

# RETAIL SPACE FOR SALE

## FORMER RESTAURANT

2549 North Bend Rd, Hebron, KY 41048



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## FORMER RESTAURANT

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**BUILDING SIZE:** 2,736 SF

**PRICING:** \$985,000

### PROPERTY HIGHLIGHTS:

- Pylon Signage available
- Located just off I-275
- New Publix Grocery Store being constructed 3.0 miles from site
- Drive Thru capabilities
- Access from both North Bend Road and Litton Lane
- Heavy retail corridor
- Various other retailers in the area including Skyline, Kroger Marketplace, Chipotle and McDonalds

### TRAFFIC COUNTS:

- North Bend Rd - 31,022 VPD
- I-275 – 61,346 VPD

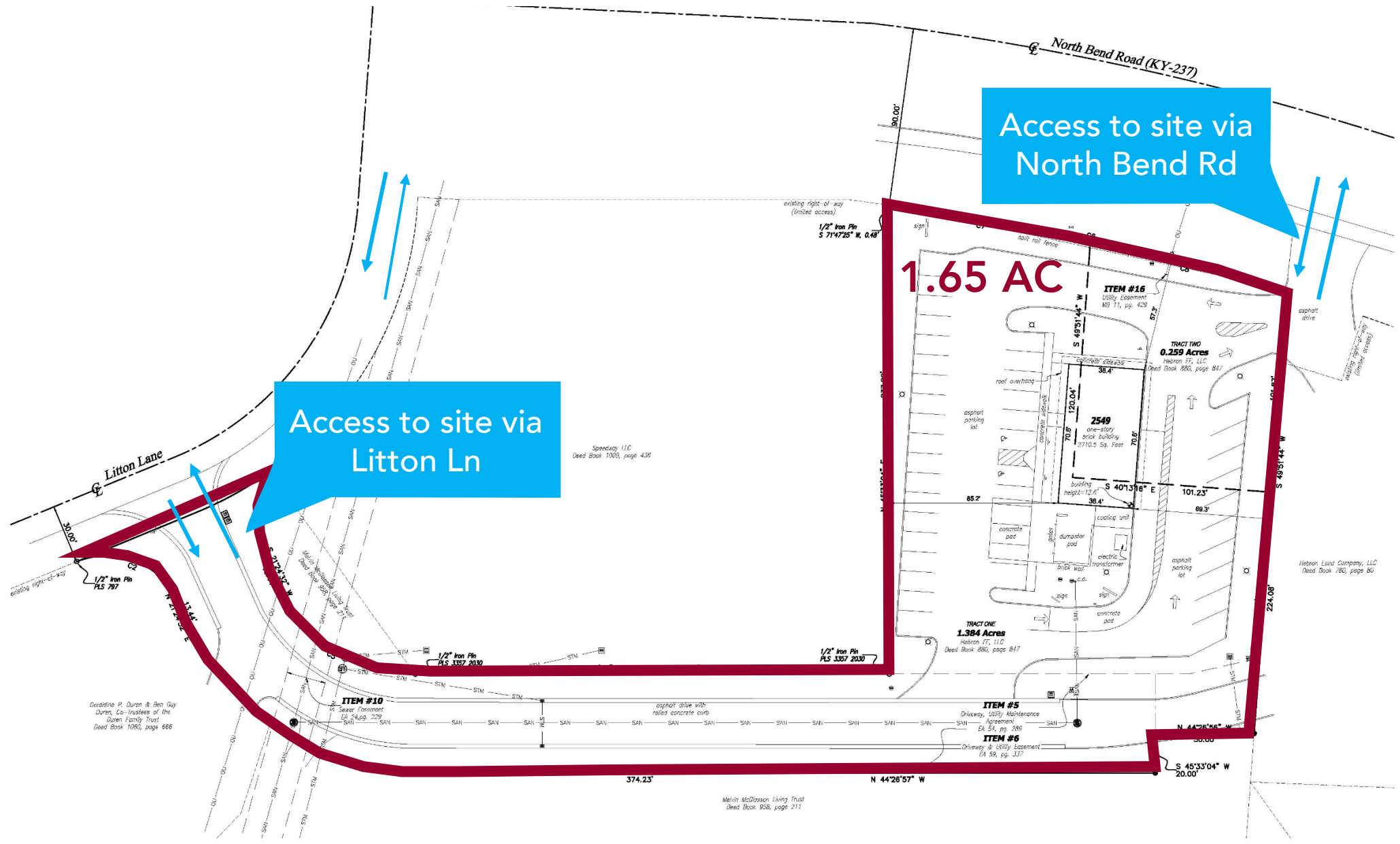
Existing Pylon Sign



# BUILDING PICTURES



# SITE PLAN



Access to site via North Bend Rd

Access to site via Litton Ln



THORNWILDE  
ELEMENTARY  
SCHOOL  
673 Students

237

Graves Rd

12,265 VPD

39,280 VPD

INTERSTATE  
275



FUTURE

7,945 VPD

Wawa



DOLLAR  
TREE  
Wendy's



Heritage Bank



Kroger  
Marketplace  
Placer.ai  
VISITS 2.04 M  
RANKING:  
#6 in state of KY



SONIC

WAFFLE  
HOUSE

TireDiscounters

FIREHOUSE  
SUBS



DOLLAR  
GENERAL

DHL OPENED A NEW 307,000 SF  
E-COMMERCE DISTRIBUTION FACILITY  
IN LATE 2023.

INTERSTATE  
275

61,346 VPD

FIFTH THIRD BANK

31,022 VPD

Wawa  
PROPOSED

Langnese  
PROPOSED

CONNOR HIGH  
SCHOOL  
1,493 Students

CONNOR MIDDLE  
SCHOOL  
897 Students

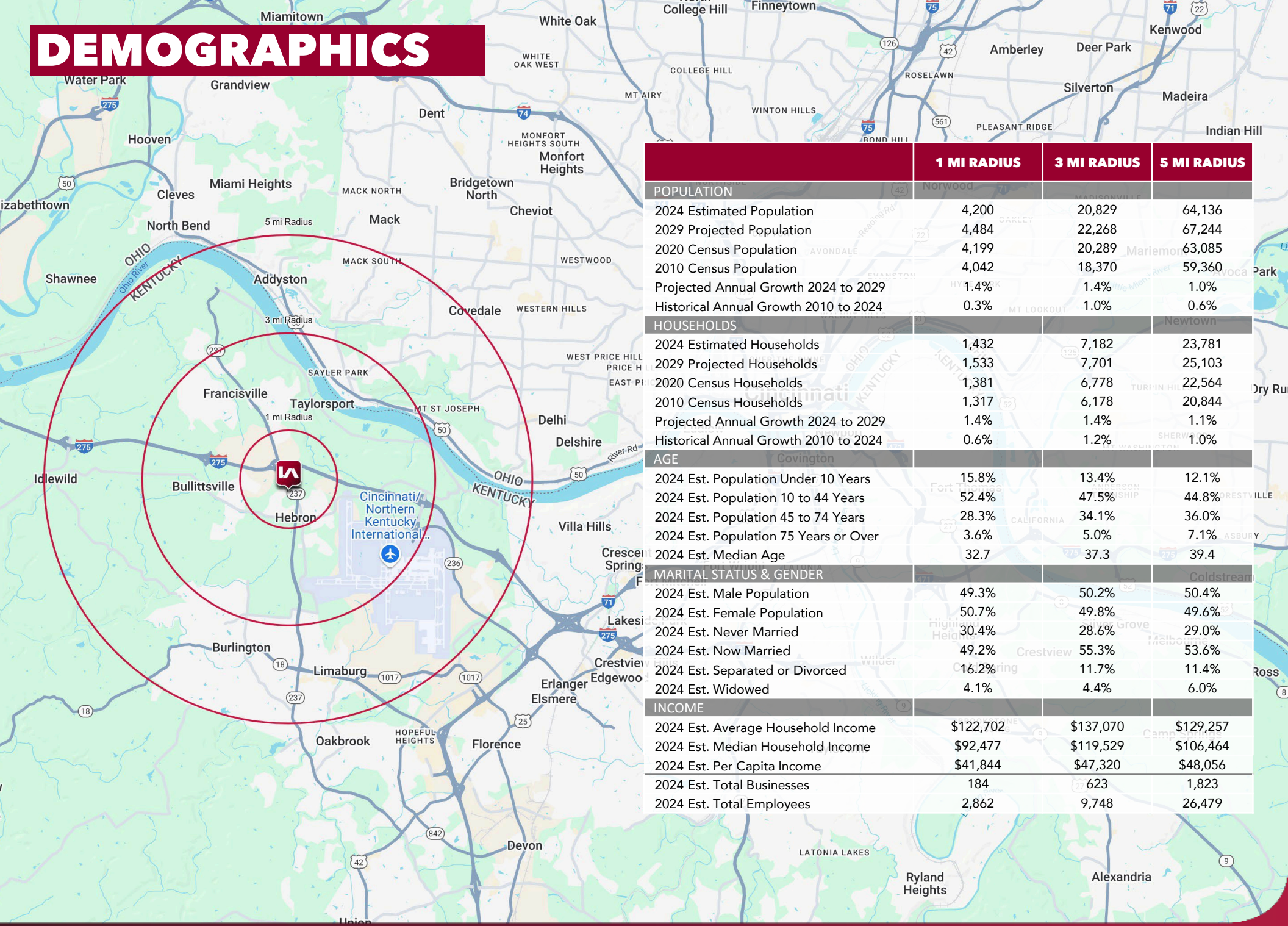
237

amazon

Approximately 5,500 employees

CVC  
Northern Kent

# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	4,200	20,829	64,136
2029 Projected Population	4,484	22,268	67,244
2020 Census Population	4,199	20,289	63,085
2010 Census Population	4,042	18,370	59,360
Projected Annual Growth 2024 to 2029	1.4%	1.4%	1.0%
Historical Annual Growth 2010 to 2024	0.3%	1.0%	0.6%
<b>HOUSEHOLDS</b>			
2024 Estimated Households	1,432	7,182	23,781
2029 Projected Households	1,533	7,701	25,103
2020 Census Households	1,381	6,778	22,564
2010 Census Households	1,317	6,178	20,844
Projected Annual Growth 2024 to 2029	1.4%	1.4%	1.1%
Historical Annual Growth 2010 to 2024	0.6%	1.2%	1.0%
<b>AGE</b>			
2024 Est. Population Under 10 Years	15.8%	13.4%	12.1%
2024 Est. Population 10 to 44 Years	52.4%	47.5%	44.8%
2024 Est. Population 45 to 74 Years	28.3%	34.1%	36.0%
2024 Est. Population 75 Years or Over	3.6%	5.0%	7.1%
2024 Est. Median Age	32.7	37.3	39.4
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	49.3%	50.2%	50.4%
2024 Est. Female Population	50.7%	49.8%	49.6%
2024 Est. Never Married	30.4%	28.6%	29.0%
2024 Est. Now Married	49.2%	55.3%	53.6%
2024 Est. Separated or Divorced	16.2%	11.7%	11.4%
2024 Est. Widowed	4.1%	4.4%	6.0%
<b>INCOME</b>			
2024 Est. Average Household Income	\$122,702	\$137,070	\$129,257
2024 Est. Median Household Income	\$92,477	\$119,529	\$106,464
2024 Est. Per Capita Income	\$41,844	\$47,320	\$48,056
2024 Est. Total Businesses	184	623	1,823
2024 Est. Total Employees	2,862	9,748	26,479