

UNION PROMENADE - LOT 3

US 42, Union, KY 41091



PROPERTY DESCRIPTION

KW Commercial is offering pad ready commercial lots at the Union Promenade...Union's New Planned Entertainment District! A full lineup of upper scale restaurants and entertainment venues within this entertainment district are currently secured. World renowned architects have designed this project to impress. The project has been designed to handle the pedestrian traffic of over 1000 homes plus any drive-in traffic. The New Concept architecture is appealing to both family and friends. All road frontage lots on 42 will have restaurant, retail and entertainment venues. Check out the website at www.theunionpromenade.com and give us a call to obtain additional information!

PROPERTY HIGHLIGHTS

- Cincinnati Children's Hospital
- United Dairy Farmers

OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	12,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,990	14,525	32,833
Total Population	5,467	40,847	87,630
Average HH Income	\$81,598	\$87,400	\$76,016

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

T.J. SCHUTTE JR
Commercial Senior Director
O: 859.468.6799
tjschuttejr@kw.com

DERRICK PLUNKETT
O: 859.620.5830
dp.kwcommercial@gmail.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

RETAIL FOR SALE

UNION PROMENADE - LOT 3

US 42, Union, KY 41091



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

T.J. SCHUTTE JR
Commercial Senior Director
O: 859.468.6799
tjschuttejr@kw.com

DERRICK PLUNKETT
O: 859.620.5830
dp.kwcommercial@gmail.com

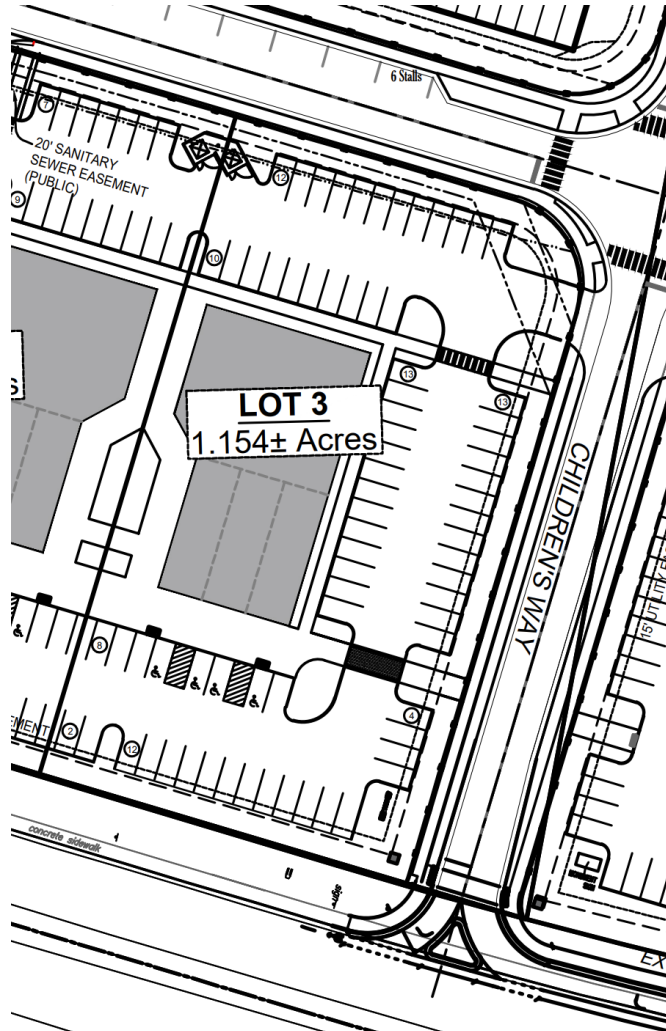
KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

RETAIL FOR SALE

UNION PROMENADE - LOT 3

US 42, Union, KY 41091



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

T.J. SCHUTTE JR
Commercial Senior Director
O: 859.468.6799
tjschuttejr@kw.com

DERRICK PLUNKETT
O: 859.620.5830
dp.kwcommercial@gmail.com

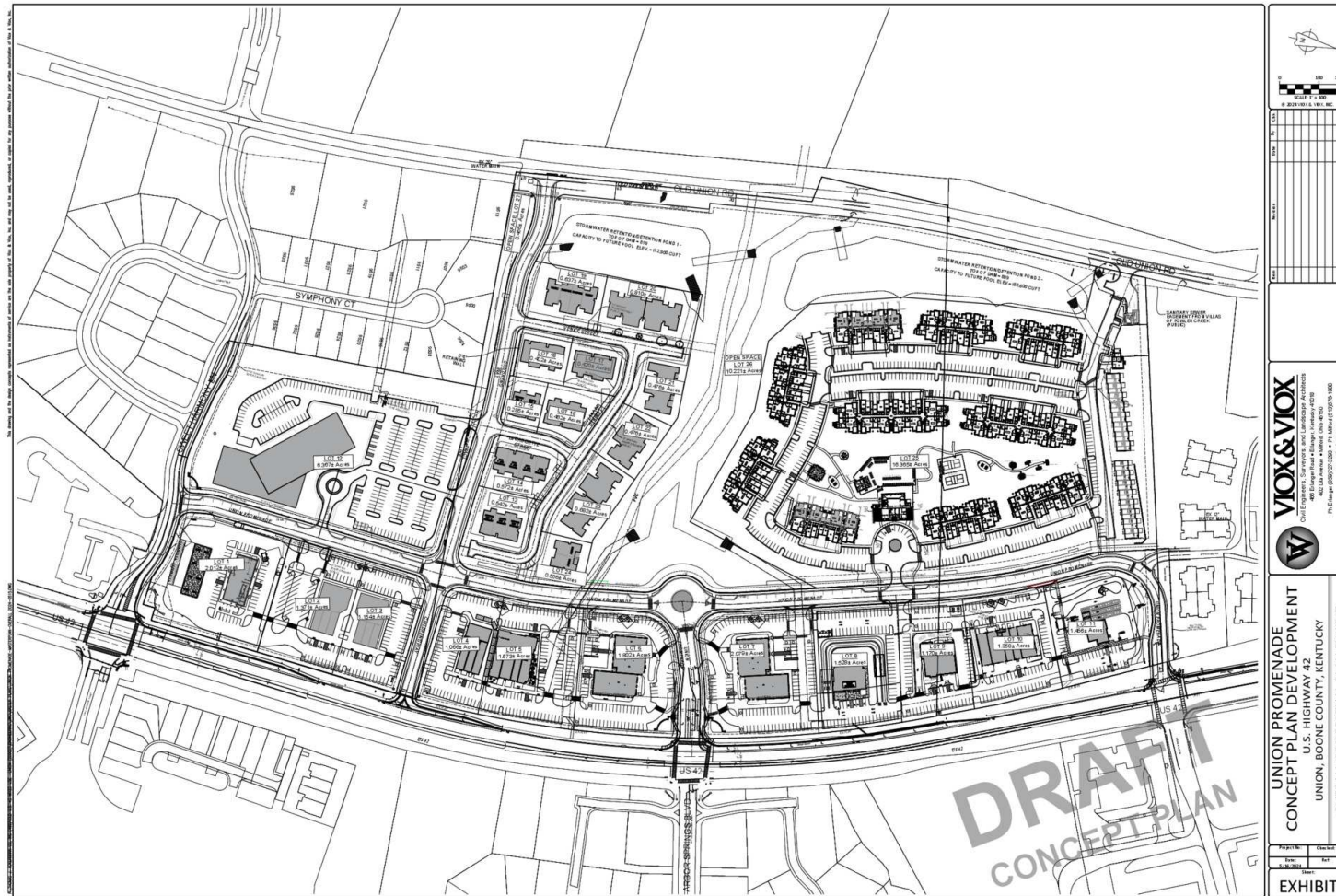
KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

RETAIL FOR SALE

UNION PROMENADE - LOT 3

US 42, Union, KY 41091



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

T.J. SCHUTTE JR
Commercial Senior Director
O: 859.468.6799
tjschuttejr@kw.com

DERRICK PLUNKETT
O: 859.620.5830
dp.kwcommercial@gmail.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

RETAIL FOR SALE

UNION PROMENADE - LOT 3

US 42, Union, KY 41091



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

T.J. SCHUTTE JR
Commercial Senior Director
O: 859.468.6799
tjschuttejr@kw.com

DERRICK PLUNKETT
O: 859.620.5830
dp.kwcommercial@gmail.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

RETAIL FOR SALE

UNION PROMENADE - LOT 3

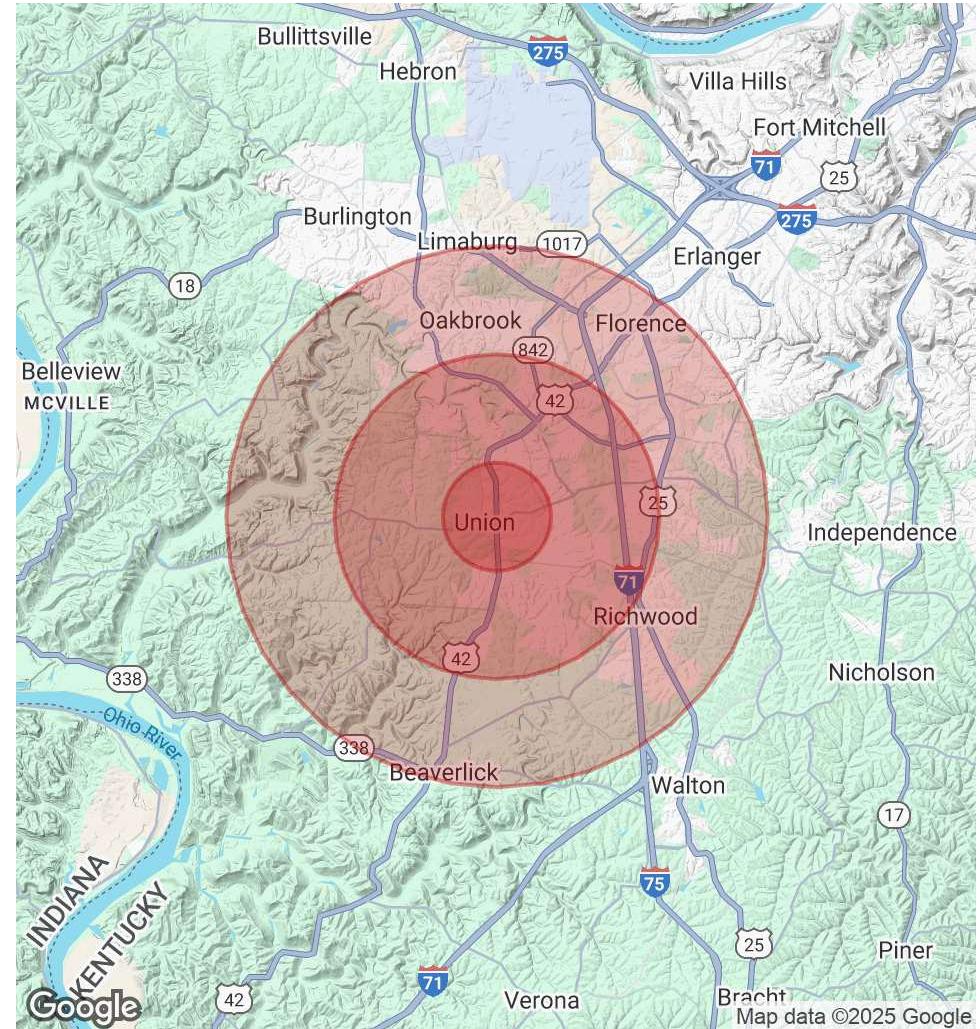
US 42, Union, KY 41091



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,467	40,847	87,630
Average Age	34.4	35.3	35.6
Average Age (Male)	33.0	34.0	34.6
Average Age (Female)	35.3	36.1	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,990	14,525	32,833
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$81,598	\$87,400	\$76,016
Average House Value	\$206,715	\$203,896	\$180,497

* Demographic data derived from 2020 ACS - US Census



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

T.J. SCHUTTE JR
Commercial Senior Director
O: 859.468.6799
tjschuttejr@kw.com

DERRICK PLUNKETT
O: 859.620.5830
dp.kwcommercial@gmail.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com