



FOR LEASE

2327-2333 ANDERSON ROAD, FORT MITCHELL, KY 41017



MIKE COSTANTINI
PRINCIPAL BROKER
513-383-8413
MIKE@3CRE.COM

TRYFON CHRISTOFOROU
MANAGING PARTNER
513-490-6881
TRYF@3CRE.COM

CHASE PATRICK
ADVISOR
513-609-1331
CHASE@3CRE.COM



➤ THE OFFERING

3CRE is pleased to present two professional office suites available for lease at 2327–2333 Anderson Road in Crescent Springs, Kentucky. Each suite offers a functional and well-appointed layout featuring private offices, dedicated reception areas, and open workspaces designed to accommodate a variety of professional users. The spaces are well maintained and supported by ample surface parking, providing convenient access for both employees and clients. These suites are ideally suited for medical, administrative, consulting, or general office users seeking an efficient and professional environment.

Strategically positioned with convenient access to Interstate 75 and Interstate 275, the property offers excellent regional connectivity throughout Northern Kentucky and the greater Cincinnati market. Its location provides close proximity to the business and amenities of Covington and Cincinnati, along with nearby retail and dining options. 2327–2333 Anderson Road presents a strong opportunity for tenants seeking a professional office setting in a highly accessible and established commercial corridor.

➤ SPACE 1 (2327)

Asking Rate: \$15.00 /Sq. Ft./Year

Total SqFt Available: 2,000 Sq. Ft.

- First and Second Floor Office Suite
- Free-standing office building
- Private Restroom
- Three (3) Private Offices
- One (1) Reception Area
- Large Open Spaces
- Onsite parking available
- Utilities paid by tenant

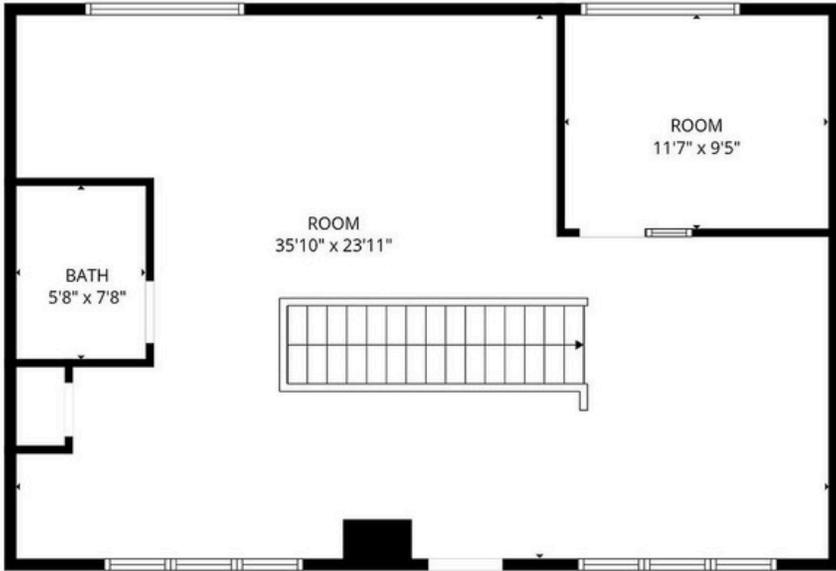
➤ SPACE 2 (2333)

Asking Rate: \$15.00 /Sq. Ft./Year

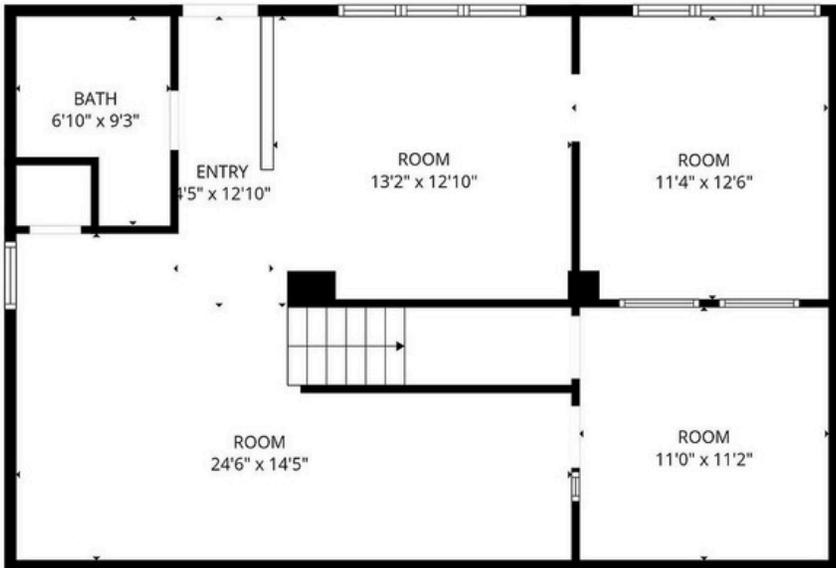
Total SqFt Available: 1,300 Sq. Ft.

- Second Floor Suite
- Private Restroom
- Five (5) Private Offices
- One (1) Reception Area
- Private outdoor terrace
- Onsite parking available
- Utilities paid by tenant (\$300.00 Monthly)

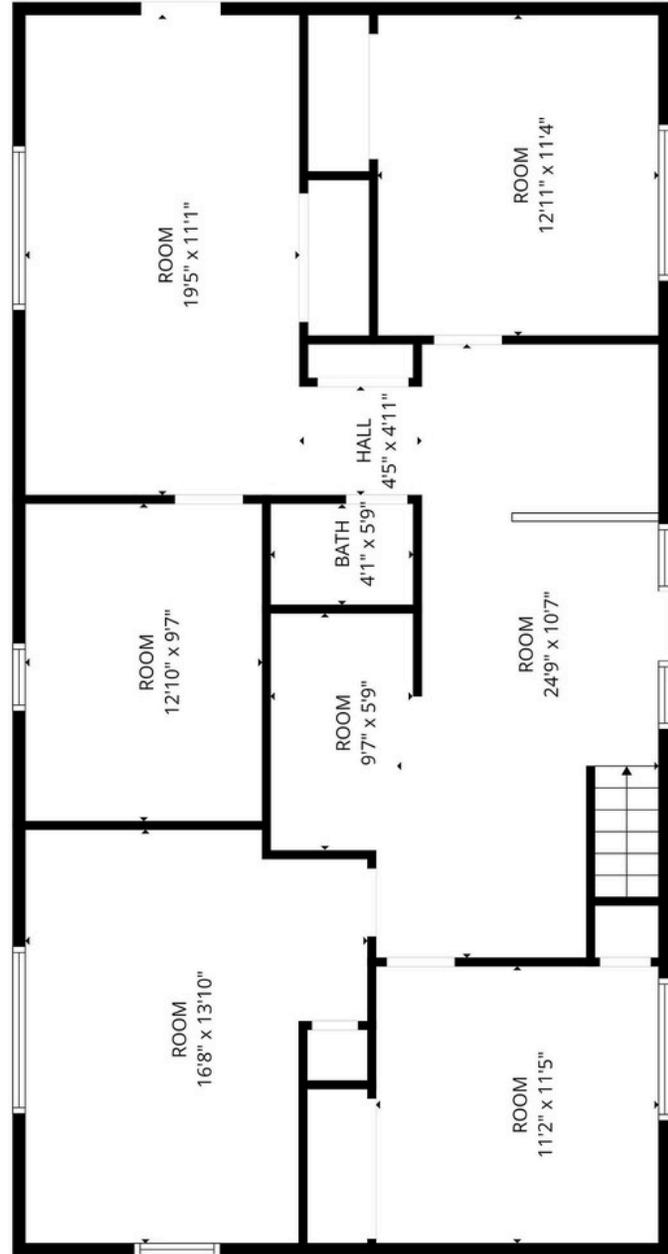
SPACE 1
2,000 SqFt



2nd floor



SPACE 2
1,300 SqFt





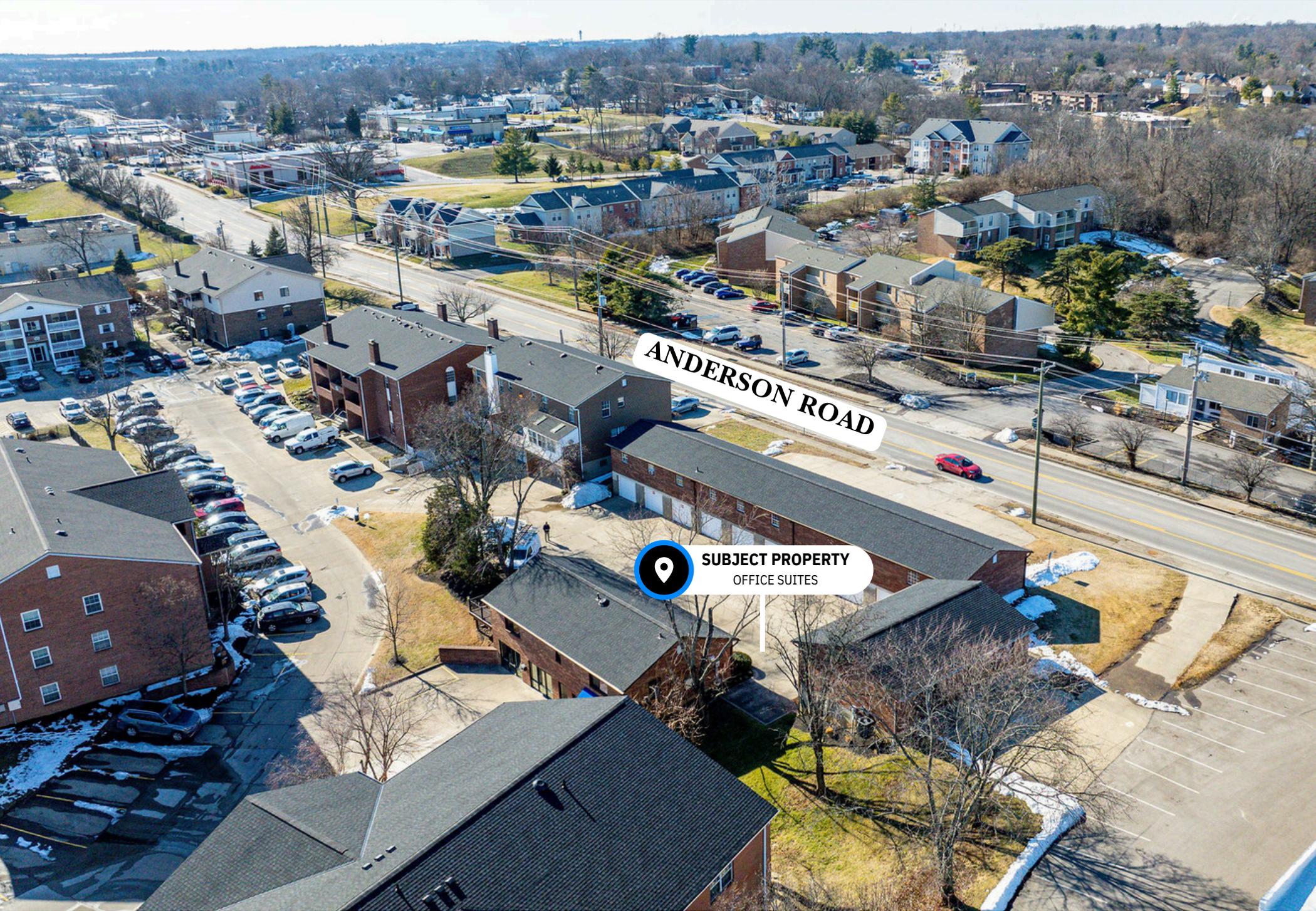
SPACE 1





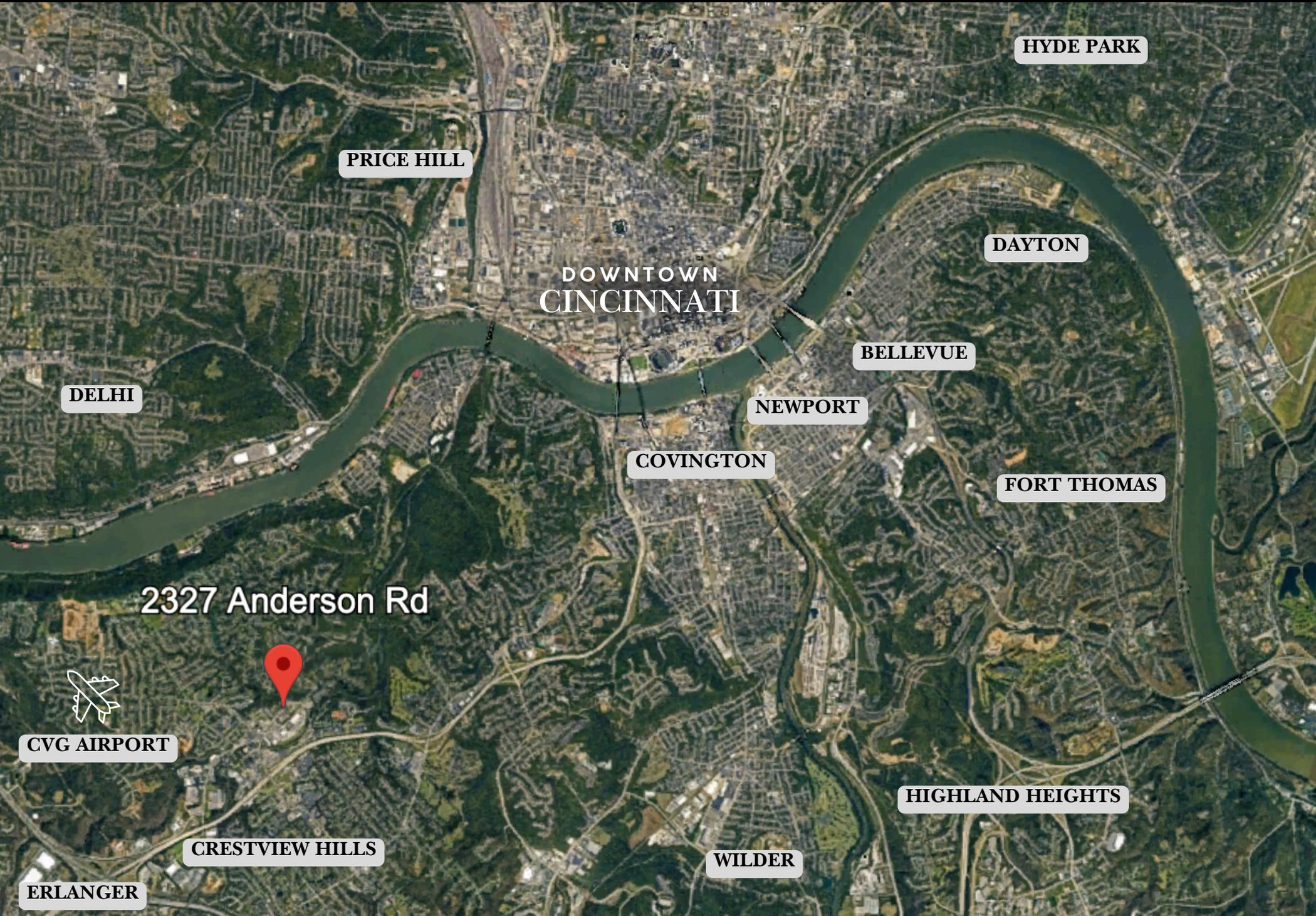
SPACE 2





ANDERSON ROAD

 SUBJECT PROPERTY
OFFICE SUITES



2327 Anderson Rd

CVG AIRPORT

CRESTVIEW HILLS

ERLANGER

WILDER

HIGHLAND HEIGHTS

FORT THOMAS

COVINGTON

NEWPORT

BELLEVUE

DAYTON

HYDE PARK

PRICE HILL

DOWNTOWN CINCINNATI

DELHI

CRESCENT SPRINGS

SUBMARKET OF NORTHERN KENTUCKY

LOCATION OVERVIEW

- High-visibility corridors along Buttermilk Pike (KY-371) and Dixie Highway (US-25/42/127)
- Strong daily commuter traffic within a dense residential trade area
- Minutes from downtown Cincinnati
- Convenient access to I-75 and I-275 connecting Northern Kentucky and the Greater Cincinnati region

COMMERCIAL DEVELOPMENT

- Crescent Springs Town Center – Established neighborhood retail and dining hub
- Crestview Hills Town Center – Regional shopping destination with national retailers
- Ongoing mixed-use and medical office growth along Buttermilk Pike
- Proximity to commercial activity in Covington

LOCAL ECONOMY & BUSINESS ENVIRONMENT

- Positioned within the Northern Kentucky metro economic corridor
- Access to a broad workforce base across Kentucky and Ohio
- Strong small-business presence and service-oriented retail mix
- Stable residential growth supporting retail, healthcare, and professional services sectors



	1 MILE	3 MILE	5 MILE
POPULATION	9,738	57,448	206,993
AVERAGE HOUSEHOLD INCOME	\$110,557	\$96,479	\$80,458
NUMBER OF HOUSEHOLDS	4,039	23,825	87,471
MEDIAN AGE	39.6	39.3	37.3
TOTAL BUSINESSES	741	4,340	13,413
TOTAL EMPLOYEES	7,424	44,223	202,794



TRYFON CHRISTOFOROU
MANAGING PARTNER
513-490-6881
TRYF@3CRE.COM



CHASE PATRICK
ADVISOR
513-609-1331
CHASE@3CRE.COM



MIKE COSTANTINI
PRINCIPAL BROKER
(513) 383-8413
MIKE@3CRE.COM
KY License #281226



3CRE Advisors is a multi-state firm specializing in Commercial Real Estate Brokerage, Leasing, Property Management, Capital Markets, and Business Brokering. Our Retail Services Group is ready to assist with all your retail real estate needs. Connect with us at any of our office locations or visit us online at www.3CRE.com.

