

# RETAIL LOT ON DONALDSON HIGHWAY

652 Donaldson Highway  
Erlanger, Kentucky 41018

0.6608 Acres  
**Asking \$630,000**



## Sale Opportunity Highlights

- **Lot Size:** 0.6608 acres with frontage on the expanded [Donaldson Highway](#)
- **Zoning:** HC, Highway Commercial zoning ([link to zoning text](#))
- **Accessibility:** Immediate access to I-75, I-275, and CVG Airport
- **Location:** City of Erlanger in Kenton County Kentucky
- **Asking \$630,000 for Sale**

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's/tenant's independent investigation.

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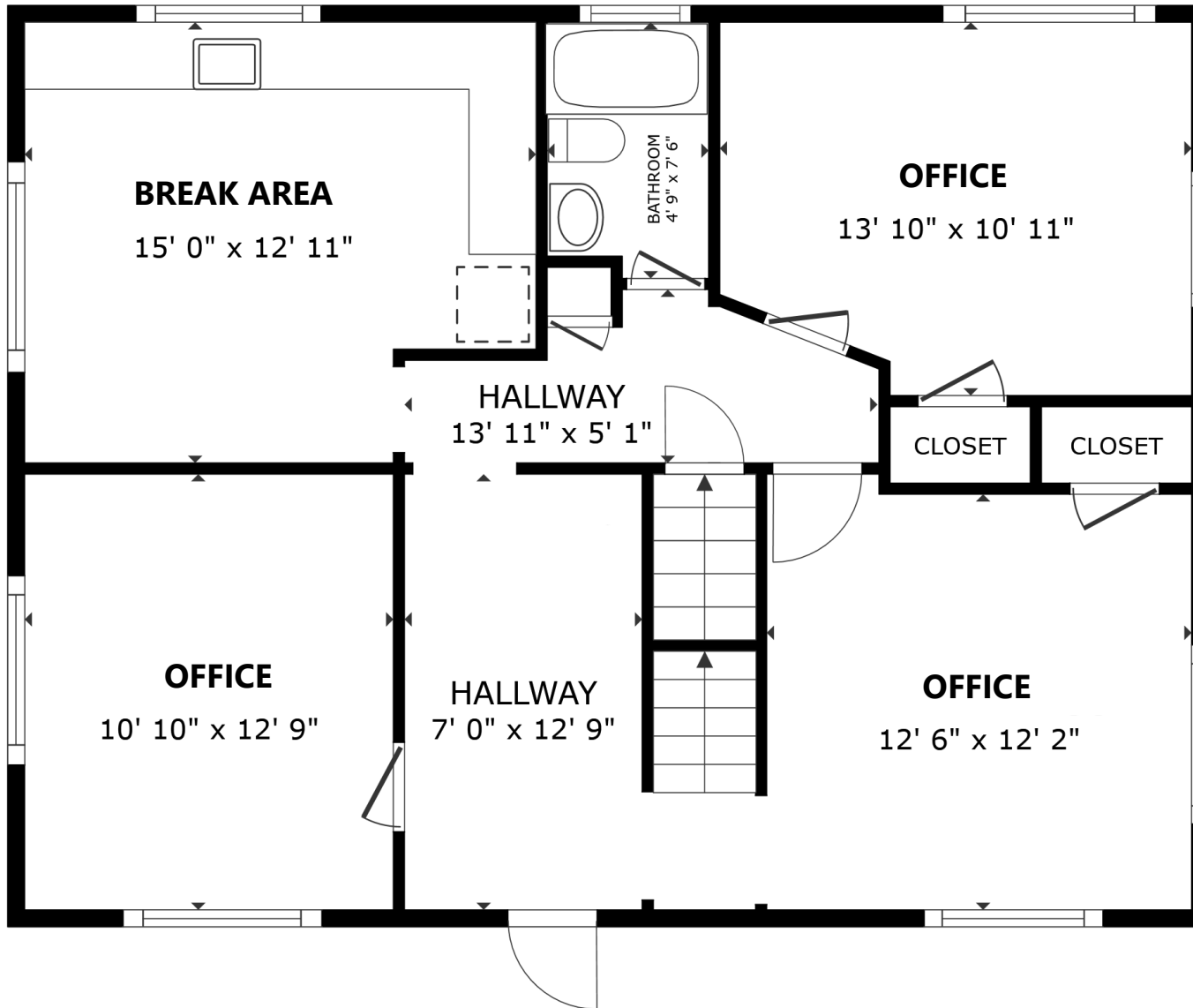


# ADDITIONAL PHOTOS





# BUILDING FLOOR PLANS

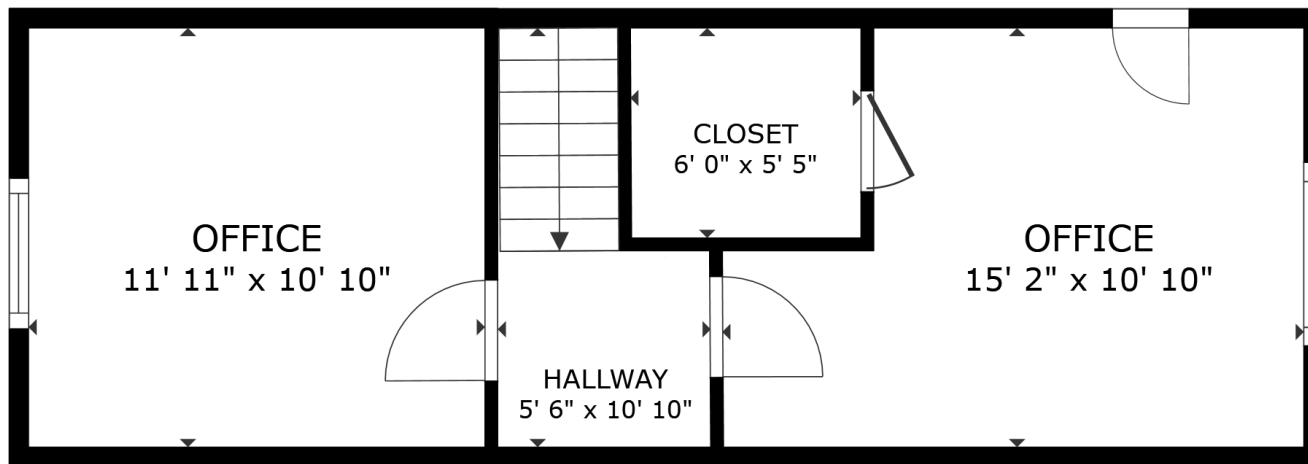


FLOOR 2

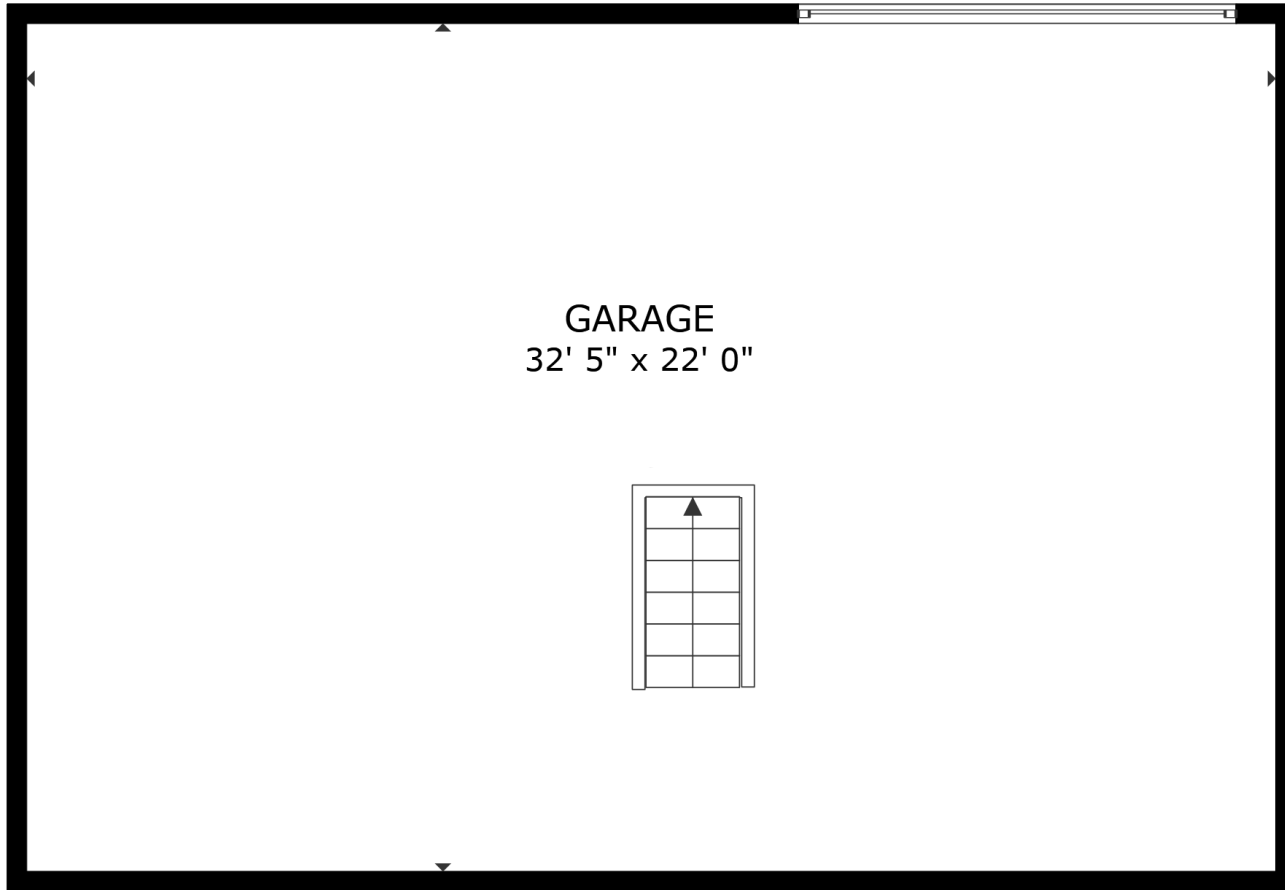
GROSS INTERNAL AREA  
FLOOR 2 893 sq.ft. FLOOR 3 359 sq.ft.  
EXCLUDED AREAS : GARAGE 712 sq.ft.  
TOTAL : 1,252 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# BUILDING FLOOR PLANS



FLOOR 3



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 2 893 sq.ft. FLOOR 3 359 sq.ft.  
EXCLUDED AREAS : GARAGE 712 sq.ft.  
TOTAL : 1,252 sq.ft.

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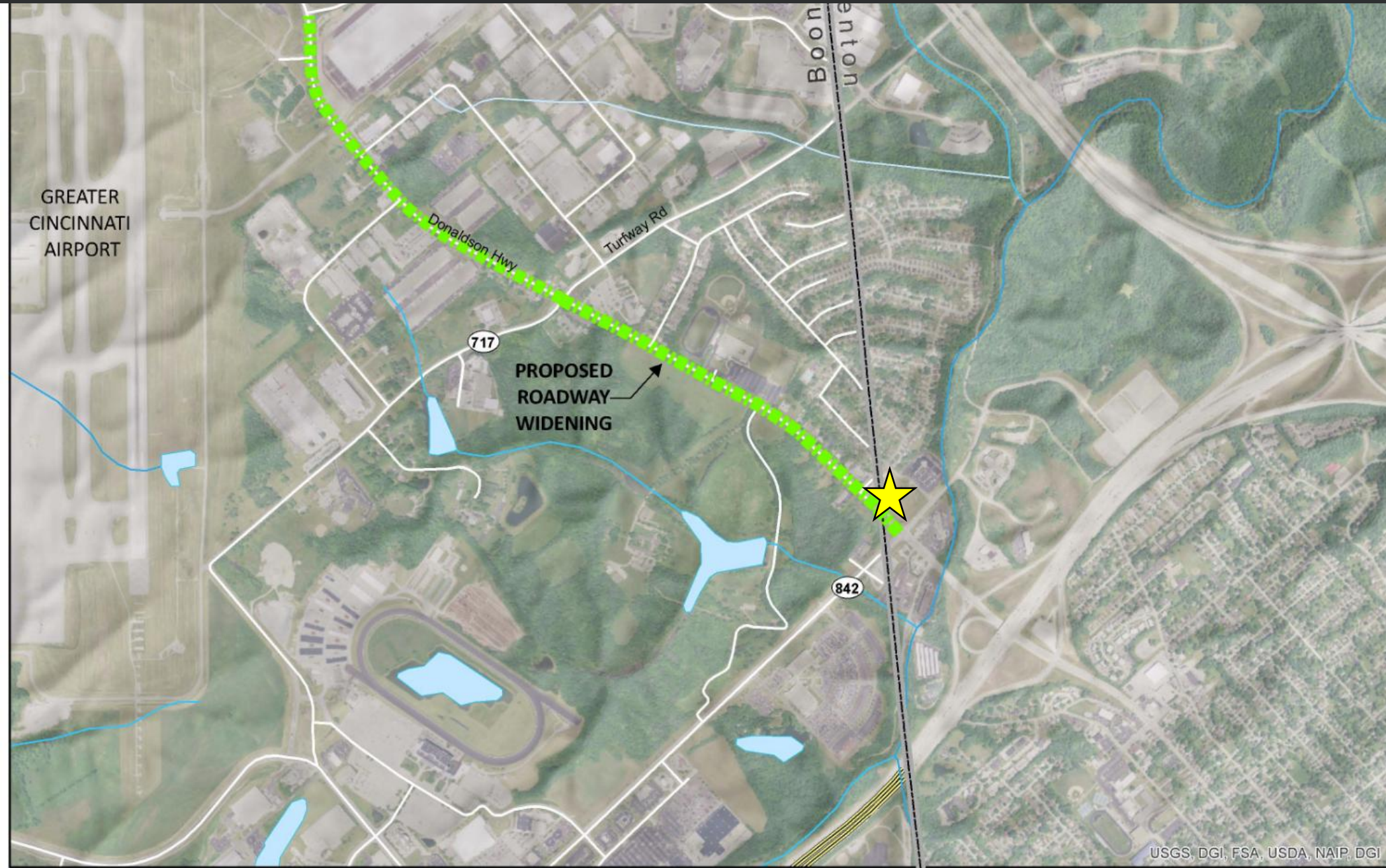


# PARCEL SHAPE



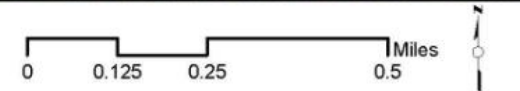


# DONALDSON HIGHWAY PROJECT



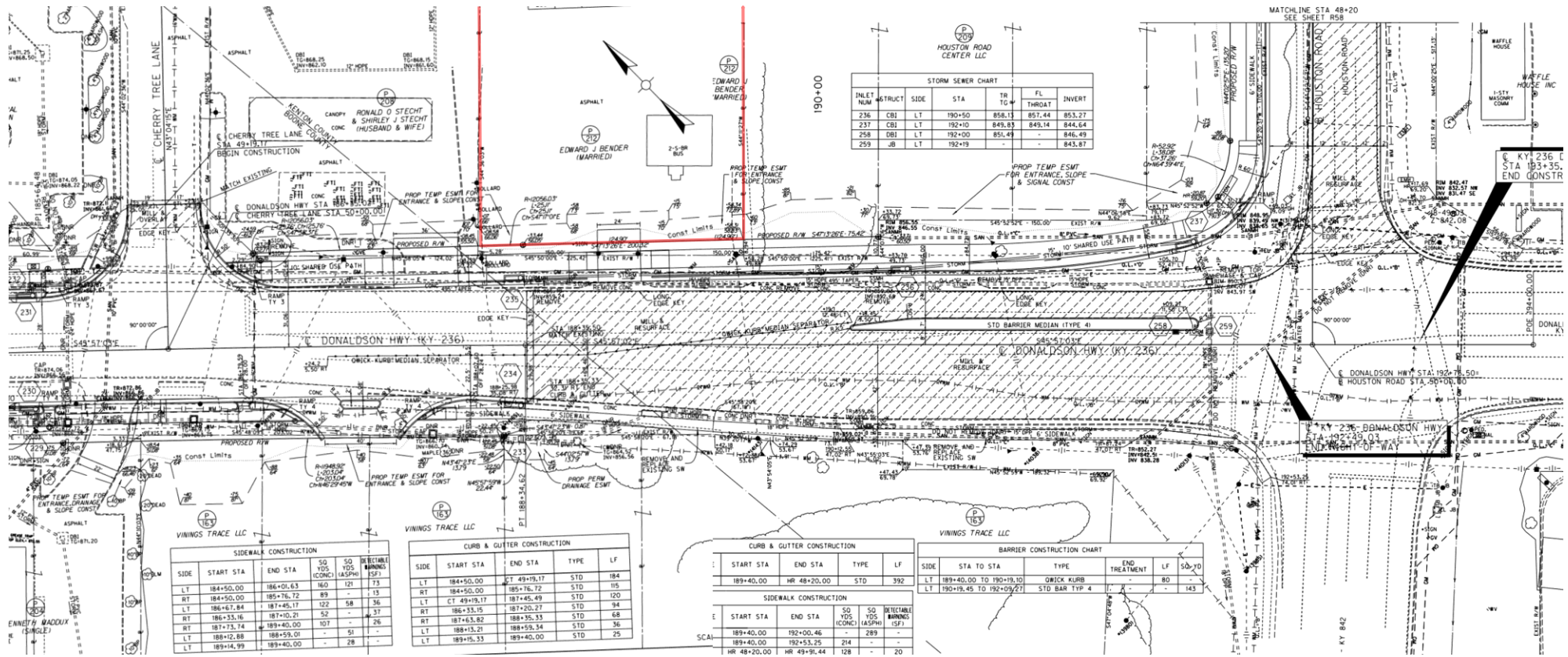
USGS, DGI, FSA, USDA, NATP, DGI

**BOONE COUNTY TRANSPORTATION PLAN RECOMMENDATIONS**  
KY 236 DONALDSON HIGHWAY - ROADWAY WIDENING





# DONALDSON HIGHWAY EXPANSION



\*Highway expansion is estimated to be completed toward year-end '25  
Acreage is estimated to be 0.6608 after the expansion is complete.

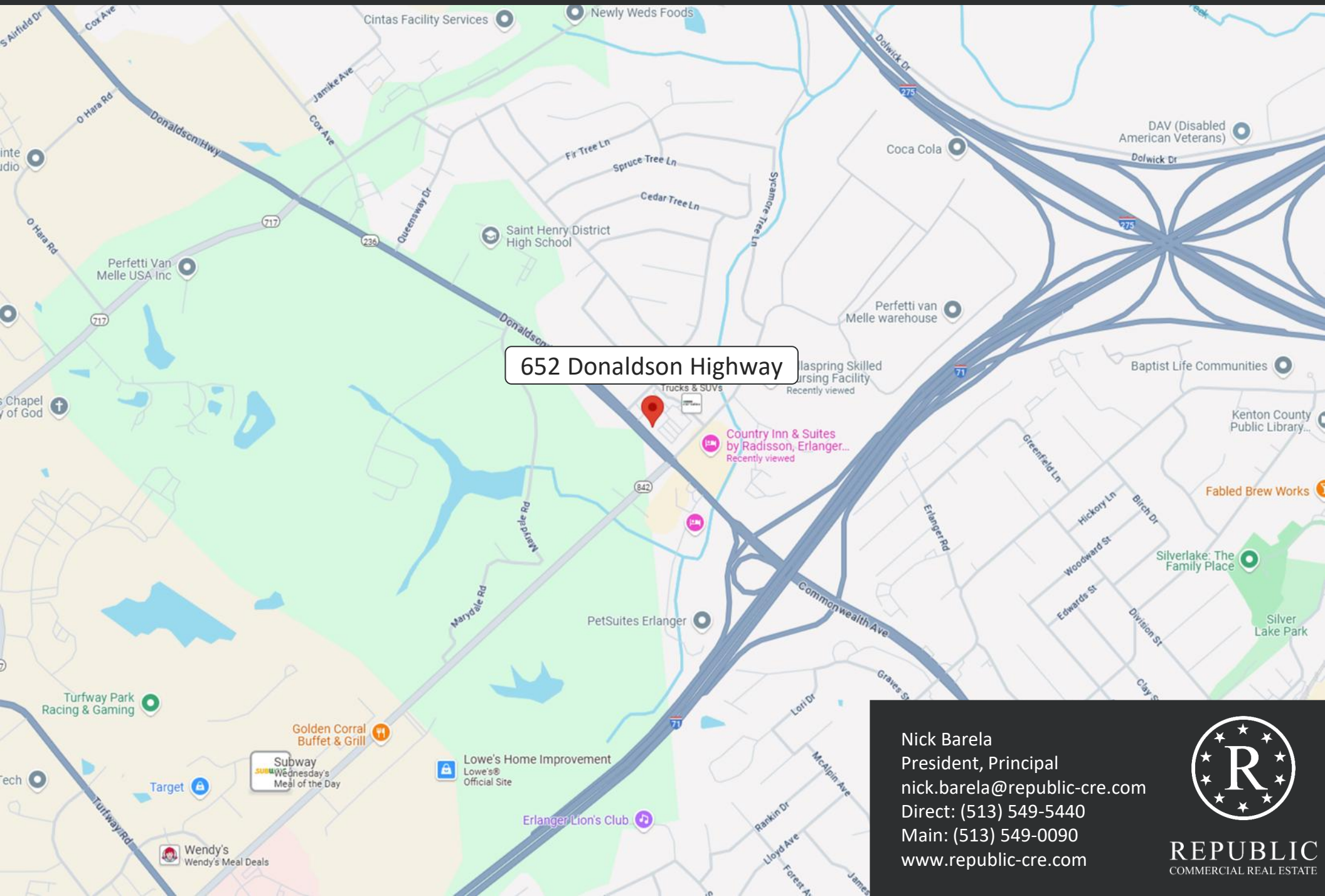
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# LOCATION MAP



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