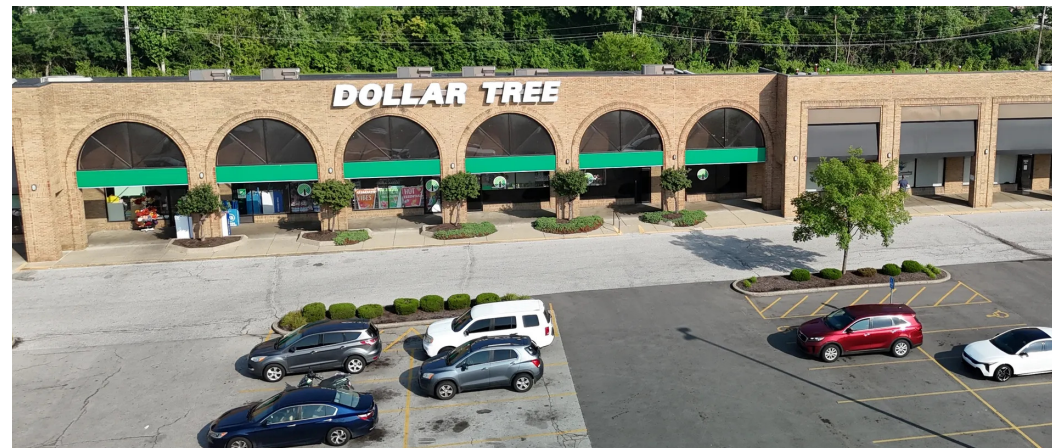
LOD & ADDITIONAL PHOTOS



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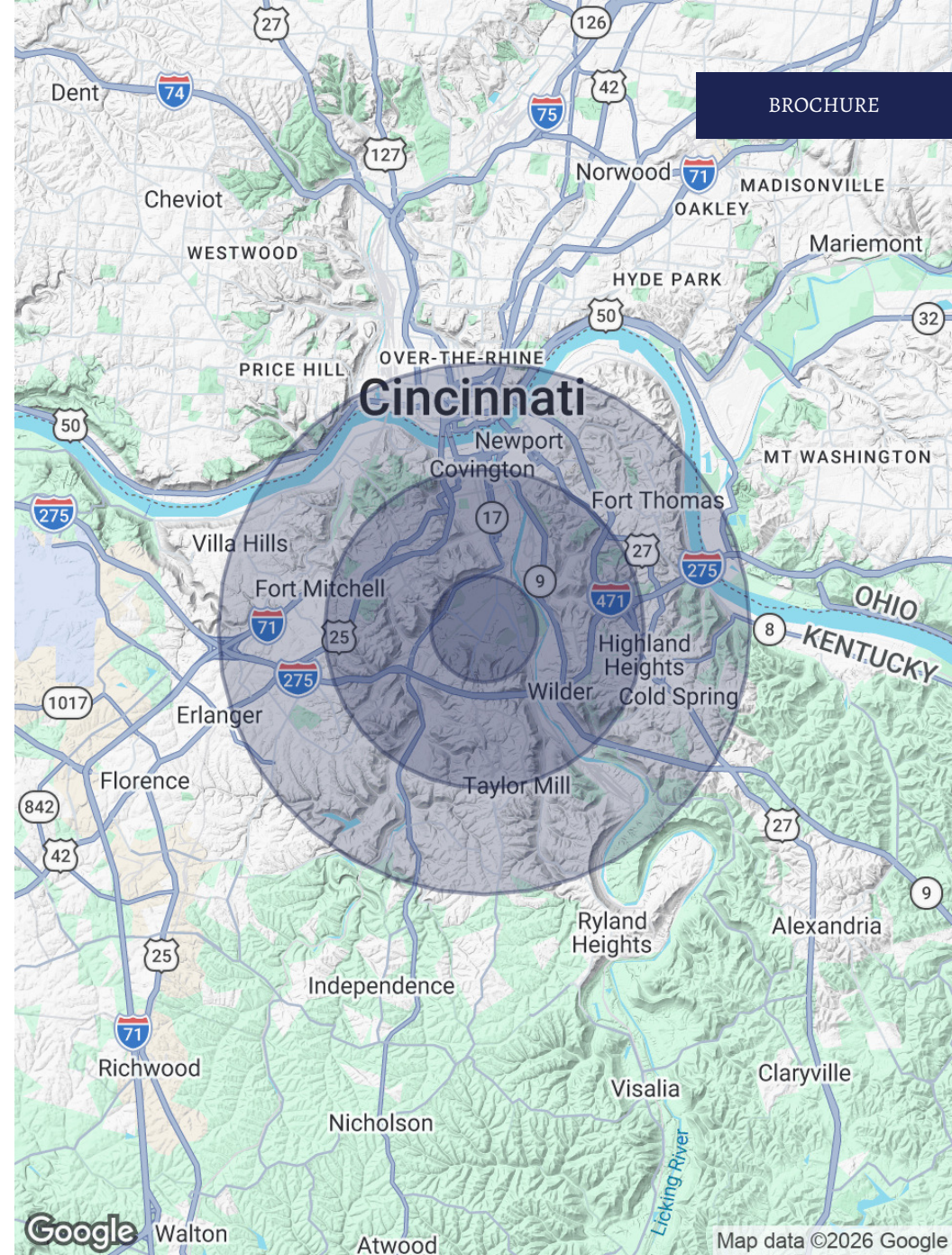
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,170	64,221	175,144
Average Age	44.4	37.4	38.7
Average Age (Male)	42.0	35.7	37.4
Average Age (Female)	45.7	39.3	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,684	27,827	76,952
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$68,440	\$88,087	\$105,222
Average House Value	\$144,517	\$232,937	\$266,146

2023 American Community Survey (ACS)



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