

RIVER VIEW

55 And 65 River Rd., Covington, KY 41016



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity in Kenton County. These properties, situated in the coveted River Roady area, offer prime real estate for a savvy land or multifamily investor. Boasting an ideal location with easy access to amenities and major transportation routes, this is a rare chance to secure a valuable asset in a highly sought-after area. With its potential for development or income-generating properties, this offering presents a compelling prospect for investors aiming to capitalize on the growth and demand with River views! Don't miss the opportunity to make your mark in this thriving market.

PROPERTY HIGHLIGHTS

- Prime location with River views
- Excellent development potential
- Highly sought-after area
- Ideal for multifamily or Office development
- Opportunity for income-generating properties

OFFERING SUMMARY

| | |
|-------------|------------|
| Sale Price: | \$337,000 |
| Lot Size: | 1.03 Acres |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 304 | 1,018 | 2,938 |
| Total Population | 572 | 2,039 | 5,992 |
| Average HH Income | \$89,971 | \$96,894 | \$85,195 |

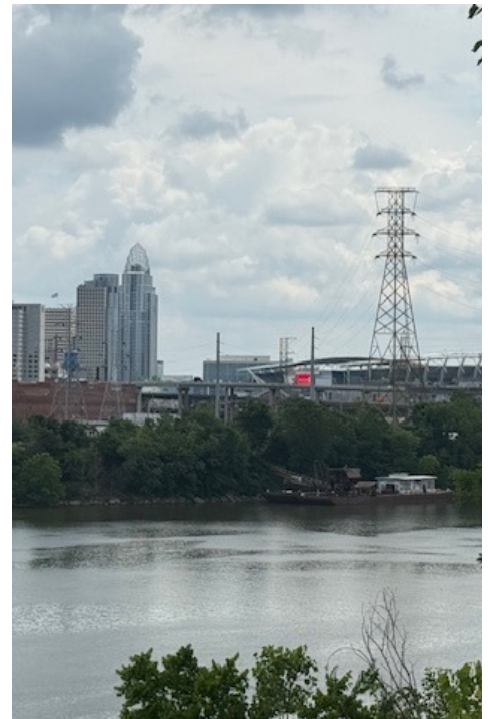
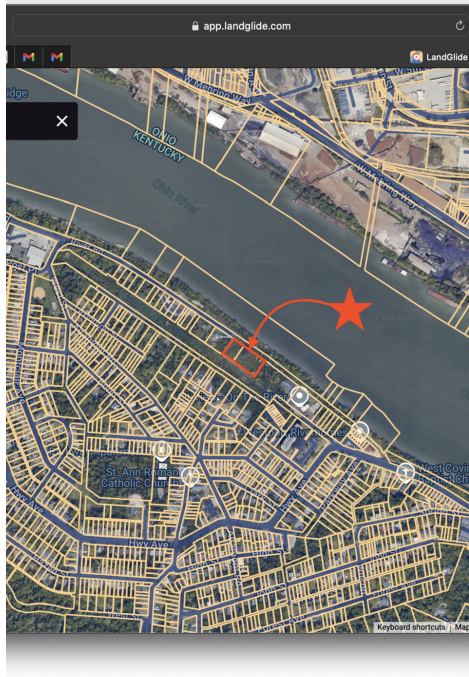
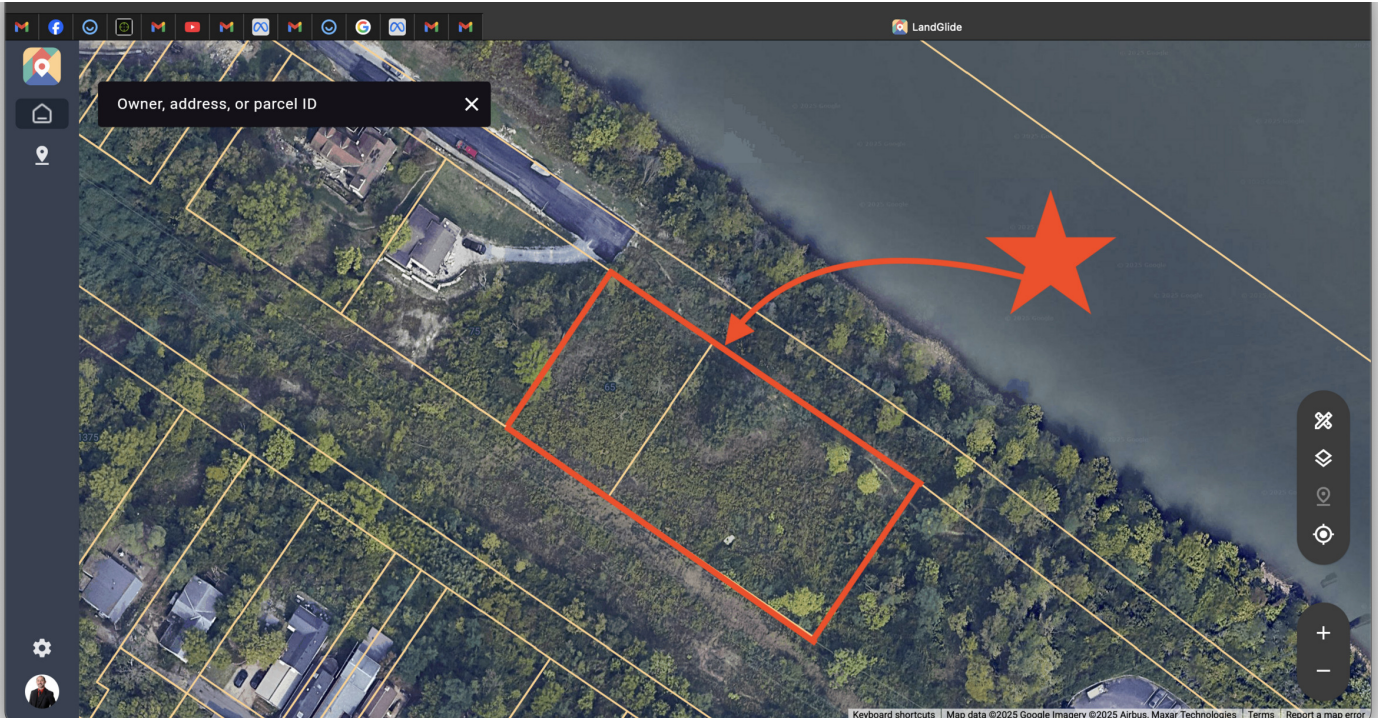
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DERRICK PLUNKETT
Commercial Senior Director
O: 859.620.5830
dp.kwcommercial@gmail.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

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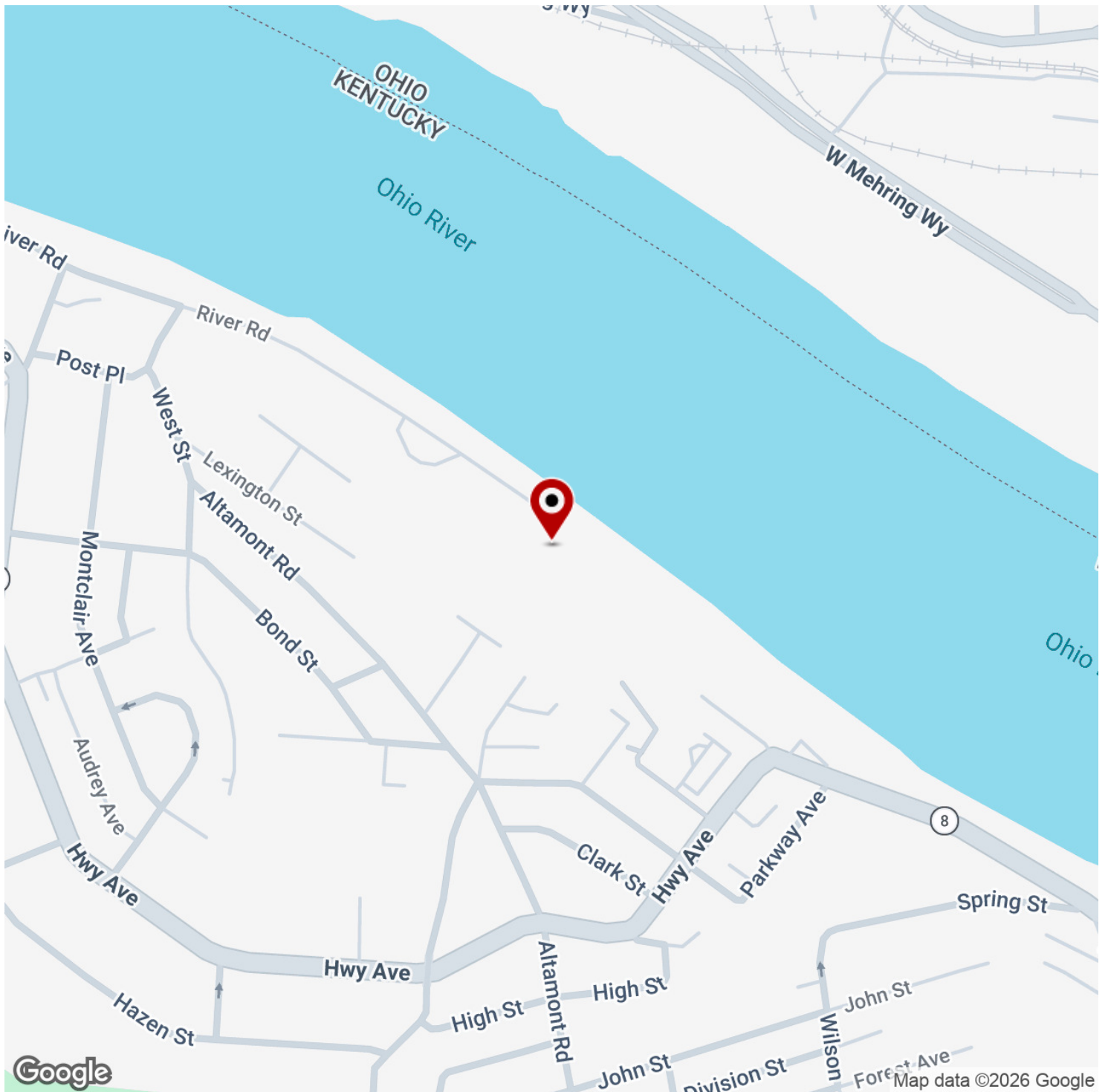
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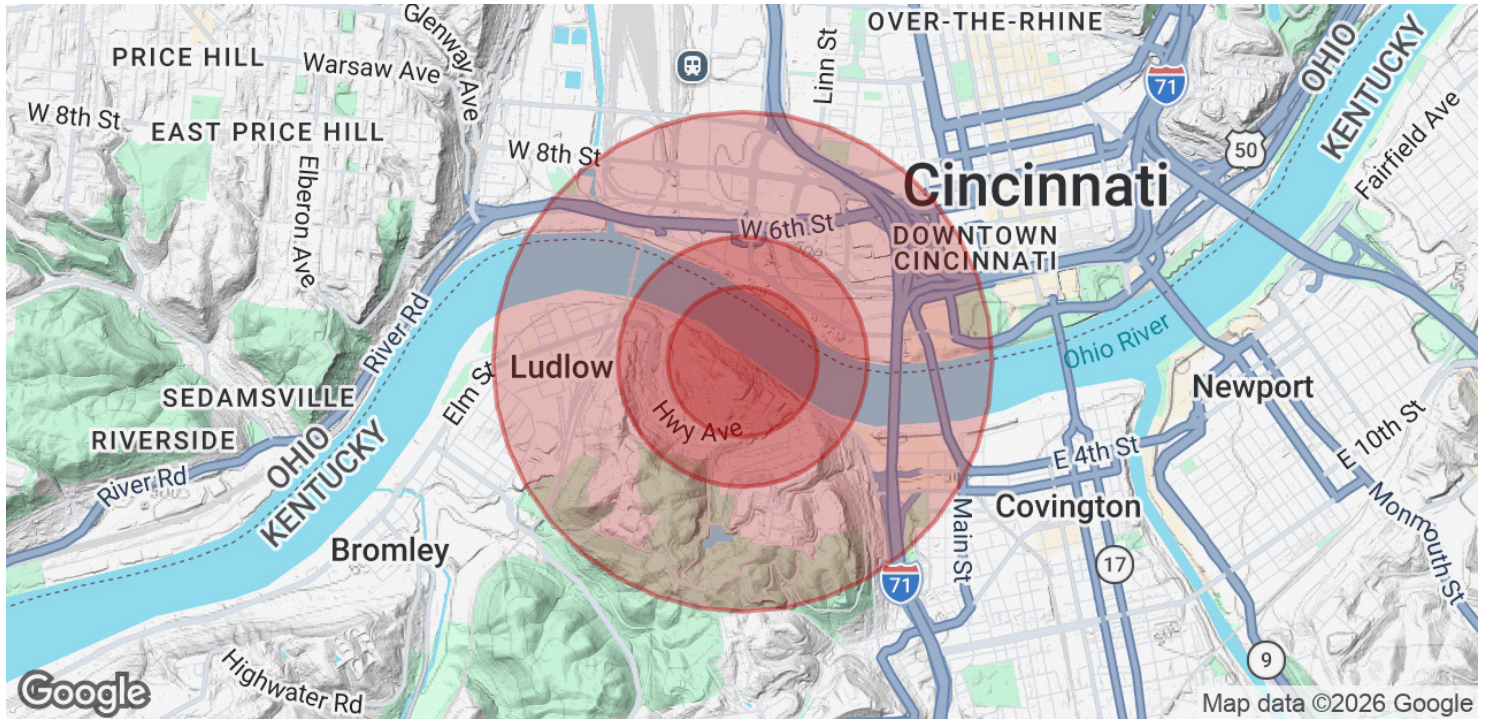
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 572 | 2,039 | 5,992 |
| Average Age | 46 | 43 | 41 |
| Average Age (Male) | 44 | 43 | 40 |
| Average Age (Female) | 47 | 44 | 42 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 304 | 1,018 | 2,938 |
| # of Persons per HH | 1.9 | 2 | 2 |
| Average HH Income | \$89,971 | \$96,894 | \$85,195 |
| Average House Value | \$314,795 | \$321,476 | \$299,509 |

Demographics data derived from AlphaMap

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