

# RIVER VIEW

55 And 65 River Rd., Covington, KY 41016



## PROPERTY DESCRIPTION

Discover an exceptional investment opportunity in Kenton County. These properties, situated in the coveted River Road area, offer prime real estate for a savvy land or multifamily investor. Boasting an ideal location with easy access to amenities and major transportation routes, this is a rare chance to secure a valuable asset in a highly sought-after area. With its potential for development or income-generating properties, this offering presents a compelling prospect for investors aiming to capitalize on the growth and demand with River views! Don't miss the opportunity to make your mark in this thriving market.

## PROPERTY HIGHLIGHTS

- Prime location with River views
- Excellent development potential
- Highly sought-after area
- Ideal for multifamily or Office development
- Opportunity for income-generating properties

## OFFERING SUMMARY

Sale Price:	\$387,000
Lot Size:	1.03 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	304	1,018	2,938
Total Population	572	2,039	5,992
Average HH Income	\$89,971	\$96,894	\$85,195

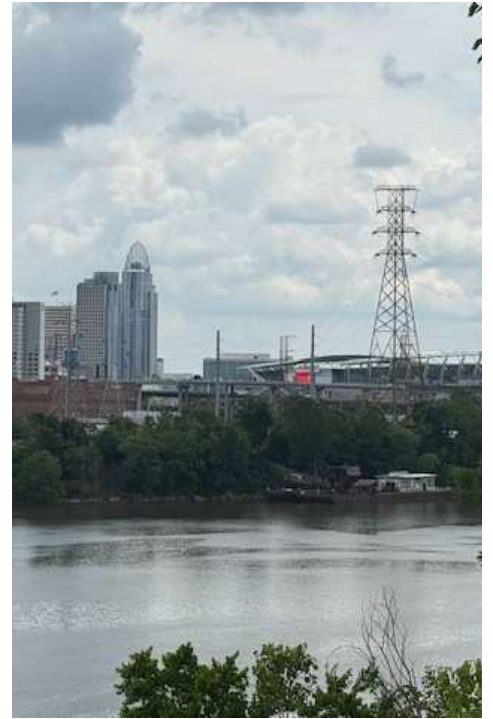
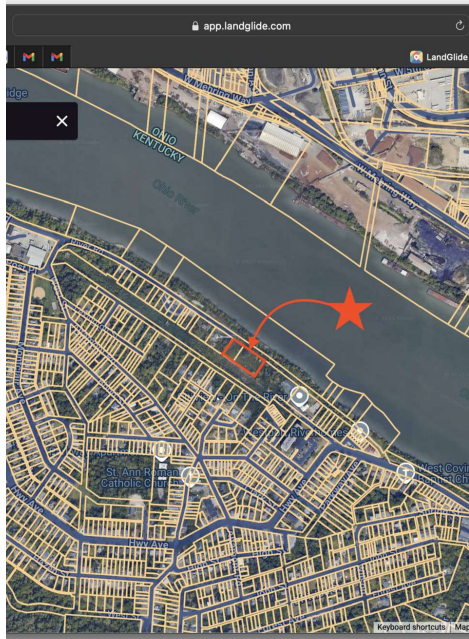
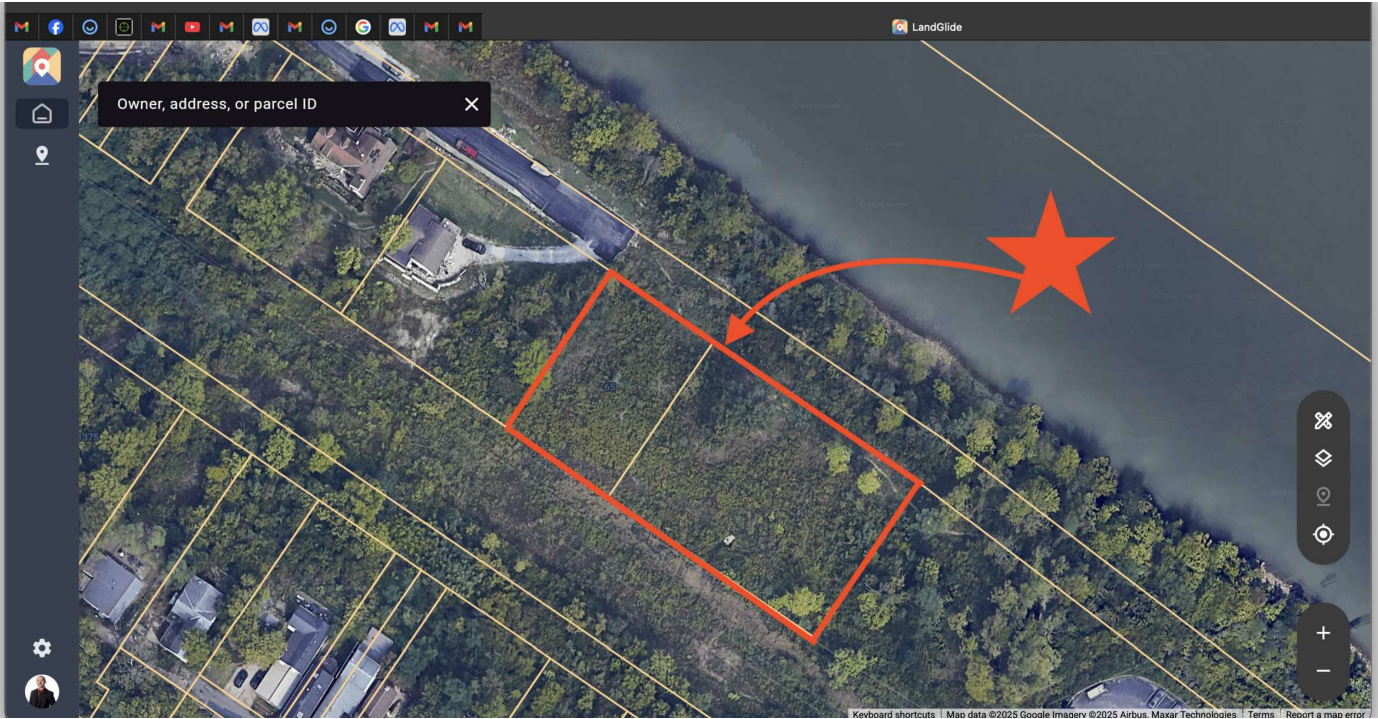
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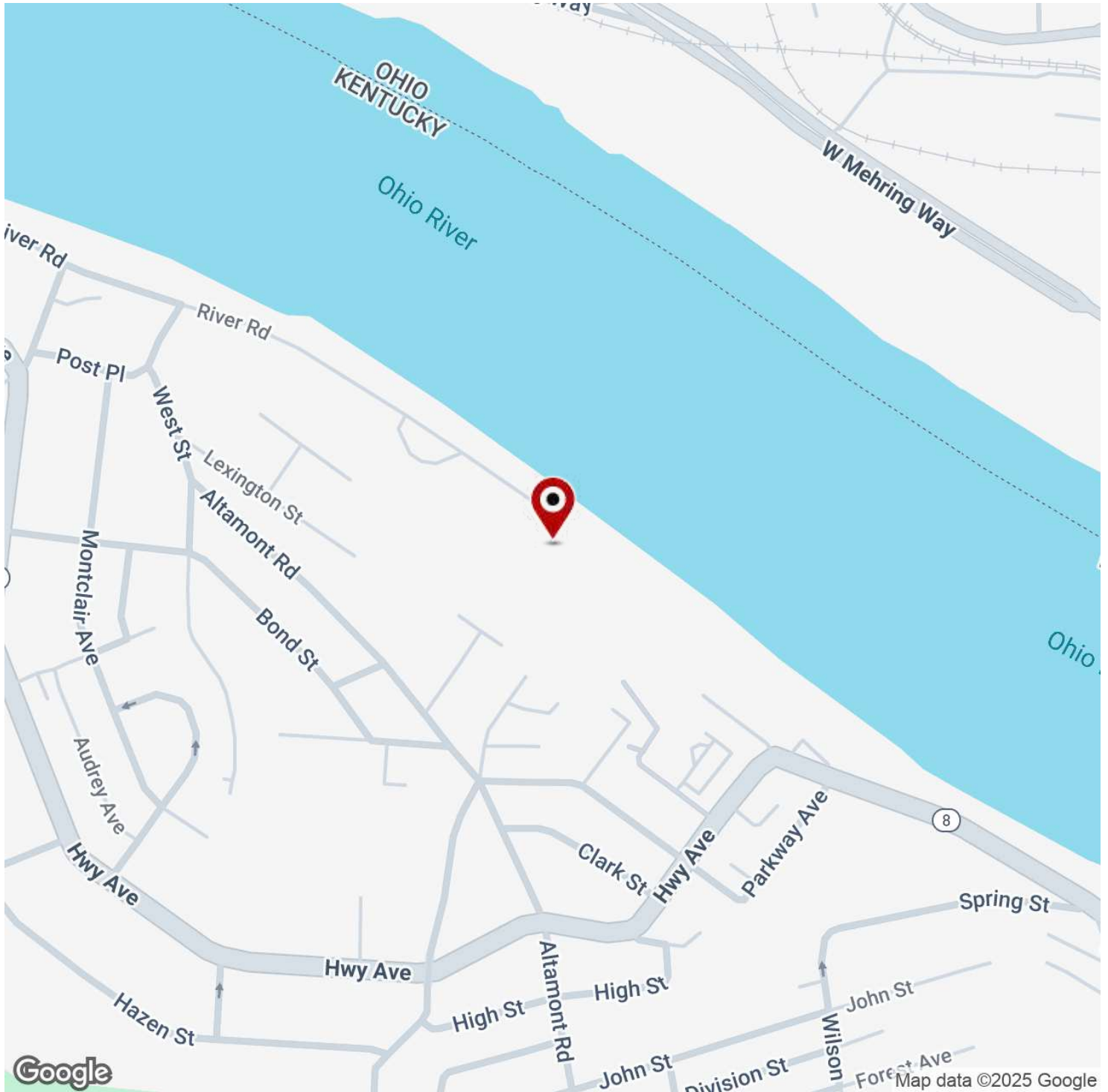
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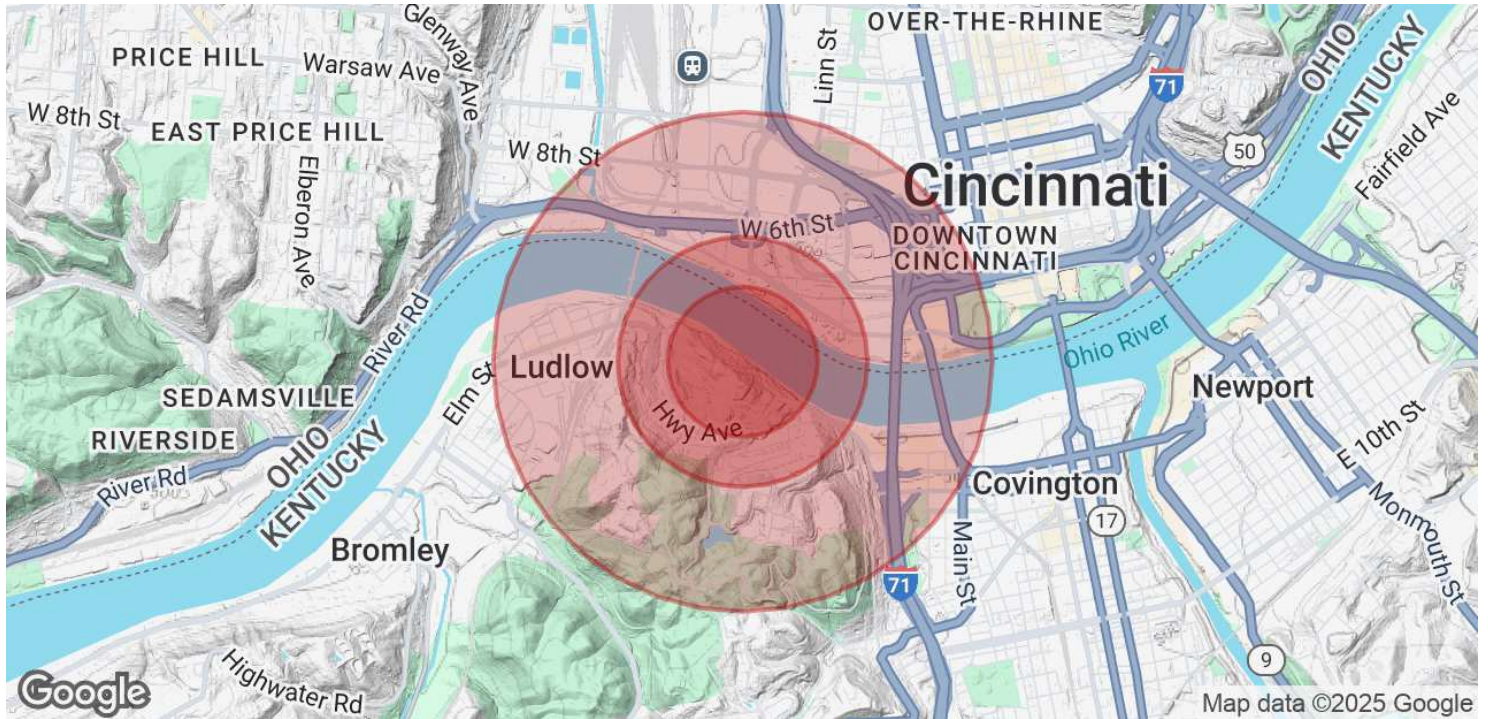
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	572	2,039	5,992
Average Age	46	43	41
Average Age (Male)	44	43	40
Average Age (Female)	47	44	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	304	1,018	2,938
# of Persons per HH	1.9	2	2
Average HH Income	\$89,971	\$96,894	\$85,195
Average House Value	\$314,795	\$321,476	\$299,509

*Demographics data derived from AlphaMap*

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