

**FOR SUBLEASE**

# **FORMER GROCERY BOX**

3158 DIXIE HIGHWAY, ERLANGER, KY 41018



**60,417 SF / ANCHOR BOX SPACE**

[cushmanwakefield.com](http://cushmanwakefield.com)

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## PROPERTY HIGHLIGHTS

- 60,417 SF anchor space available
- Kroger relocating across the street to a new building Q2 2025
- Sublease until 1/1/2039
- Great for retail, entertainment or medical use
- Building and pylon signage available
- Other tenants in the center include: Snooty Fox, Garzelli's Pub & Pizza, Rent-2-own, H&R Block, Edgewood Animal Clinci and more
- Located 1 mile from the I-275 interchange

## RETAIL SPACE

60,417 SF

## MARKET

Crestview Hills

## ASKING RATE

Call for details



## NEIGHBORHOOD DEMOGRAPHICS



### POPULATION

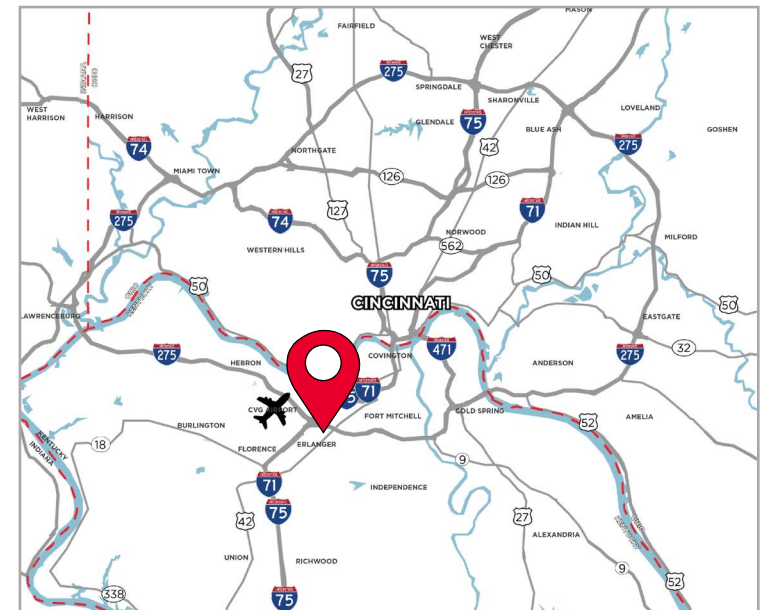


### AVG. HH INCOME



### DAYTIME POP.

|        |         |           |         |
|--------|---------|-----------|---------|
| 1 Mile | 7,809   | \$113,326 | 6,317   |
| 3 Mile | 70,049  | \$114,868 | 63,014  |
| 5 Mile | 141,267 | \$111,339 | 120,232 |





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## SITE PLAN





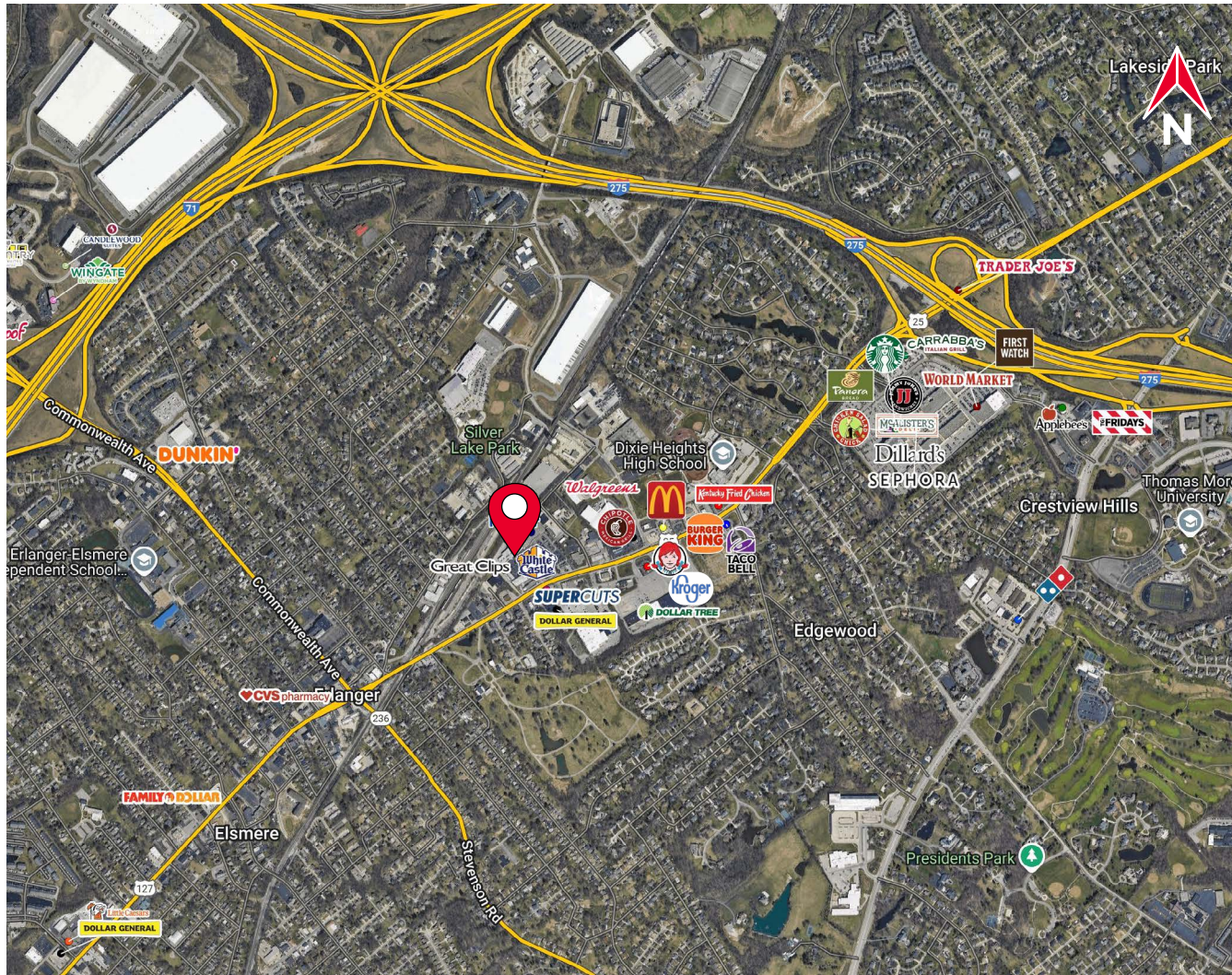
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## SUBMARKET AERIAL



For Leasing Inquiries, please contact:

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