

Former Frisch's
For Lease
6,503 SF | 1.80 acres

5010 Alexandria Pike

Cold Spring, KY 41076



Gordy Hoagland

White Oak

+1 502 387 1734

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Melissa Ruther

CBRE

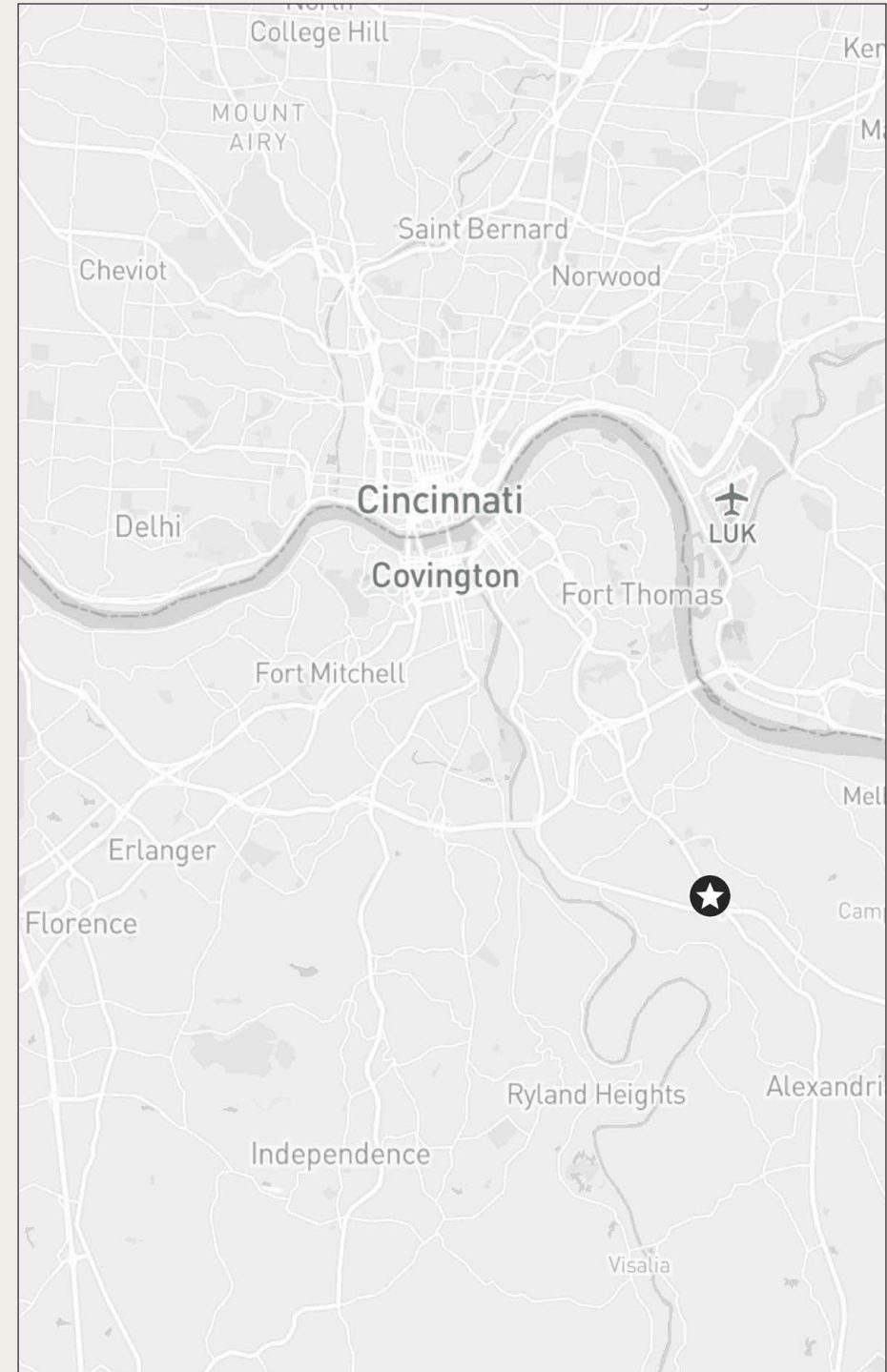
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Site Overview

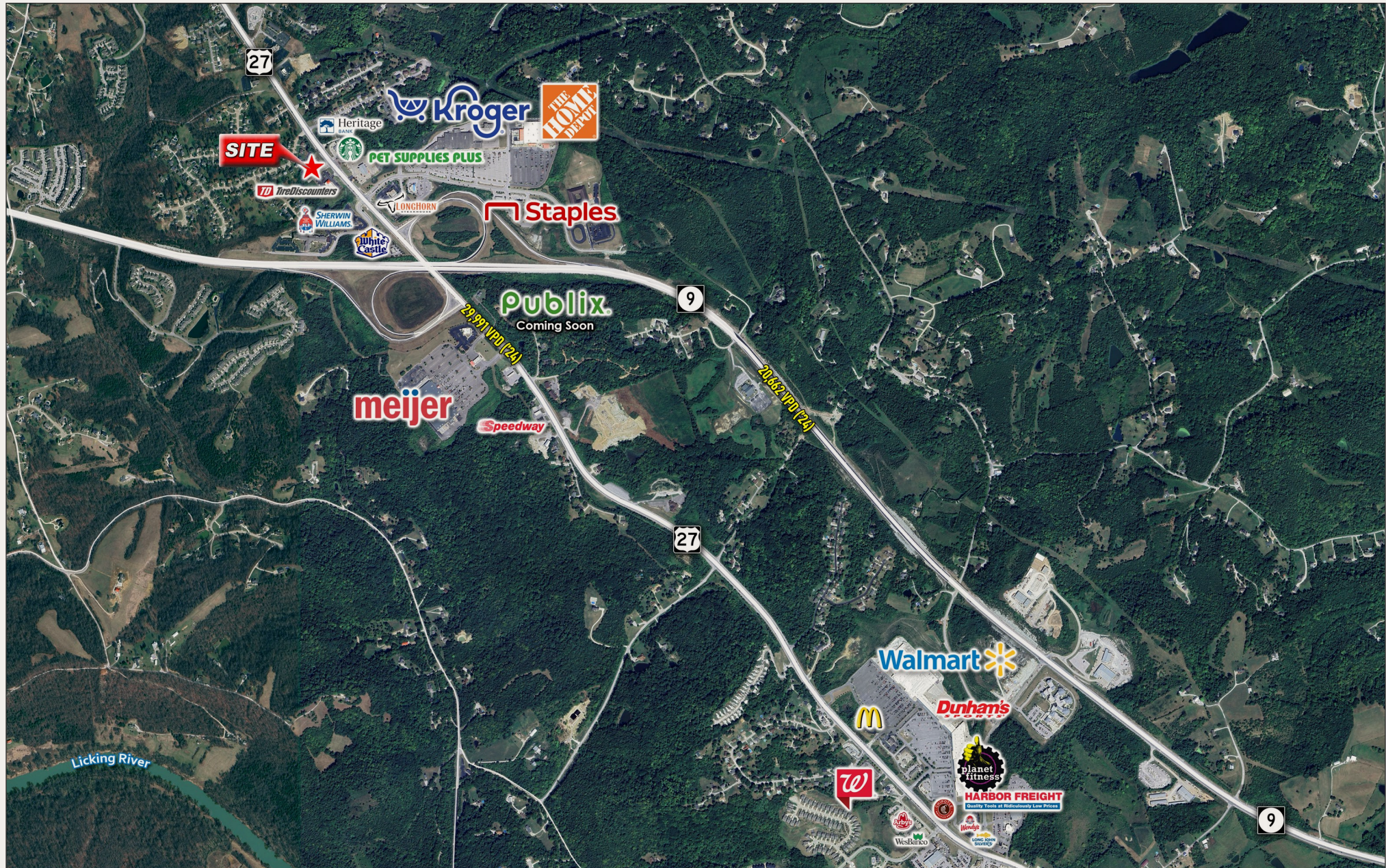
- Cold Spring, Kentucky is a Northern Kentucky suburb of Cincinnati located eight miles south of Downtown Cincinnati along the Ohio River.
- Access:
 - Interstates: The city has access to major interstates, including I-71/I-75, I-275, and I-471.
 - U.S. Route 27 (Alexandria Pike): This route passes directly through the city, running northwest to downtown Cincinnati and southeast to Alexandria, Kentucky.
 - Kentucky Route 9 (A-A Highway): This limited-access highway also runs through Cold Spring, providing a route to Newport (across the Ohio River from Cincinnati) and Maysville.
- Traffic counts:
 - US 27 are 29,991 VPD in front of site
 - AA Highway 27,043 VPD
- Cold Spring is a market with a challenging topography that forces all traffic to navigate along one major thoroughfare, US 27.
- Retail generators in the immediate area that follow US 27 Kroger Marketplace, Home Depot, Kohl's, Meijer, Starbucks, Longhorn, O'Charleys, and coming soon Publix, Marshalls, Hobby Lobby, Five Below,.
- The property is a former Frish's restaurant and is 6,503 SF on 1.8-acres, located at a full movement intersection off US 27.
- Pylon signage available along US 27
- Available for lease or redevelopment



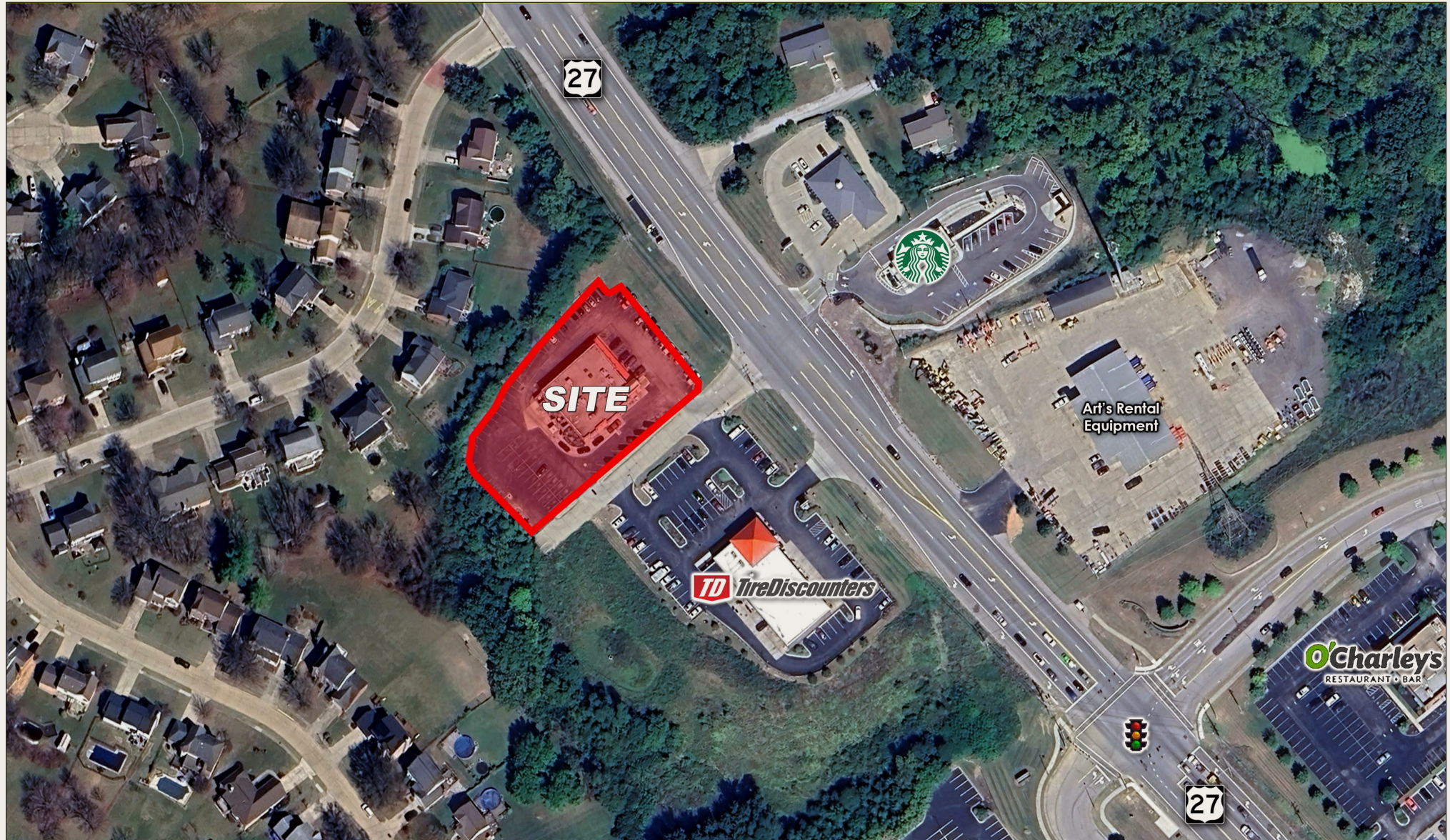
Demographics

		1 MILE	3 MILES	5 MILES
	POPULATION	2,873	20,510	61,194
	COLLEGE EDUCATED	71.5%	66.4%	67.6%
	MEDIAN HH INCOME	\$73,733	\$77,754	\$83,367
	BUSINESSES	102	712	1,758
	DAYTIME POPULATION	3,090	22,123	52,635
	MEDIAN AGE	46.2	40.7	40.0

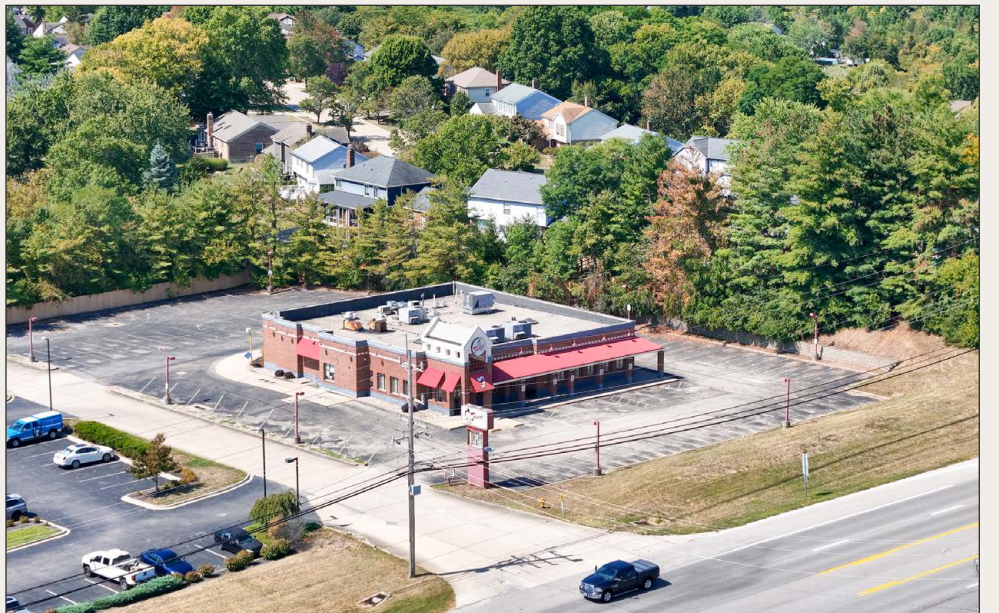
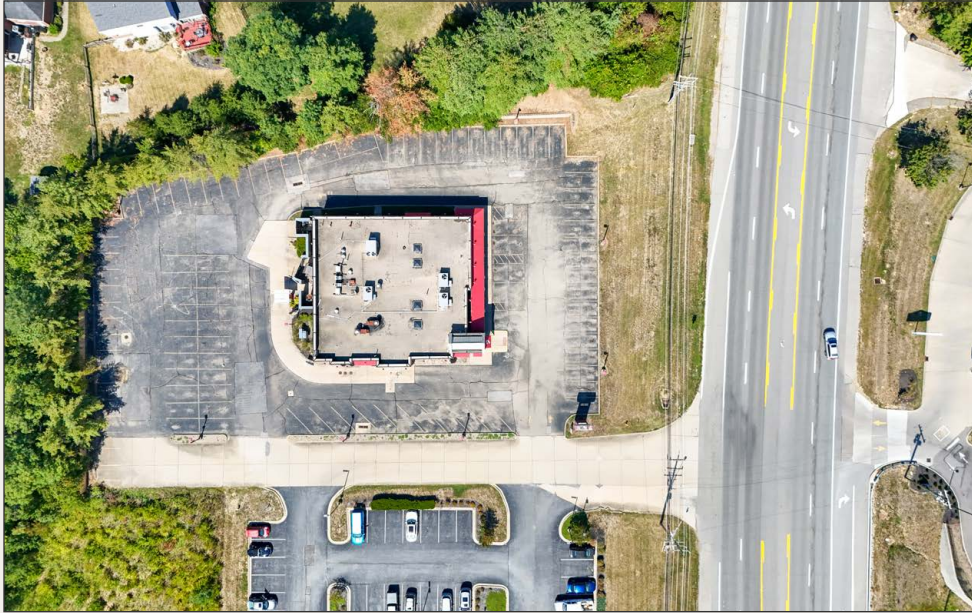
Aerial



Aerial



Images



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