

CURÖ•BRKG

±3,000 SF FOR LEASE

25 RUTHMAN DR | DRY RIDGE, KY 41035

MG LEASE

\$2,000
MONTHLY



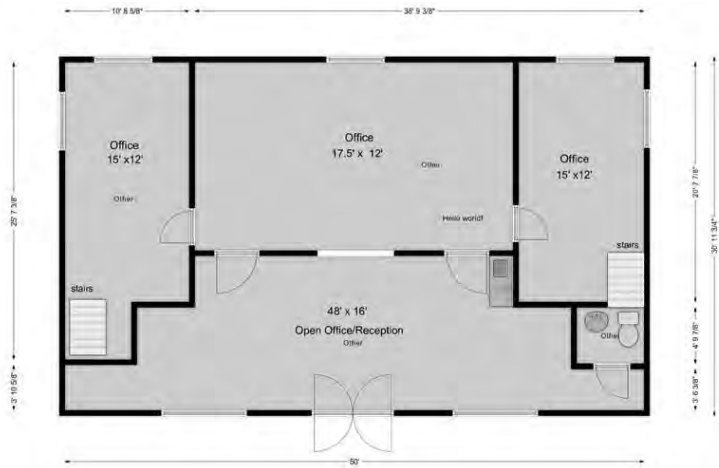
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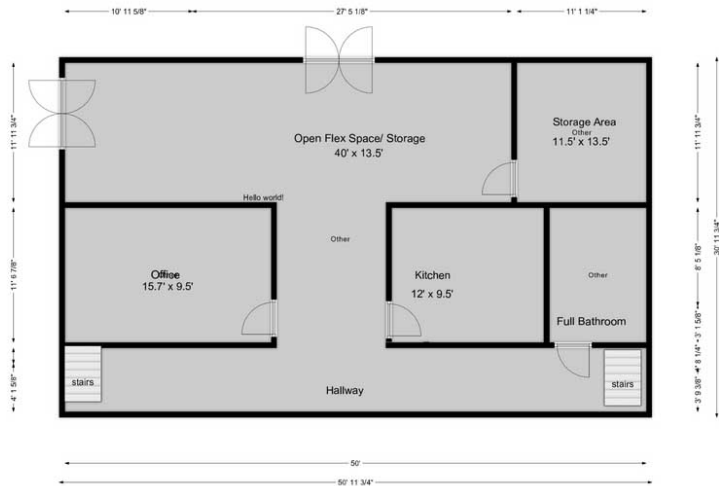
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PROPERTY DETAILS + FLOOR PLANS

1ST FLOOR PLAN



LOWER LEVEL PLAN



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



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

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

PARKING

- Large parking lot in front with driveway to lower level

MECHANICS

- HVAC units
- Water heater

LOWER LEVEL

(3 of 4 sides above ground)

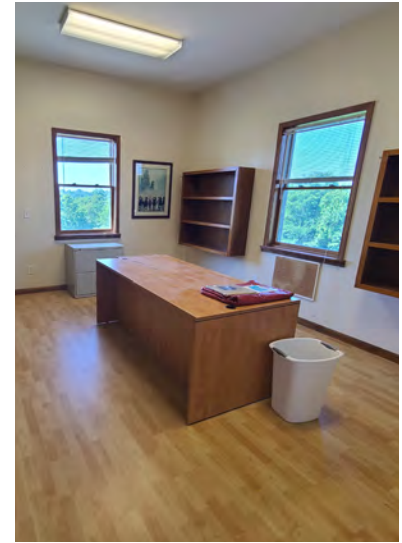
- Approx. 1,500 SF
- Open office flex space
- 2 sets of double doors to exterior
- Full bathroom with shower
- Kitchen
- Storage space

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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

- 1 Cracker Barrel
- 2 LaRosa's
- 3 Arby's
- 4 McDonald's
- 5 Wendy's
- 6 Waffle House
- 7 Penn Station
- 8 KFC
- 9 Starbucks
- 10 Papa John's
- 11 Subway
- 12 Dunkin'

RETAIL

- 1 Harbor Freight
- 2 U-Haul
- 3 Wiseway Supply
- 4 Dollar Tree
- 5 Speedway
- 6 Tire Discounters
- 7 Marathon
- 8 Dollar General
- 9 Speedway
- 10 Shell
- 11 BP
- 12 Walmart Supercenter

HOSPITALITY

- 1 Home2 Suites
- 2 Quality Inn
- 3 Hampton Inn
- 4 Microtel Inn & Suites
- 5 Red Roof Inn
- 6 Comfort Suites
- 7 Holiday Inn Express

MEDICAL

- 1 St. Elizabeth Healthcare
- 2 Total Care Pharmacy

EDUCATION

- 1 Grant Co. High School

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