

RETAIL FOR SALE

1818 PETERSBURG RD.

1818 Petersburg Rd, Hebron, KY 41048



PROPERTY DESCRIPTION

Introducing an exceptional opportunity for retail building investors: a 13,888 SF property with prime potential. This well-maintained building, constructed in 1978, is ideally positioned in the thriving Boone County area. Zoned C-2/SC, it offers versatile possibilities for a range of office and commercial uses. With ample space and a strategic location, this property presents a compelling investment proposition in a high-demand market. Don't miss the chance to capitalize on the potential of this remarkable property and secure a valuable asset in the heart of a dynamic commercial hub.

PROPERTY HIGHLIGHTS

- 13,888 SF Retail Strip building
- Zoned C-2 / SC
- Strategic Boone County location

OFFERING SUMMARY

Sale Price:	\$1,200,000
Number of Units:	6
Lot Size:	62,784 SF
Building Size:	13,888 SF
NOI:	\$91,600.00
Cap Rate:	7.63%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	243	609	1,227
Total Population	724	1,821	3,730

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

Each Office Independently Owned and Operated kwcommercialagent.com

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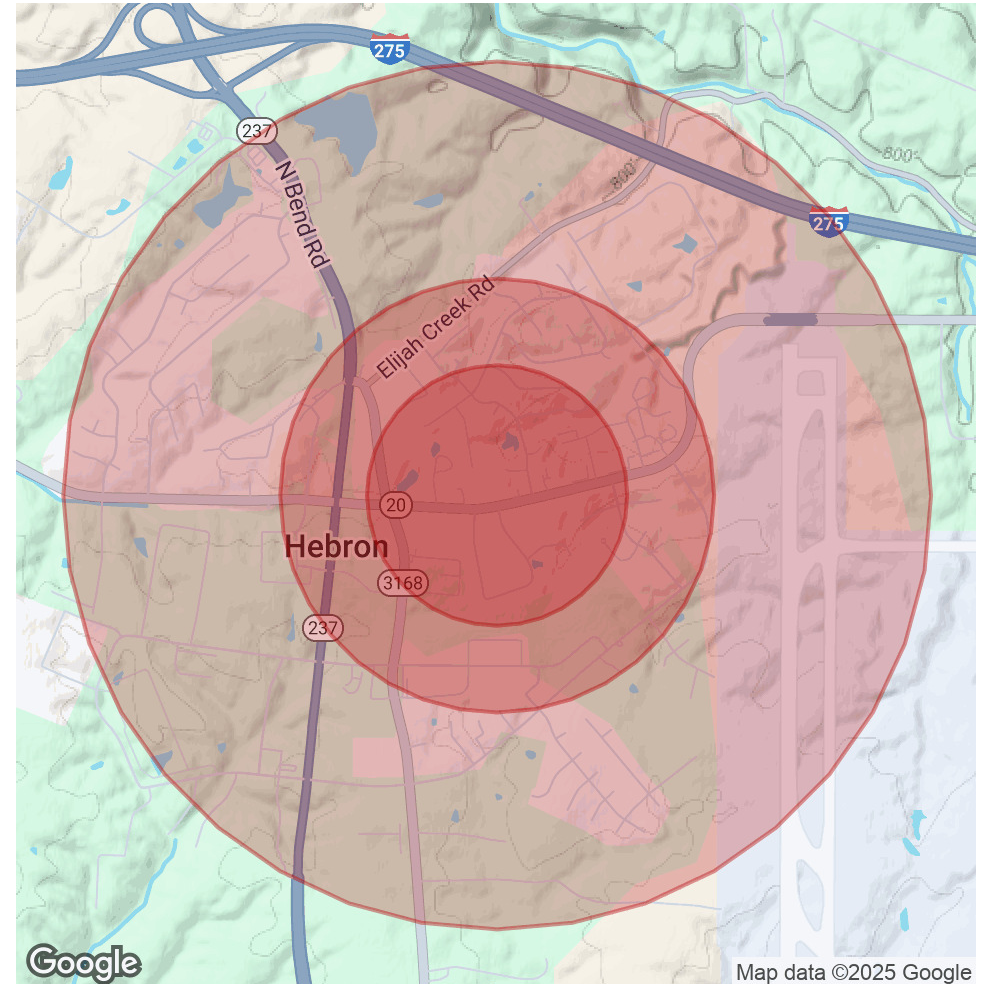
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	724	1,821	3,730
Average Age	35	34	34
Average Age (Male)	34	34	34
Average Age (Female)	35	35	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	243	609	1,227
# of Persons per HH	3	3	3
Average HH Income	\$115,254	\$116,372	\$122,103
Average House Value	\$204,358	\$207,100	\$227,722

Demographics data derived from AlphaMap



Map data ©2025 Google

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