

4444 DIXIE HWY

Erlanger, KY 41018



PROPERTY DESCRIPTION

3400 Sf of office / retail space spread across 2 suites. Zoned neighborhood commercial with off street parking and signalized access to Dixie Highway.

PROPERTY HIGHLIGHTS

- Corner signalized lot
- 2 suites
- Off street parking
- Separate utilities
- Dixie Highway 15,938 VPD

OFFERING SUMMARY

| | |
|------------------|--------------------|
| Sale Price: | \$375,000 |
| Lease Rate: | \$12.00 SF/yr (MG) |
| Number of Units: | 2 |
| Available SF: | 2,400 SF |
| Lot Size: | 0.22 Acres |
| Building Size: | 3,400 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 637 | 1,847 | 6,640 |
| Total Population | 1,578 | 4,456 | 16,087 |
| Average HH Income | \$82,446 | \$80,873 | \$78,527 |

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.

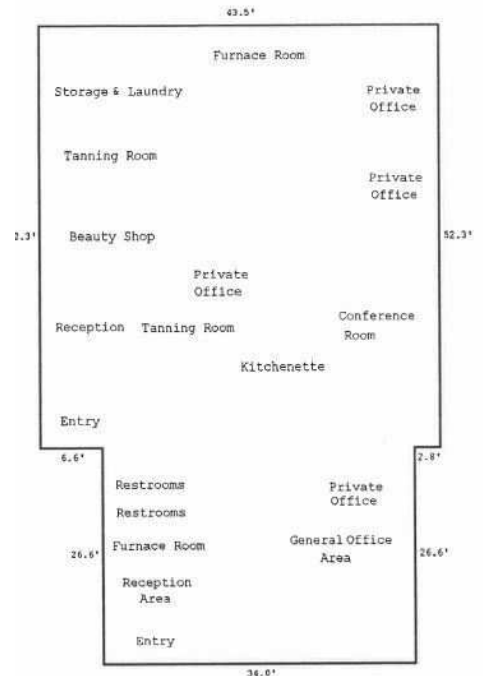
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OFFICE FOR SALE & LEASE

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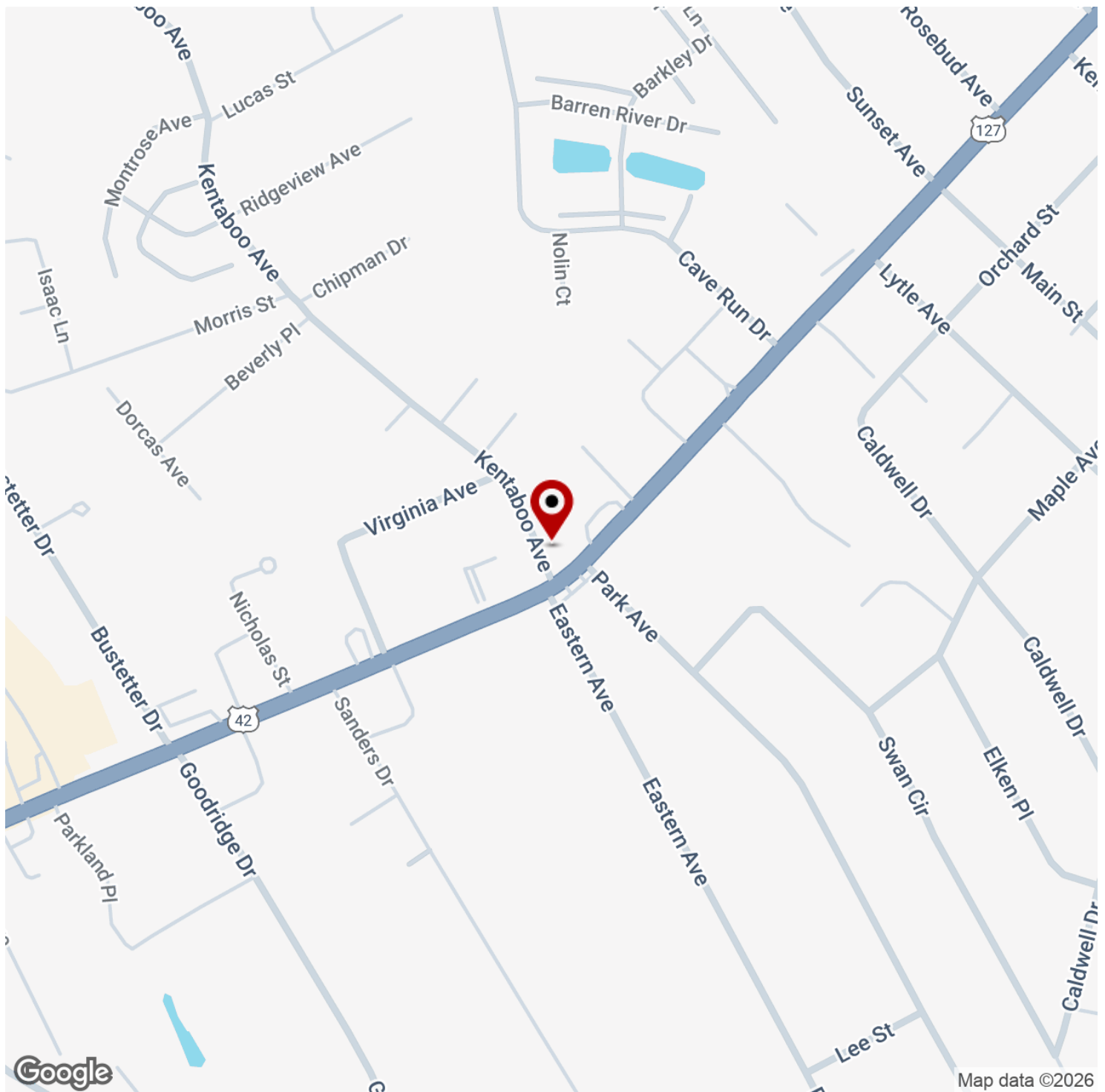
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Each Office Independently Owned and Operated kwcommercialagent.com

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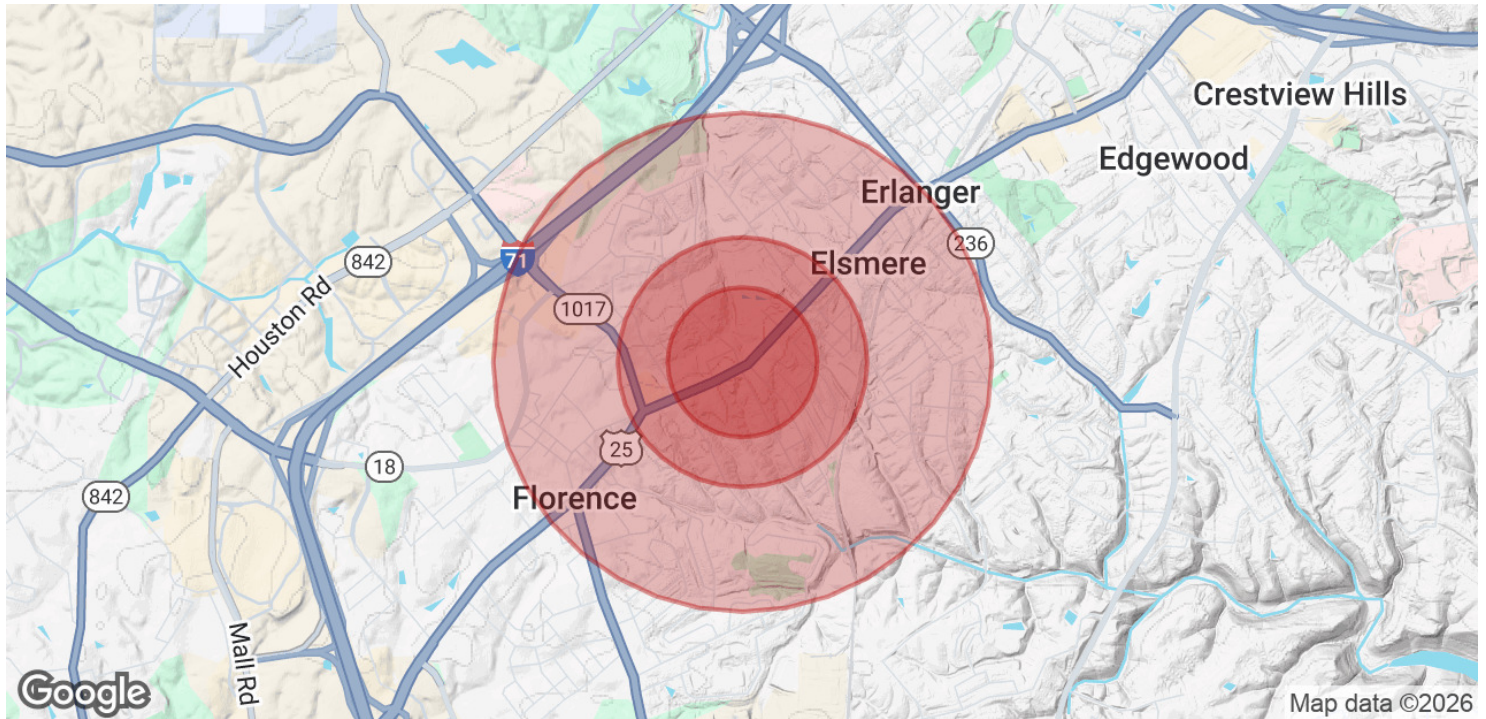
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 1,578 | 4,456 | 16,087 |
| Average Age | 39 | 39 | 39 |
| Average Age (Male) | 37 | 37 | 37 |
| Average Age (Female) | 41 | 41 | 40 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 637 | 1,847 | 6,640 |
| # of Persons per HH | 2.5 | 2.4 | 2.4 |
| Average HH Income | \$82,446 | \$80,873 | \$78,527 |
| Average House Value | \$159,811 | \$159,213 | \$167,372 |

Demographics data derived from AlphaMap

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