

# OFFICE FOR SALE & LEASE

## 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.

### MATT SCHUTTE

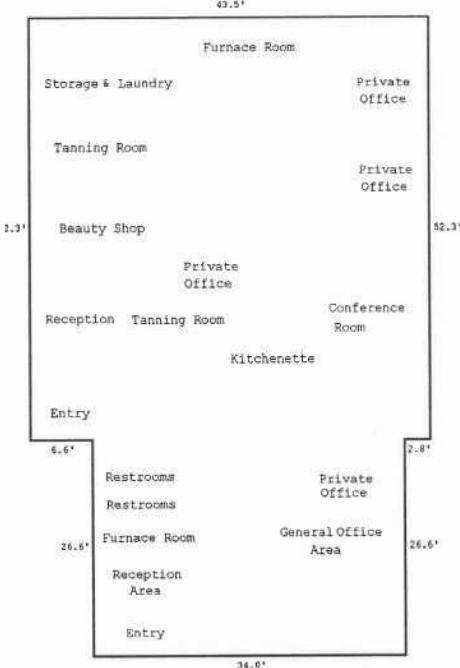
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Florence, KY 41042

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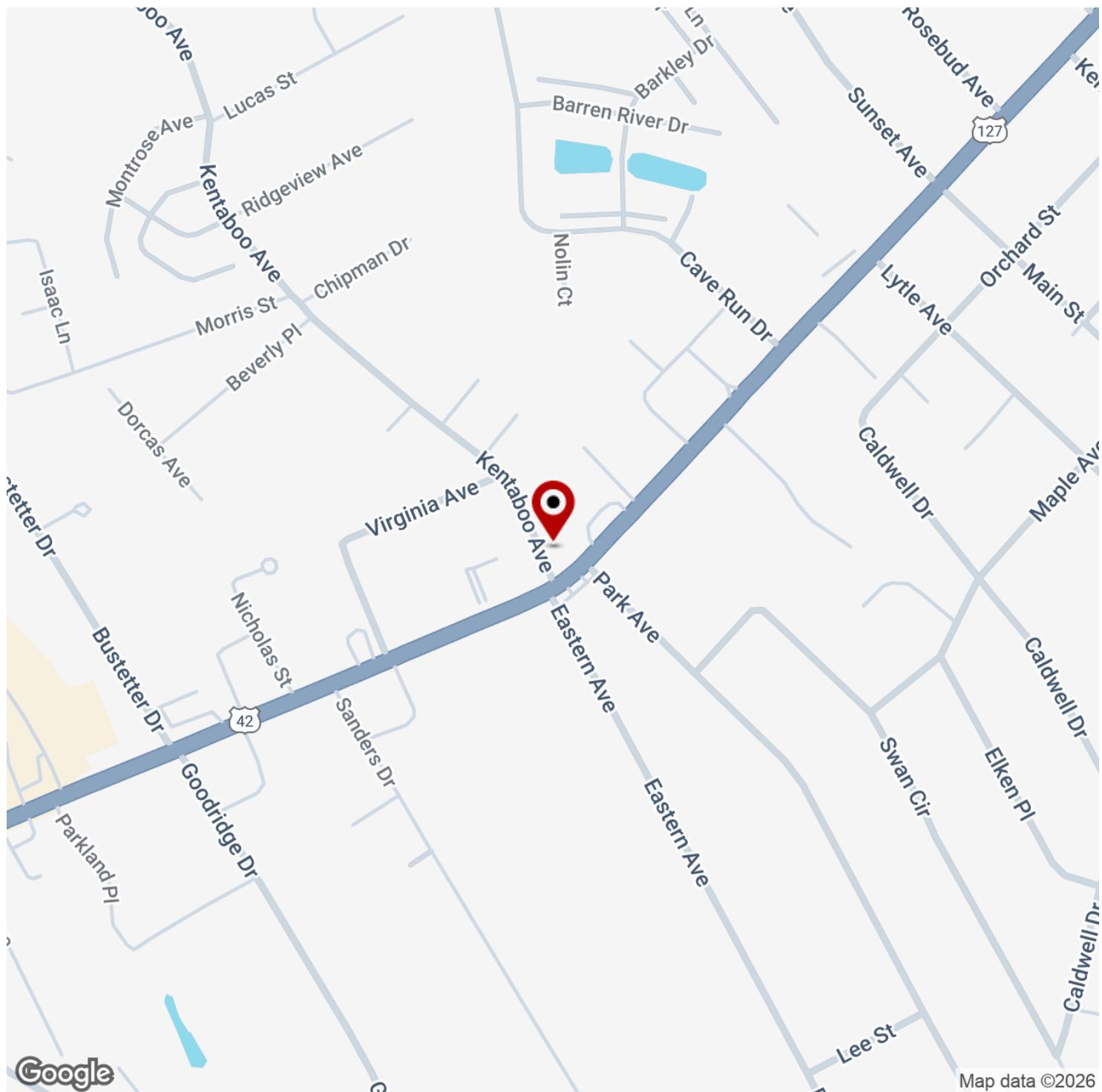
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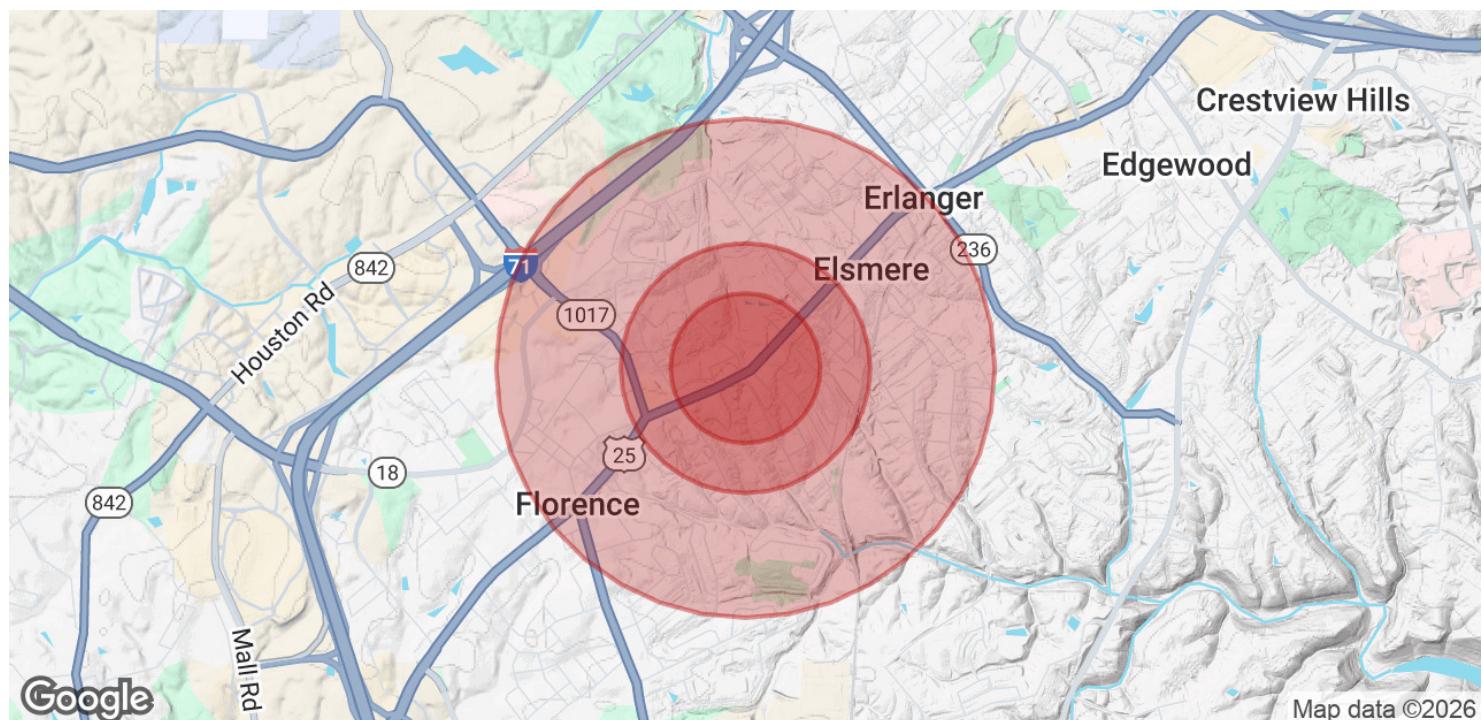
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,578	4,456	16,087
Average Age	39	39	39
Average Age (Male)	37	37	37
Average Age (Female)	41	41	40

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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