

# CURÖ • BRKG

**+/- 2,100 SF FOR LEASE**  
9 LINWOOD AVE | ERLANGER, KY 41018

**\$2,500  
MONTHLY  
LEASE**

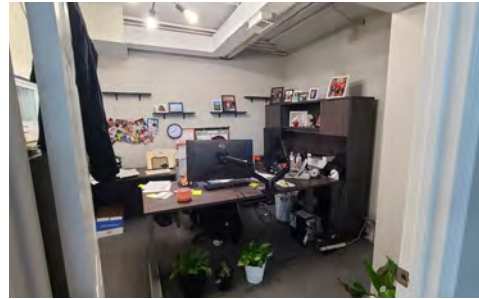


CURÖ • BRKG TRACY WARNER | [TRACY.WARNER@CUROBRKG.COM](mailto:TRACY.WARNER@CUROBRKG.COM) | 859.393.1140

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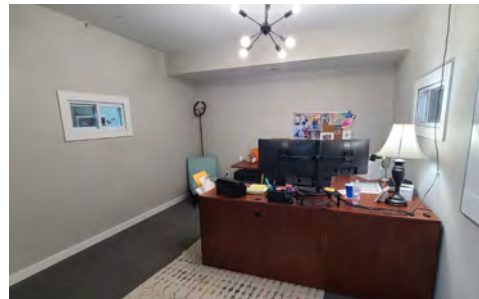
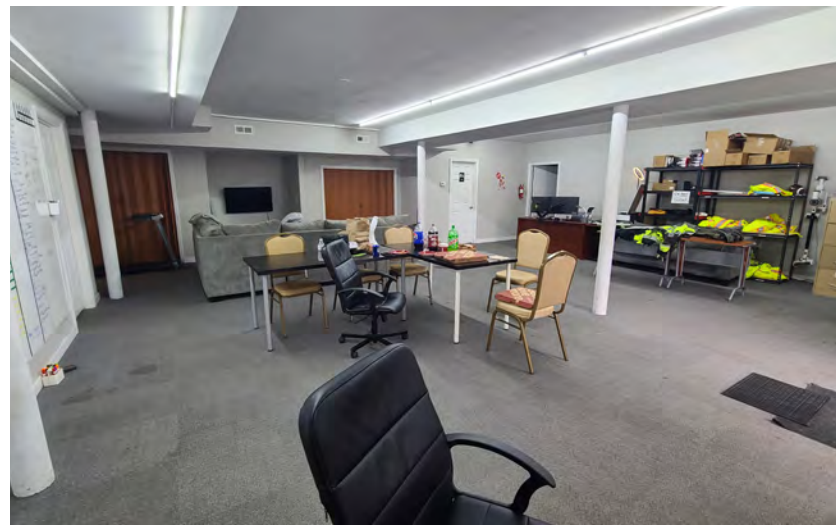


## PROPERTY DETAILS & PHOTOS



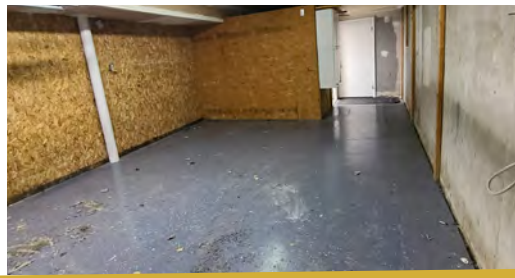
## PROPERTY DETAILS

- 1 st Floor - +/- 2,100 SF
- 3 private offices
- Large open space
- Attached garage
- 1.5 restrooms with shower
- Private parking  
Approximately 16 spaces
- Centrally located along Dixie Hwy with easy access to I-75/I-275, this property offers excellent functionality and value.



Excellent opportunity to lease a functional and flexible space in a convenient Erlanger location. This ± 2,100 SF first-floor suite features three private offices, a large open work area, and a unique attached garage—ideal for a variety of business uses.

The space also includes 1.5 restrooms with a shower, making it well-suited for service or field-based operations.



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# OVERVIEW



## Highlights:

- ±2,100 SF first-floor space
- Three private offices + large open area
- Attached garage for storage or operational use
- 1.5 restrooms, including shower
- Private parking lot with approx. 16 spaces
- \$2,500/month MG



### BUILDING SIZE

» +/- 4,400 SF



### PARCEL

» 003-40-10-083.00



	1 MILE	3 MILES	5 MILES
POPULATION	14,033	65,325	141,282
HOUSEHOLDS	5,960	26,879	56,962
HOUSEHOLD AVERAGE INCOME	\$76,729	\$95,277	\$105,196
TOTAL EMPLOYEES	5,808	56,681	92,074

INFO PROVIDED BY US CENSUS 2023

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