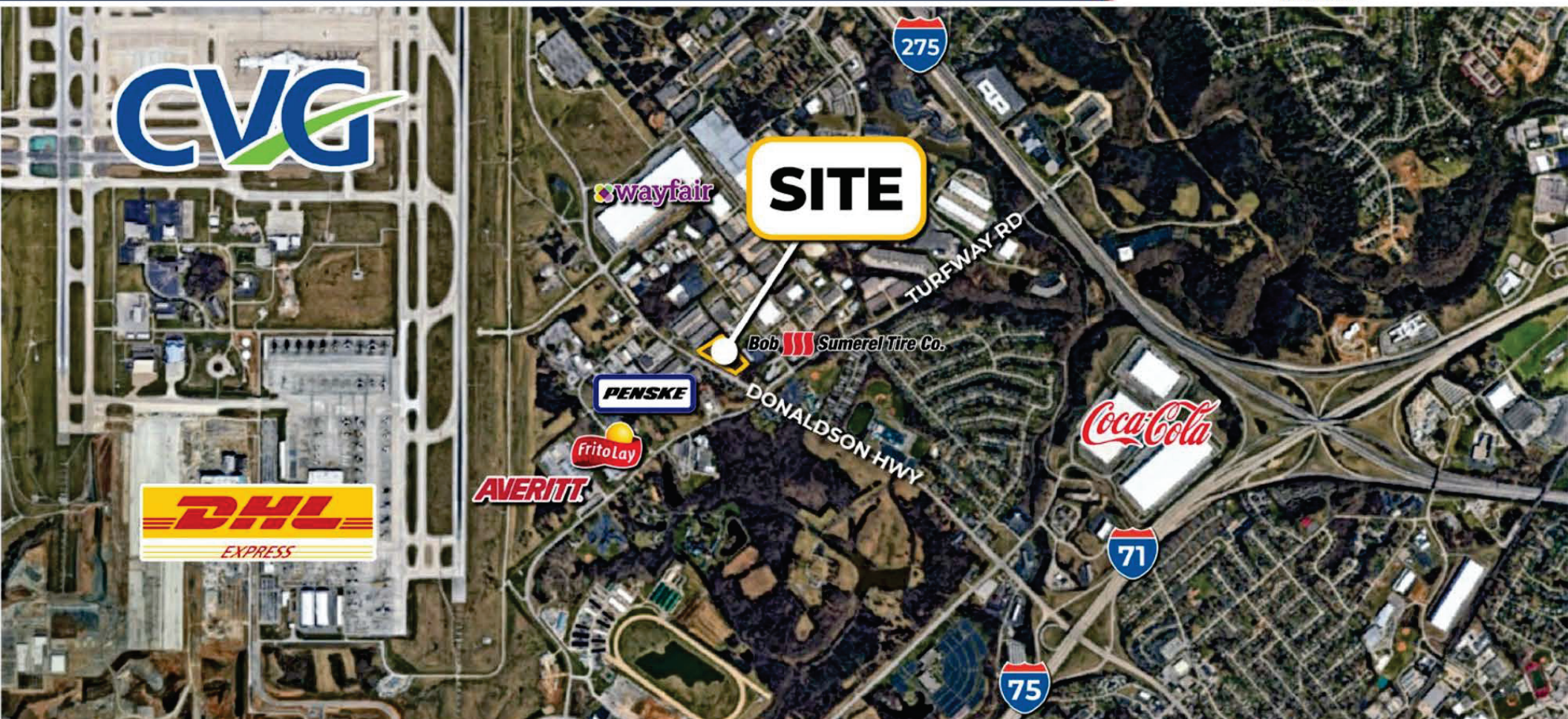


Industrial Land Near CVG

1600 Donaldson Hwy | Erlanger, KY | 41018

(Next to 1360 Donaldson Rd.)



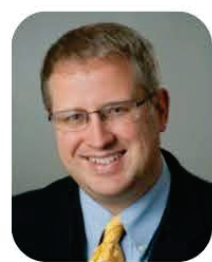
COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICING
Boone	Land	I-1 (Donaldson Road Overlay)	5.1 Acres	\$799,000

Property & Location Highlights:

- On Donaldson Road Four-Lane Expansion
- Less than 5-minutes to CVG International Airport
- 5-Minutes to both major Interstate Highways I-71/75 & I-275

- Established Industrial Zone
- 5-minutes to Amazon and DHL Expansions
- 15-minutes to Cincinnati, OH
- Part of the Houston/Donaldson Overlay
- Could accommodate approximately 50,000 SF flex building

For more information, contact:



Henkle Schueler Est. 1935
 CORFAC INTERNATIONAL
Jeff Eichhorn
 Executive Vice President
 O: (859) 448-9051
 C: (513) 673-6048
jeichhorn@hsabh.com

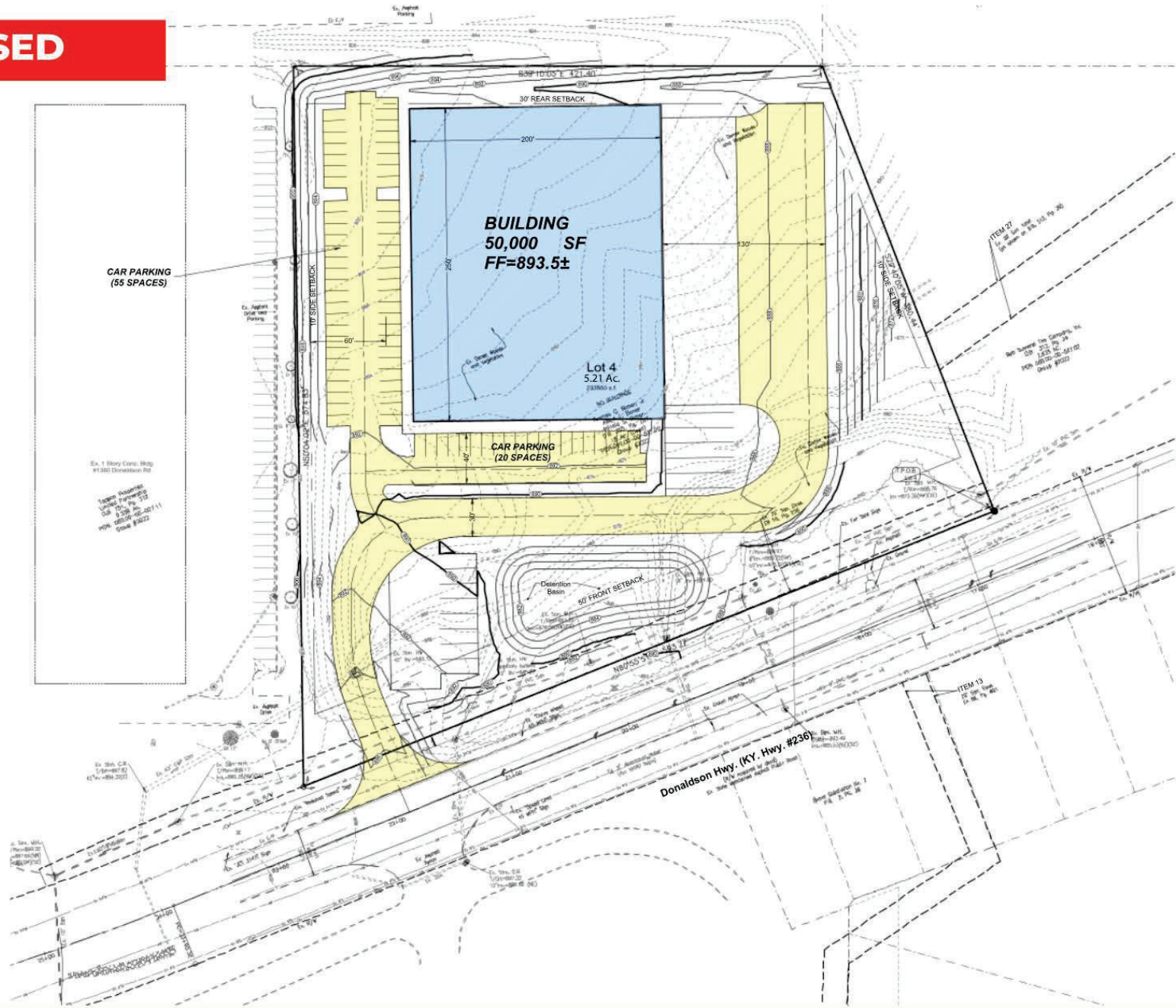
All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

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PROPOSED



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Henkle Schueler

Est. 1935

CORFAC
INTERNATIONAL

CVG

2022: Named Best Airport in North America by Skytrax
2022: Almost 3M passengers; a 44% increase Year To Date



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Radius	1 Mile	5 Mile	10 Mile
Population			
2028 Projection	2,097	147,464	578,116
2023 Estimate 2010	2,055	144,786	568,050
Census Growth	1,932	136,163	528,381
2023 - 2028 Growth	2.04%	1.85%	1.77%
2010 - 2023	6.37%	6.33%	7.51%
2023 Population by Hispanic Origin	86	6,476	22,914
2023 Population	2,055	144,786	568,050
White Black Am. Indian & Alaskan Asian Hawaiian & Pacific Island Other	1,860 90.51%	131,064 90.52%	449,959 79.21%
U.S. Armed Forces	115 5.60%	6,779 4.68%	88,040 15.50%
	3 0.15%	356 0.25%	1,651 0.29%
	20 0.97%	2,905 2.01%	13,086 2.30%
	3 0.15%	313 0.22%	994 0.17%
	55 2.68%	3,368 2.33%	14,319 2.52%
	0	163	254
Households			
2028 Projection	796	57,747	230,077
2023 Estimate 2010	779	56,665	225,983
Census Growth	724	53,201	210,401
2023 - 2028 Growth	2.18%	1.91%	1.81%
2010 - 2023 Owner	7.60%	6.51%	7.41%
Occupied Renter	548 70.35%	38,371 67.72%	132,161 58.48%
Occupied	231 29.65%	18,294 32.28%	93,822 41.52%
2023 Households by HH Income			
	779	56,665	225,983
Income: <\$25,000	178 22.85%	7,963 14.05%	47,419 20.98%
\$25,000 - \$50,000	214 27.47%	11,444 20.20%	45,479 20.12%
\$50,000 - \$75,000	132 16.94%	10,275 18.13%	37,313 16.51%
\$75,000 - \$100,000	113 14.51%	7,505 13.24%	25,362 11.22%
\$100,000 - \$125,000	38 4.88%	8,125 14.34%	26,369 11.67%
\$125,000 - \$150,000	58 7.45%	4,087 7.21%	14,203 6.28%
\$150,000 - \$200,000	40 5.13%	4,108 7.25%	15,769 6.98%
\$200,000+	6 0.77%	3,158 5.57%	14,069 6.23%
2023 Avg Household Income	\$64,455	\$88,605	\$83,633
2023 Med Household Income	\$49,642	\$71,163	\$62,047

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	203	4,986	25
Retail&Wholesale Trade	44	1,631	37
Hospitality & Food Service	9	134	15
Real Estate, Renting, Leasing	5	35	7
Finance & Insurance	6	27	5
Information	3	223	74
Scientific & Technology Services	32	371	12
Management of Companies	1	3	3
Health Care & Social Assistance	16	31	2
Educational Services	7	170	24
Public Administration & Sales	4	45	11
Arts, Entertainment, Recreation	4	9	2
Utilities & Waste Management	4	37	9
Construction	13	145	11
Manufacturing	35	1,897	54
Agriculture, Mining, Fishing	0	0	0
Other Services	20	228	11

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