

FOR LEASE

FORMER ARBY'S

2130 NORTH BEND ROAD, HEBRON, KY 41048



**PRICE
REDUCED!**



2,750 SF / QUICK SERVICE RESTAURANT

cushmanwakefield.com

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PROPERTY HIGHLIGHTS

- 2,750 SF Quick Service Restaurant
- Multi-Tenant building with US Bank
- 40± shared parking spaces
- Monument sign available
- Located on Kentucky 237 (North Bend Road)
- High traffic counts of over 30,000 VPD
- 1/4 mile from exit 6A off I-275
- Other nearby tenants include: Jimmy John's, Biggby Coffee, Longneck Sports Grill, Dairy Queen, Wend's and more

RETAIL SPACE

2,750 SF

MARKET

Hebron

ASKING RATE

\$20.00/SF NNN
\$4.50/SF (OPEX)

NEIGHBORHOOD DEMOGRAPHICS



POPULATION

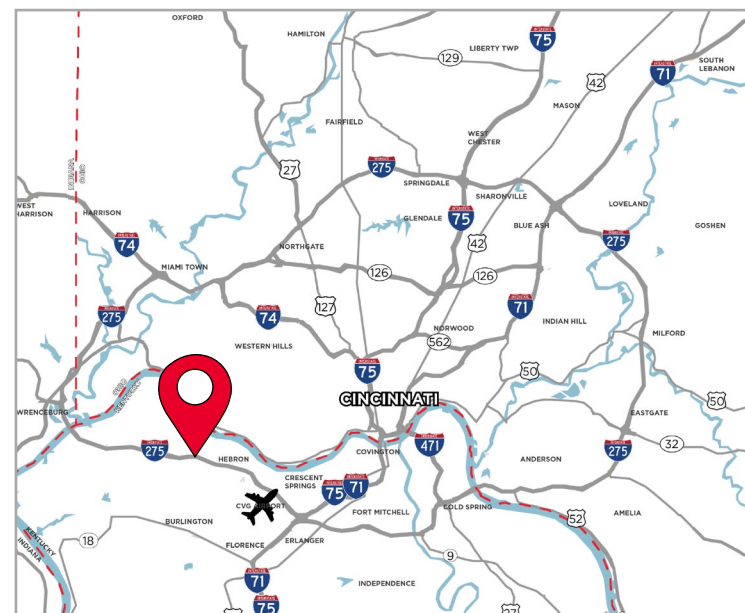


AVG. HH INCOME



DAYTIME POP.

1 Mile	3,102	\$149,899	3,491
3 Mile	22,596	\$149,112	14,567
5 Mile	61,811	\$135,944	36,144



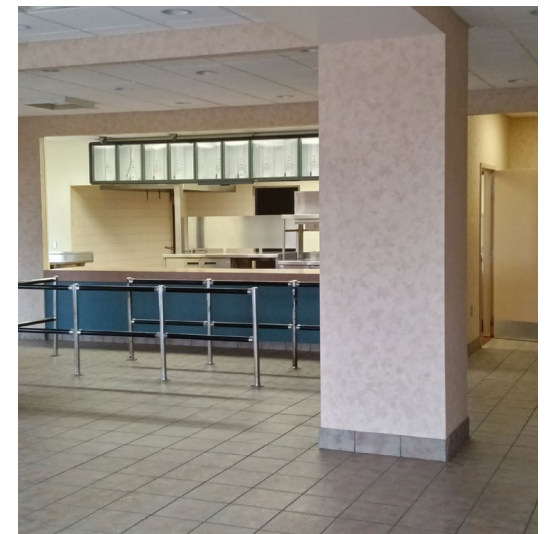
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PROPERTY PHOTOS



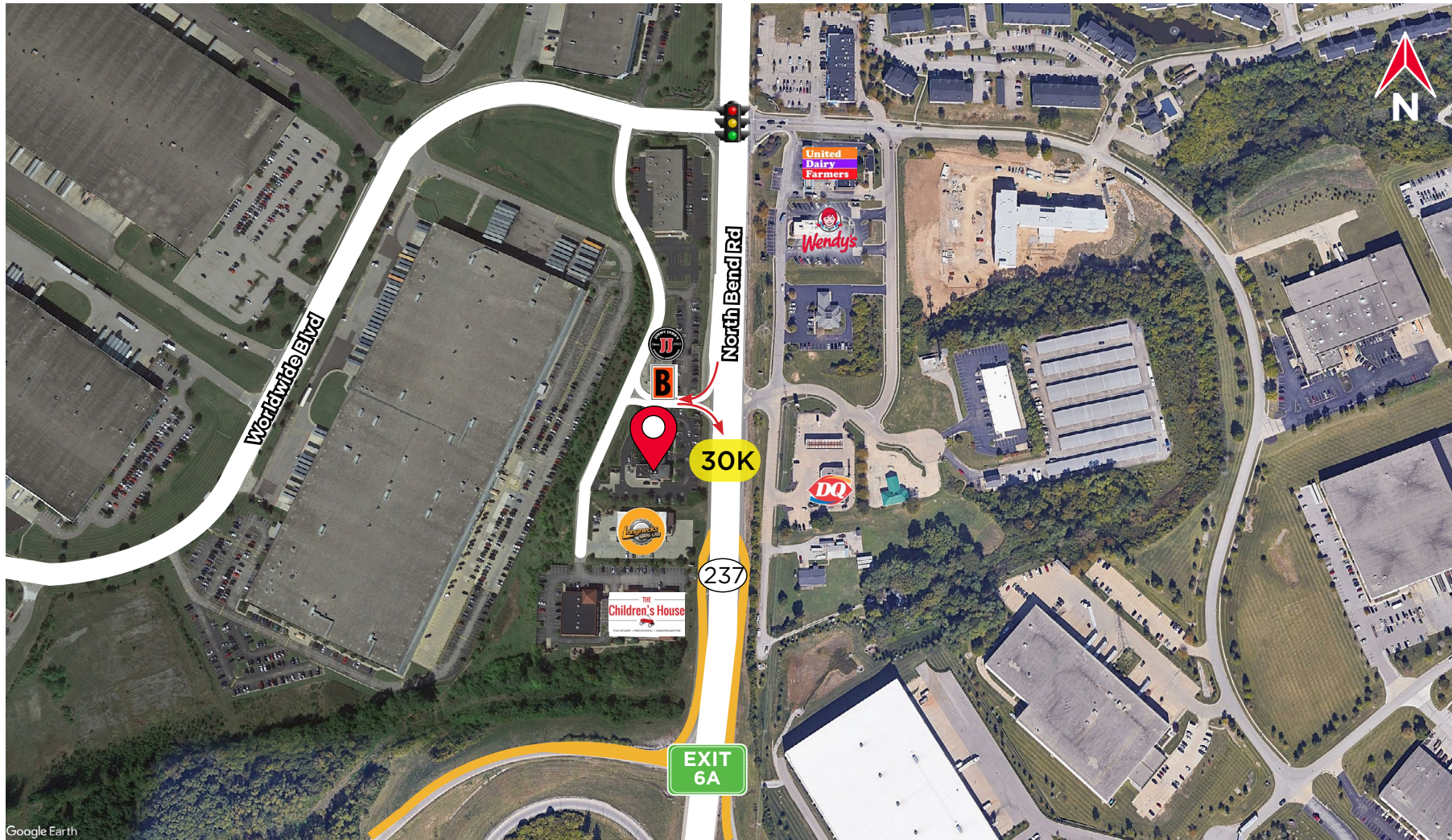
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SITE AERIAL



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SUBMARKET AERIAL



For More Information, please contact:

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