AVAILABLE
179 Fairfield Ave Bellevue, KY 41073

NAIBergman

Office | 16,990 SF

- Approximately 16,990 SF Across Two Floors
- Former Crawford Insurance/Assured Partners Office Building
- Lower Level has Access to Two Garage Doors
- Tremendous Visibility Along Fairfield Ave. (Approximately 24,000 CPD)
- Views of Ohio River and Cincinnati Skyline
- Abundance of Parking (59 Spaces).
- Total of 0.626 Acres Across Two Parcels
- Asking Price of $2,100,000 ($123/SF)

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FOR SALE

179 Fairfield Ave Bellevue, KY 41073

OFFERING SUMMARY

Sale Price:	$2,100,000
Main Floor Lease Rate:	$16.50/SF NNN
Lower Level Lease Rate:	$10/SF NNN
Lot Size:	0.63 Acres
Year Built:	1963
Building Size:	16,990
Zoning:	T5
City:	Bellevue
Traffic Count:	~24,000
Price / SF:	$123.60

PROPERTY OVERVIEW

Available For Sale or Lease is the former Crawford Insurance/Assured Partners office building. Prior to being the home to Crawford Insurance, the property was a restaurant. The property boasts tremendous visibility on Fairfield Ave. and features views of the Ohio River and Cincinnati Skyline.

The top floor totals approximately 8,495 SF of office space. The lower level is currently separated into two suites with one having access to two garage doors. The entire building is available and totals an approximate 16,990 SF.

LOCATION OVERVIEW

Located in Bellevue, Kentucky along the main artery, Fairfield Ave. There is an estimated 24,000+ cars per day that travel past the extremely visible property. Surrounded by beautiful views of the Ohio River and Cincinnati skyline, along with high end restaurants and retailers. Enjoy easy access to interstates I-471, I-71 and I-75 along with a short commute to downtown Cincinnati, Newport and Covington. This is the ideal location for a redevelopment project or a business that benefits from visibility and accessibility.

The property is zoned T5 and resides in Campbell County. The property is located in Zone X (Minimal Flood Hazard) according to Campbell County Auditor.

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TOP FLOOR PHOTOS

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LOWER LEVEL PHOTOS

179 Fairfield Ave Bellevue, KY 41073
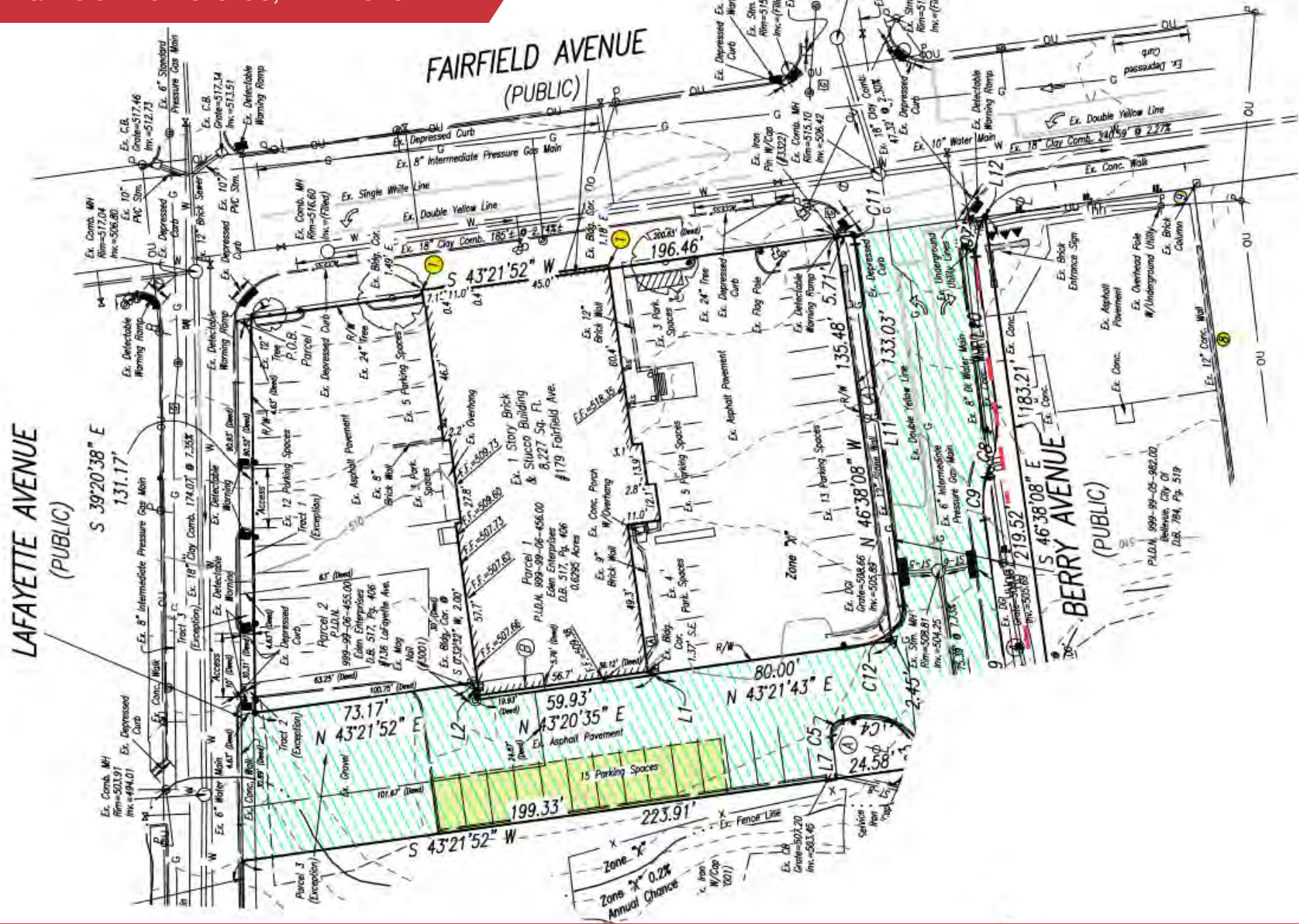
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MT ADAMS

OHIO
KENTUCKY

Ohio River

Bellevue

MRBL
STEAK · SEAFOOD · SUSHI

SITE

Fairfield Ave

ENSON HARBOR
RESTAURANT

United
Dairy
Farmers

CH
CHART
HOUSE

NEW RIFF
DISTILLING

Hard Rock
CASINO

Fairfield
BY MARRIOTT

The
Party
SOURCE

E Central Pkwy
Eggleston Ave

Riverside Dr

E 9th St
W 9th St

E 7th St

E 6th St

E 5th St
W 5th St

E Pete Rose Way

QUEEN CITY
SQUARE

OHIO
KENTUCKY

Heritage Bank
CENTER

GREAT AMERICAN
BALL PARK

Taylor-Southgate Br

Ohio River

MANSION HILL

DWNTOWN
CINNCINNATI

OHIO
KENTUCKY

NEWPORT
ON THE LEVEE

aloft
NEWPORT
ON THE LEVEE

3rd St

E 5th St

Newport

York St

Washington Ave

E 10th St

TARGET

Woodla

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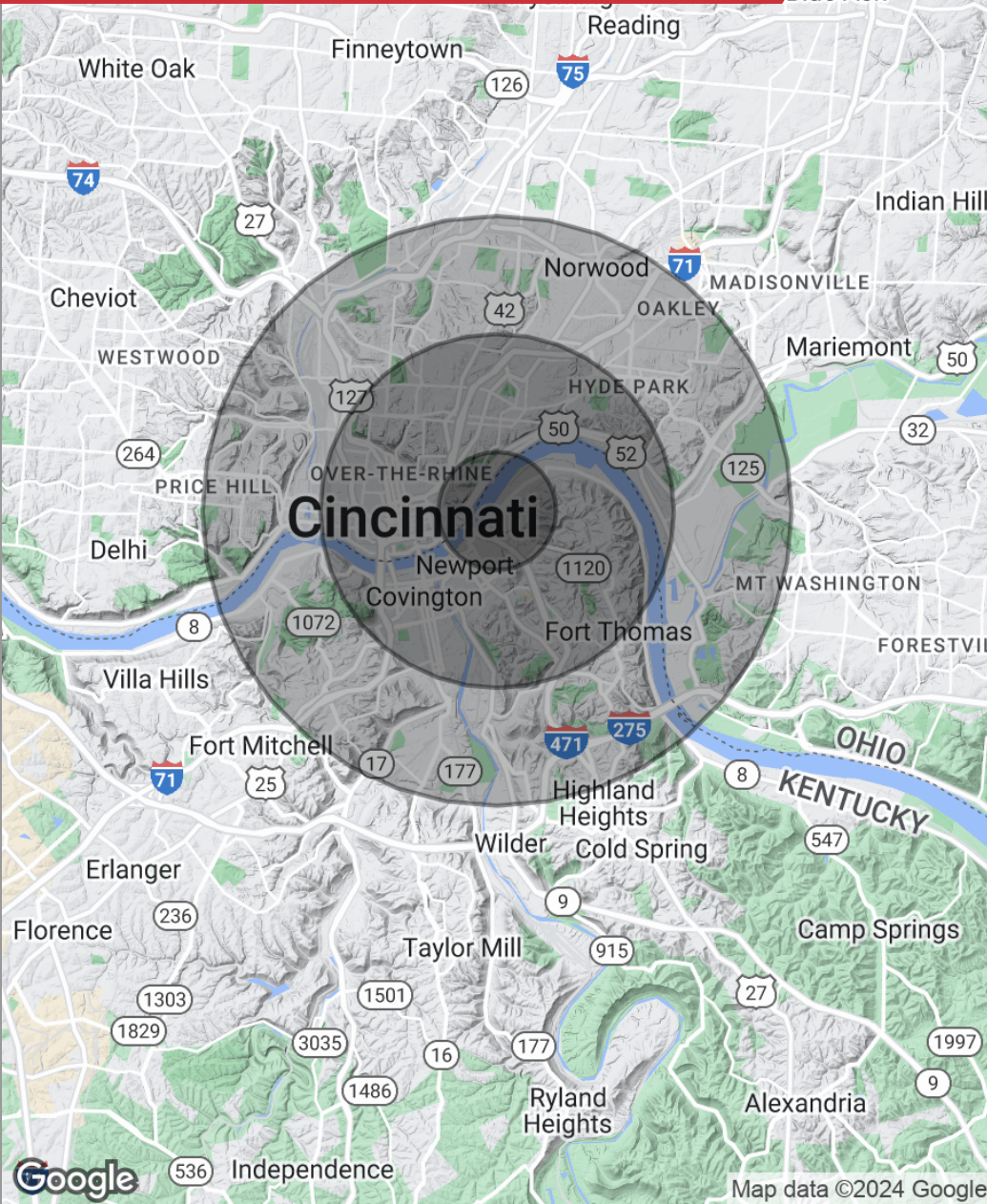+1 513 322 6309
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DEMOGRAPHICS

179 Fairfield Ave Bellevue, KY 41073

POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,353	140,416	287,449
Median age	41	37	37
Median age (male)	40	36	37
Median age (Female)	42	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,076	62,960	129,474
# of persons per HH	2	2.2	2.2
Average HH income	$119,496	$87,416	$89,000
Average house value	$394,620	$349,491	$339,040

* Demographic data derived from 2020 ACS - US Census

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