

CURŌ•BRKG

**±3,000 SF FOR LEASE**

25 RUTHMAN DR | DRY RIDGE, KY 41035

**MG LEASE**

**\$2,000  
MONTHLY**



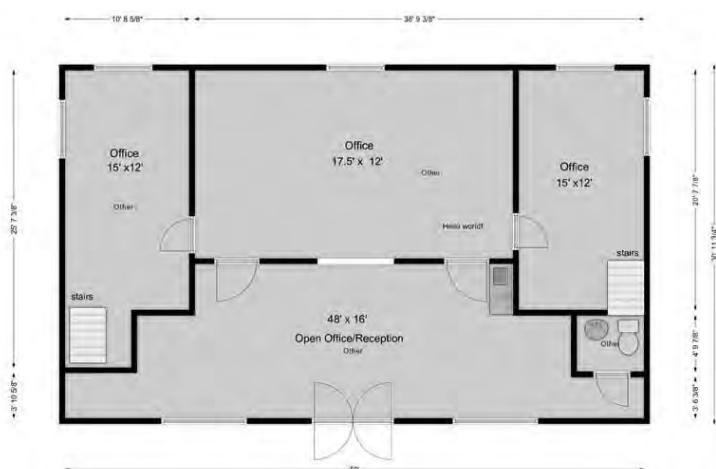
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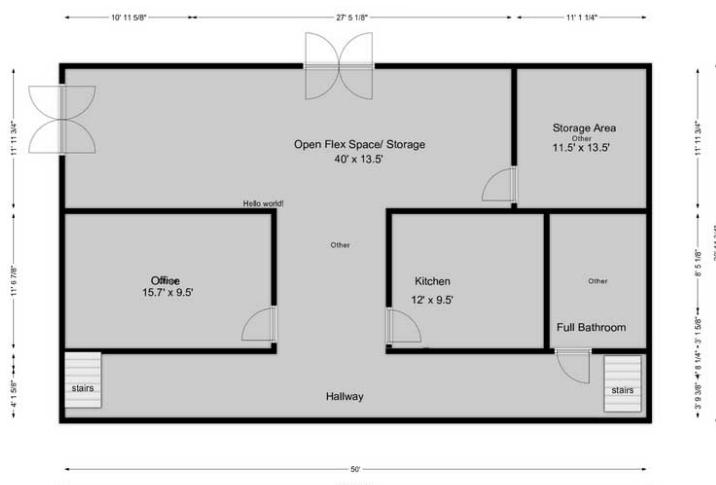
## PROPERTY DETAILS + FLOOR PLANS

### 1ST FLOOR PLAN



Take advantage of a versatile ±3,000 square foot office/flex space conveniently located 1.7 miles off the Dry Ridge exit on I-75.

### LOWER LEVEL PLAN



This well-maintained property offers an ideal setup for a wide range of business uses, from professional services to light industrial, distribution, or creative workspace.

Whether you're expanding, relocating, or launching a new venture, this space offers the functionality and accessibility your business needs to thrive in Northern Kentucky.

### PROPERTY DETAILS:

#### 1ST FLOOR

- Approx. 1,500 SF
- Large open reception/entrance
- 3 offices
- Restroom
- Coffee bar
- 2 stairwells to access lower level

#### LOWER LEVEL

(3 of 4 sides above ground)

- Approx. 1,500 SF
- Open office flex space
- 2 sets of double doors to exterior
- Full bathroom with shower
- Kitchen
- Storage space

#### PARKING

- Large parking lot in front with driveway to lower level

#### MECHANICS

- HVAC units
- Water heater



\*Floor Plans not exact or to scale - for reference only

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## PROPERTY PHOTOS



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# OVERVIEW

## HIGHLIGHTS:

**Size:** ±3,000 SF

**Type:** Office/Flex

**Modified Gross Lease:** \$2,000

**Lease Rate:** Competitive – Contact for details

**Parcel:** 034-00-00-109.00

**Layout:** Flexible floor plan with private offices, open workspace, conference area, and storage

**Parking:** Ample on-site parking

**Utilities:** Gross lease – utilities included

**Access:** Excellent visibility and access, just minutes from I-75

**Zoning:** Commercial - Agriculture

**Available:** Immediately

	1 MILE	3 MILES	5 MILES
POPULATION	1,881	3,954	11,084
HOUSEHOLDS	696	1,609	4,224
AVG HH INCOME	\$89,223	\$75,269	\$80,196
EMPLOYEES	497	1,795	2,817

Information provided by US Census 2023



## KEY

RESTAURANTS	RETAIL	HOSPITALITY	MEDICAL
① Cracker Barrel	⑦ Penn Station	① Harbor Freight	① Home2 Suites
② LaRosa's	⑧ KFC	② U-Haul	② St. Elizabeth Healthcare
③ Arby's	⑨ Starbucks	③ Wiseway Supply	② Total Care Pharmacy
④ McDonald's	⑩ Papa John's	④ Dollar Tree	EDUCATION
⑤ Wendy's	⑪ Subway	⑤ Speedway	① Grant Co. High School
⑥ Waffle House	⑫ Dunkin'	⑥ Tire Discounters	④ Hampton Inn
		⑦ Marathon	⑤ Micotel Inn & Suites
		⑧ Dollar General	⑤ Red Roof Inn
		⑨ Speedway	⑥ Comfort Suites
		⑩ Shell	⑦ Holiday Inn Express
		⑪ BP	
		⑫ Walmart Supercenter	

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