



**729 SCOTT STREET, COVINGTON, KY 41011**

**4,118 SQUARE FEET | FOR SALE OR LEASE**

***Retail/Office Building | Covington, Kentucky | \$375,000***

## The Offering

3CRE is pleased to present an exceptional opportunity: a 4,118-square-foot grey shell retail/office space at 729 Scott Street in Kenton County. This expansive property offers unparalleled flexibility and is ideally positioned for business success. With convenient access to major highways and the downtown area, it serves as an ideal location for companies seeking to expand and optimize their operations.

The property is located in a highly sought-after area of Kenton County, providing easy access to major thoroughfares, including I-275 and Route 16. This prime location makes it a strategic hub for businesses looking to serve the Greater Cincinnati area. Just a short drive from downtown Cincinnati, the site ensures excellent visibility and accessibility. Surrounded by a range of local amenities, including dining, retail, and transportation options, this location provides a dynamic and convenient environment for both businesses and their employees.

## Space Highlights

- Asking Price - \$375,000
- Lease Rate - \$14.00 (MG)
- Space Available - 4,118 SqFt
- Grey Shell Space
- 1st Floor Space - 2,012 SqFt
- 2nd Floor Space - 2,106 SqFt
- Kenton County
- Zoning - DTC | Downtown Core
- Parcel ID | 054-23-08-012.00



DOWNTOWN CINCINNATI

MADISON AVE

9,696 VEHICLES PER DAY



HOTEL COVINGTON  
Upscale Hotel



US BANK BRANCH  
Bank



HUNTINGTON BANK  
Bank



COPPINS  
Restaurant/Bar



CITY GARAGE PARKING  
Public Parking Garage



THE MADISON EVENT  
Event Center



UNITED STATES POSTAL  
USPS



JOSH MCINTOSH LAW  
Law Office



PURPLE PAISLEY  
Local Artisan Shop



EN BOGA STUDIOS  
Photography Studio



729 SCOTT ST.  
4,118 SqFt Available



THE HAYDEN  
Multifamily Apartments



SCOTT STREET  
10,988 VEHICLES PER DAY





**SUBJECT SITE**

4,118 SqFt Available



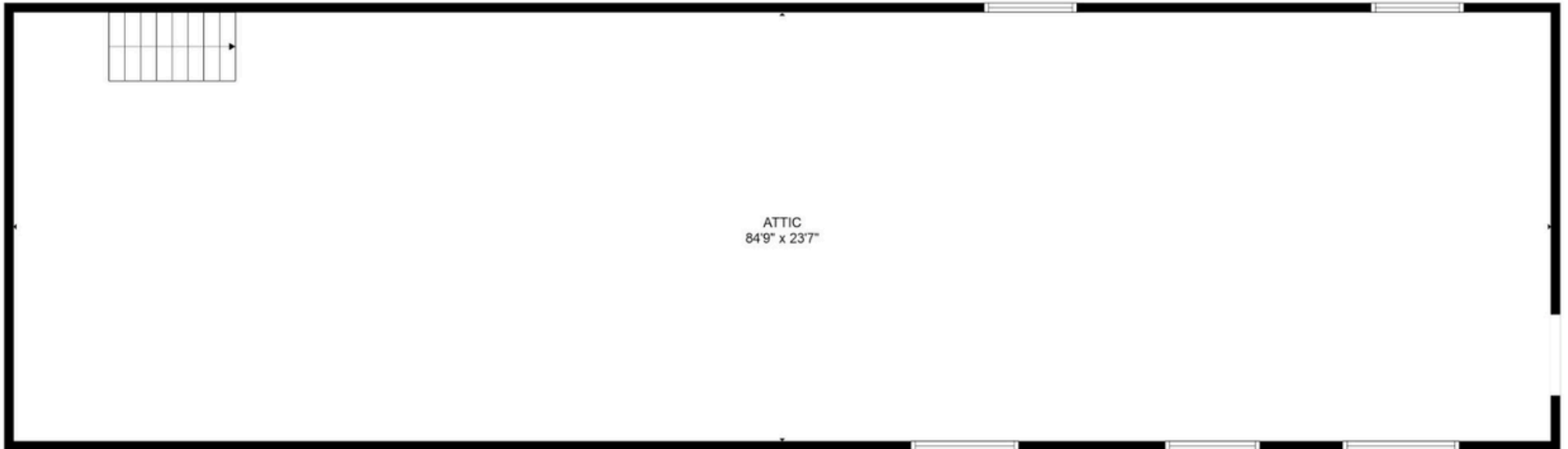
729 SCOTT STREET



***First Floor***



***Second Floor***



# Northern

KENTUCKY



## METRO AREA STATISTICS

**2.3 MM**  
POPULATION

**75K**  
HOUSEHOLD INCOME

**3.1%**  
UNEMPLOYMENT

## LARGEST EMPLOYERS

- 1) *ST. ELIZABETH HEALTHCARE*
- 2) *FIDELITY INVESTMENTS*
- 3) *DHL*
- 4) *BOONE COUNTY SCHOOLS*
- 5) *KROGER*

## NORTHERN KENTUCKY



**Metro Population:** Northern Kentucky is part of the CincinnatiUSA MSA encompassing 2.3MM people and is the 28th largest metro area in the U.S.



**Major Cities:** Covington, Newport, Florence, Erlanger, Hebron, Union, Fort Thomas, Bellevue



**Signature Events:** Cincinnati Flying Pig Marathon, P&G Music Fusion Weekend, Oktoberfest Cincinnati, BLINK, and Merchant's and Music Festival.



**Professional Sports:** Cincinnati Reds (MLB), FC Cincinnati (MLS), and the Cincinnati Bengals (NFL).



**Arts in Region:** 100 plus arts & culture venues in the region including ballet, pops orchestra, chamber orchestra, Opera, Broadway theater and more.



**Airport:** CVG International Airport serviced by Delta, United, Frontier, Allegiant, Southwest, and Apple Air.

**1 MILE**

**3 MILE**

**5 MILE**

**POPULATION**

20,883

126,127

282,302

**AVERAGE HOUSEHOLD  
INCOME**

\$66,417

\$83,164

\$80,110

**NUMBER OF  
HOUSEHOLDS**

9,938

59,911

124,198

**MEDIAN AGE**

37.1

36.6

34.6

**TOTAL BUSINESSES**

1,610

10,722

22,913

**TOTAL EMPLOYEES**

19,353

190,848

295,915



## ZAKIR MURDOV

SENIOR ADVISOR

ZAKIR@3CRE.COM

(513) 720-2177



## OLIVIA PAGE

SENIOR ADVISOR

OLIVIA@3CRE.COM

(937) 414-5779



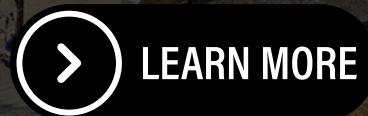
## MIKE COSTANTINI

FOUNDER / BROKER

MIKE@3CRE.COM

(513) 383-8413

KY281226



COMMERCIAL  
REAL ESTATE

**3CRE Advisors** is a multi-state brokerage specializing in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our team for any of your retail assignments. Visit us at any of our offices or online at [3CRE.com](http://3CRE.com).