

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**

Nick Barela
President, Principal
nick.barela@republic-cre.com
Direct: (513) 549-5440
Main: (513) 549-0090
www.republic-cre.com

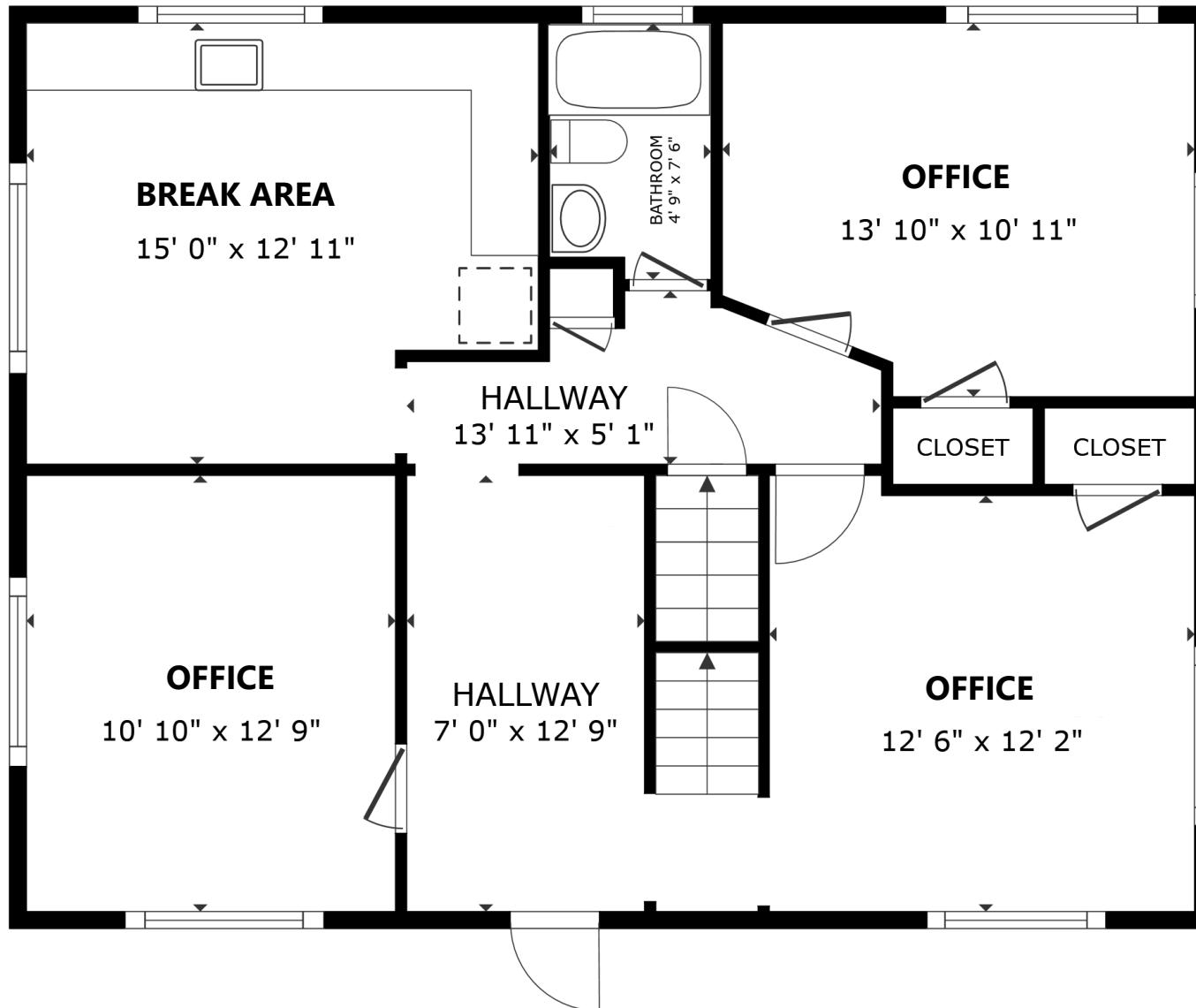


REPUBLIC
COMMERCIAL REAL ESTATE

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.

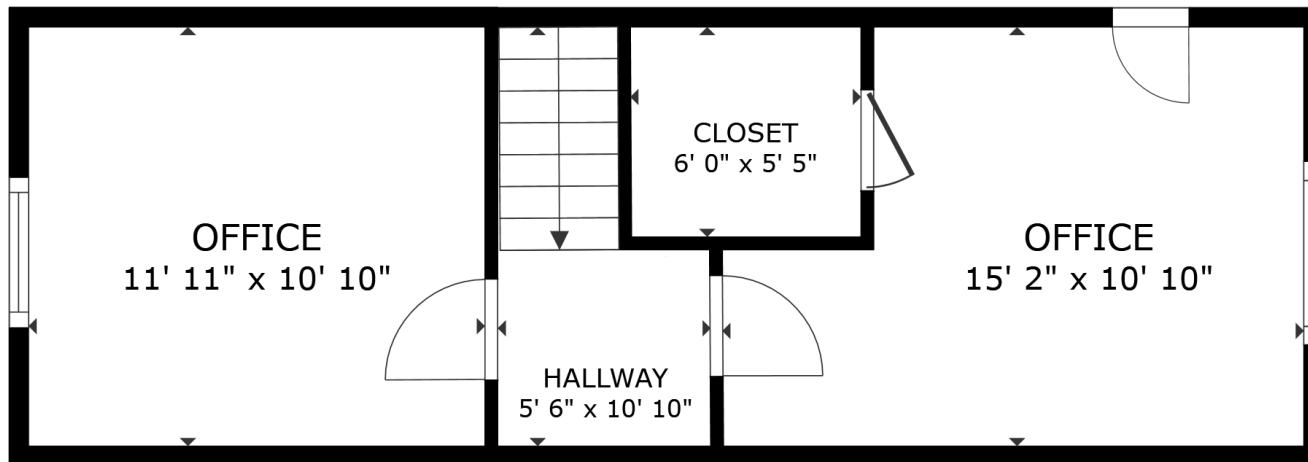
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



REPUBLIC
COMMERCIAL REAL ESTATE

 Matterport

BUILDING FLOOR PLANS



FLOOR 3

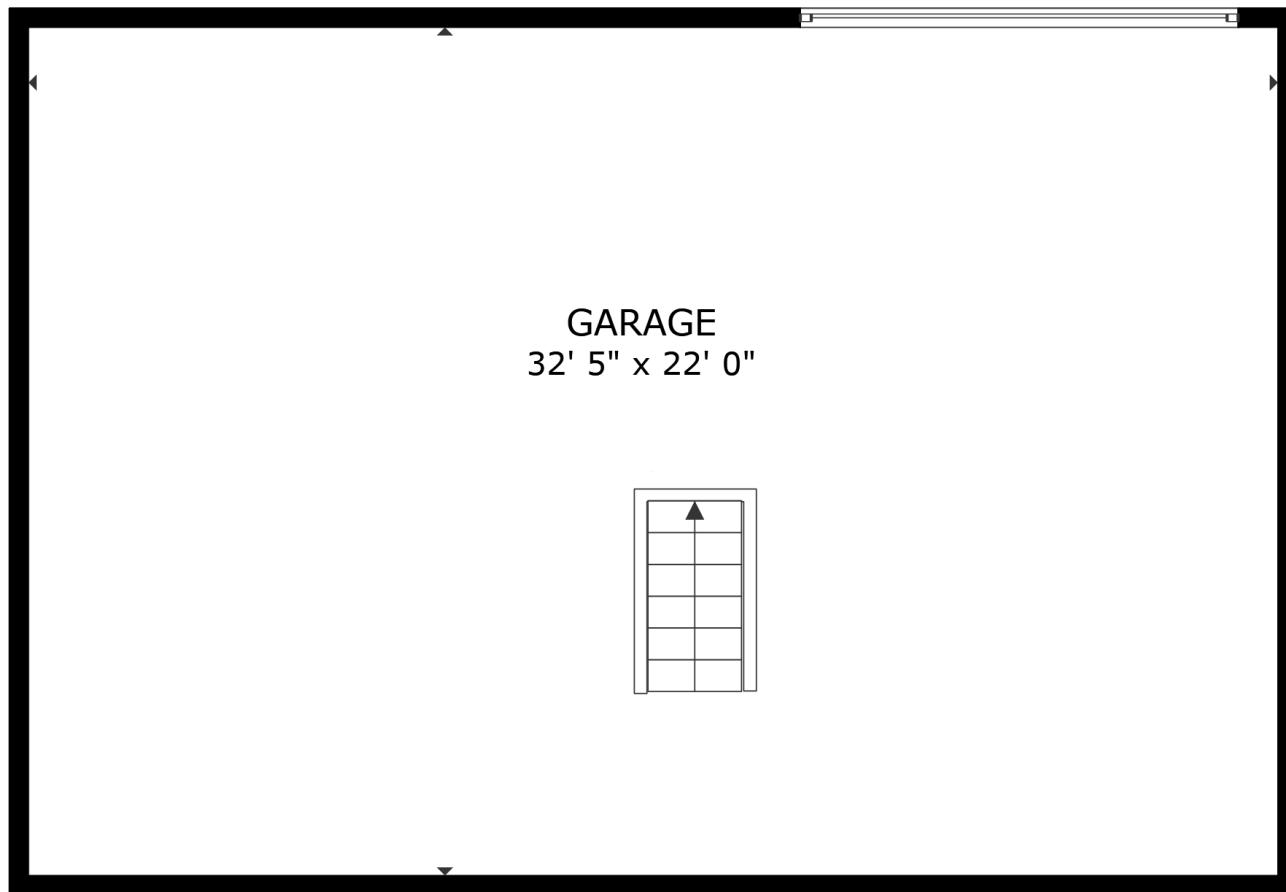
GROSS INTERNAL AREA
FLOOR 2 893 sq.ft. FLOOR 3 359 sq.ft.
EXCLUDED AREAS : GARAGE 712 sq.ft.
TOTAL : 1,252 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



REPUBLIC
COMMERCIAL REAL ESTATE





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.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



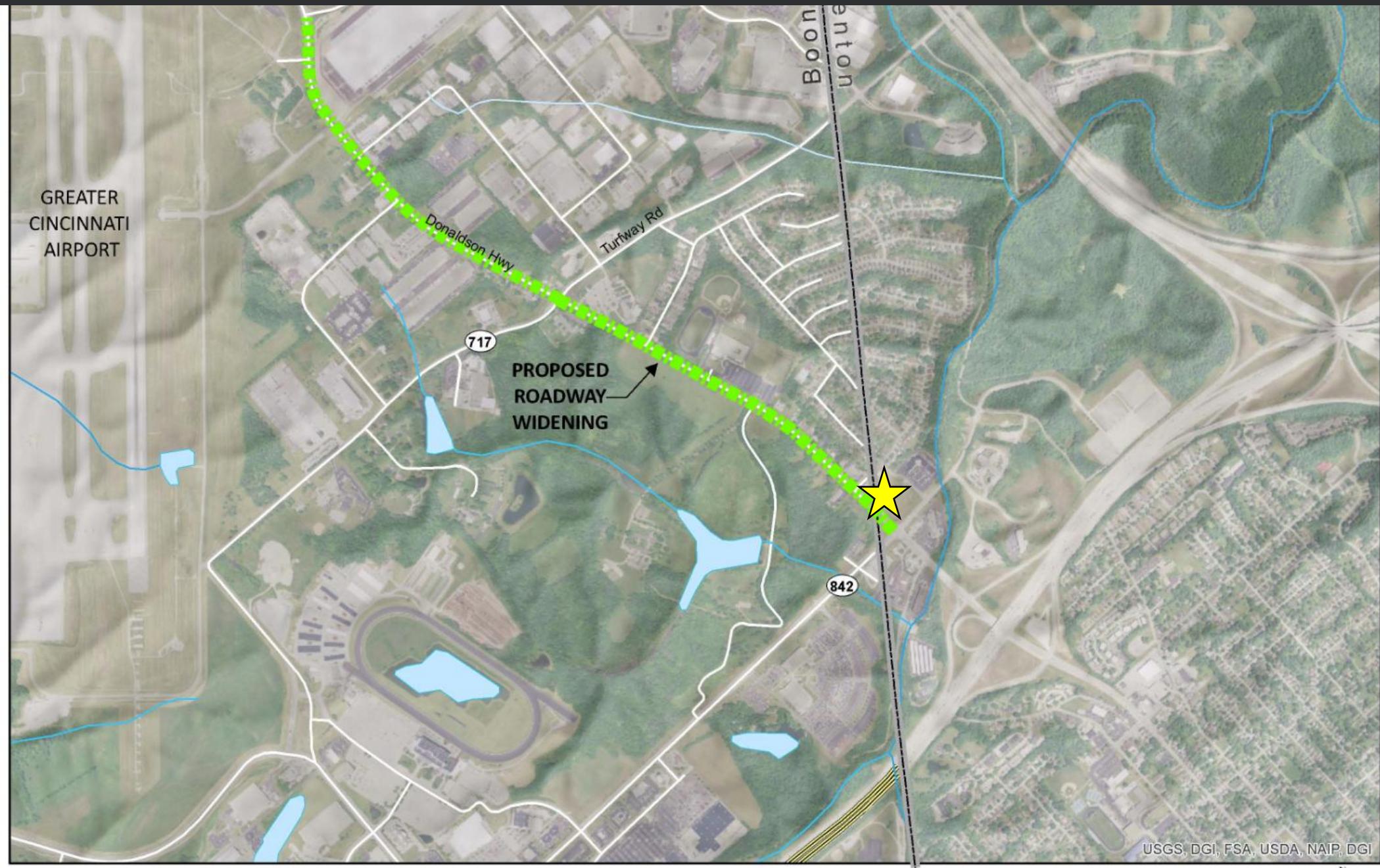
REPUBLIC
COMMERCIAL REAL ESTATE



PARCEL SHAPE



DONALDSON HIGHWAY PROJECT

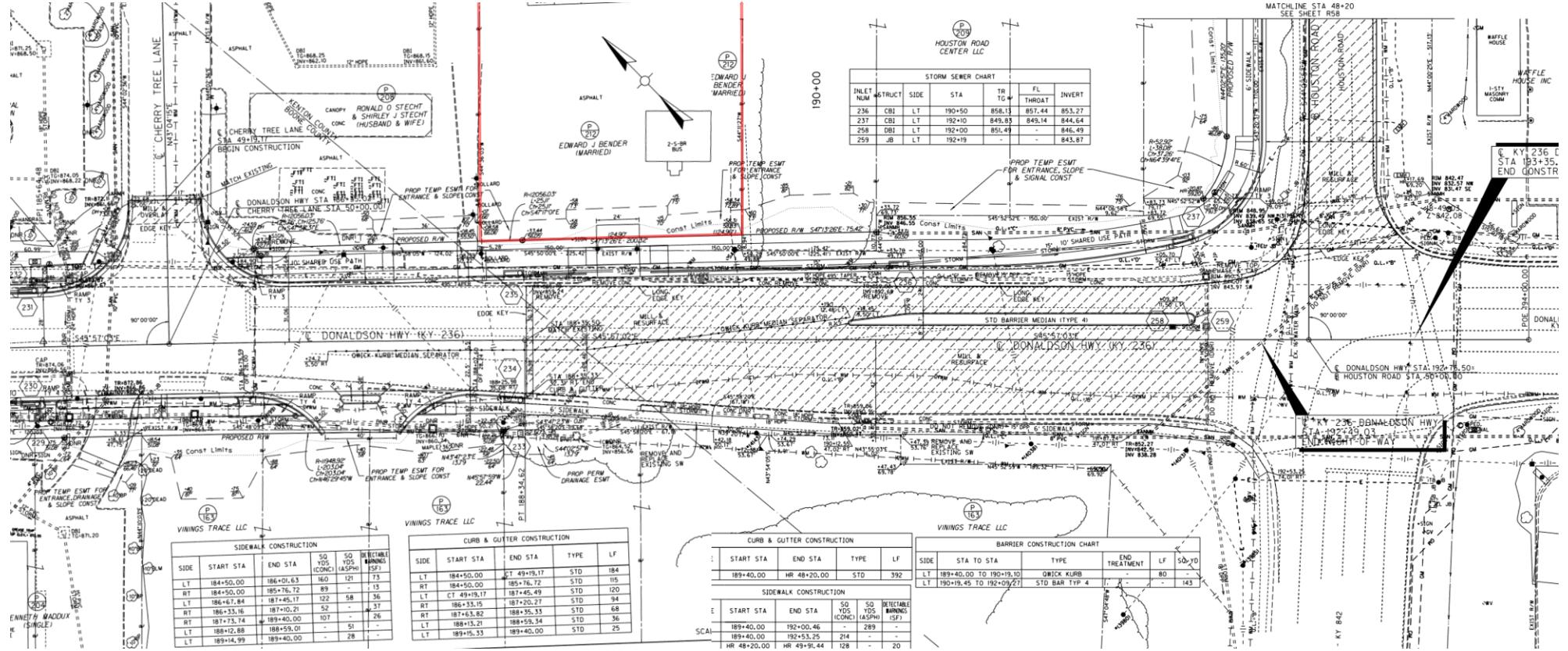


BOONE COUNTY TRANSPORTATION PLAN RECOMMENDATIONS

KY 236 DONALDSON HIGHWAY - ROADWAY WIDENING

0 0.125 0.25 Miles 0.5

DONALDSON HIGHWAY EXPANSION



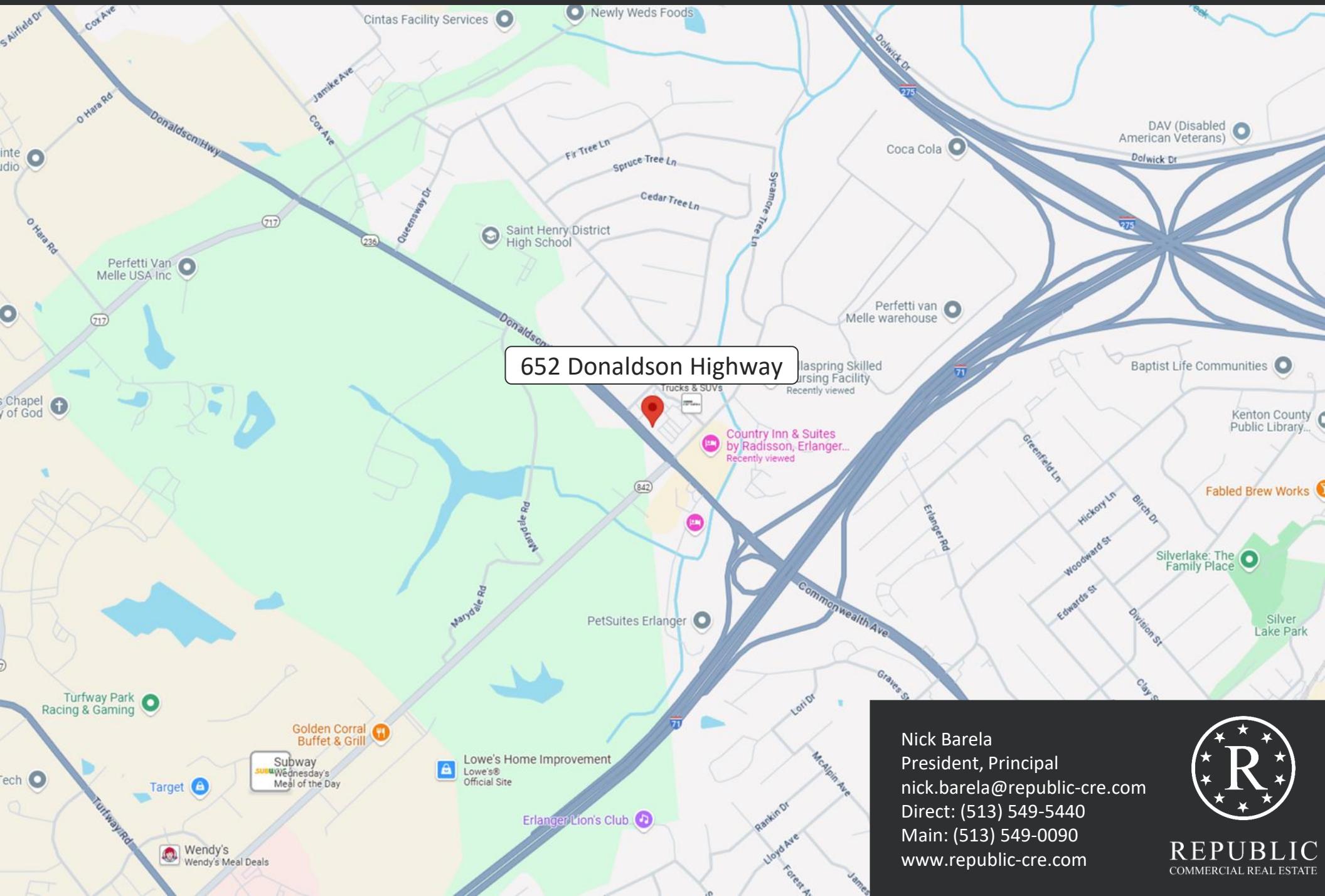
*Highway expansion is estimated to be completed toward year-end '25
Acreage is estimated to be 0.6608 after the expansion is complete.

Nick Barela
President, Principal
nick.barela@republic-cre.com
Direct: (513) 549-5440
Main: (513) 549-0090
www.republic-cre.com



REPUBLIC
COMMERCIAL REAL ESTATE

LOCATION MAP



Nick Barela
President, Principal
nick.barela@republic-cre.com
Direct: (513) 549-5440
Main: (513) 549-0090
www.republic-cre.com



REPUBLIC
COMMERCIAL REAL ESTATE