

# COVINGTON, KY

## GROUND LEASE

406, 408, 410 BAKEWELL STREET, COVINGTON, KY 41011



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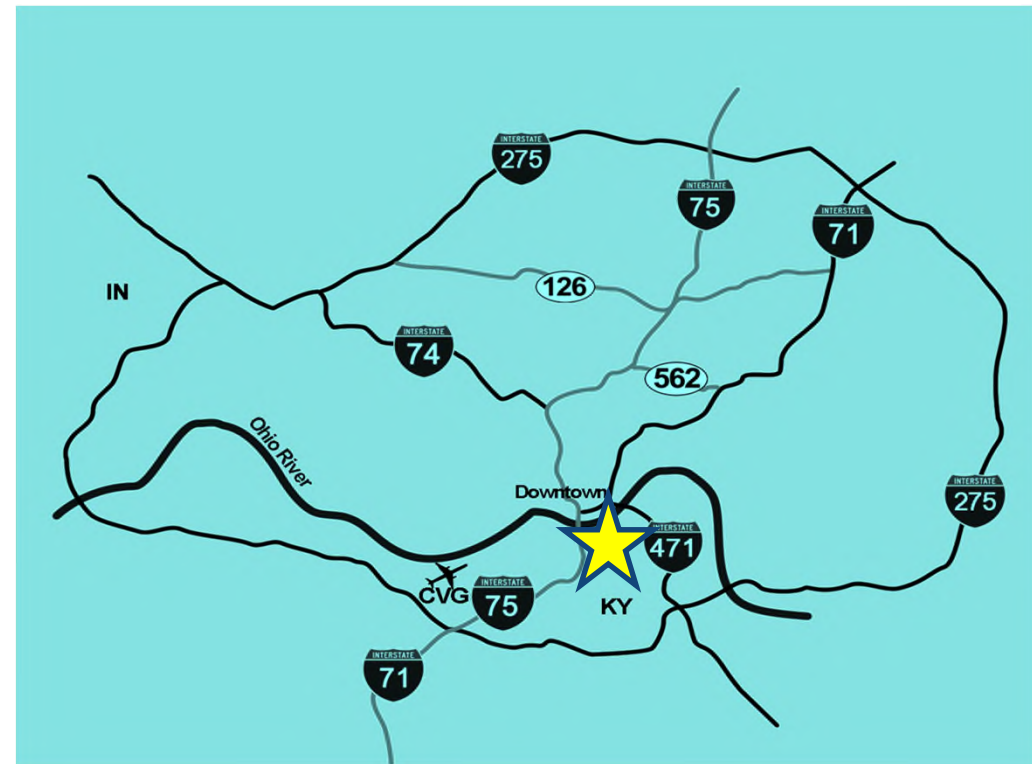
# PROPERTY HIGHLIGHTS

- Ground lease 16,200 SF, 0.372 acres
- Four parcels:
  - 040-43-11-010
  - 040-43-11-012
  - 040-43-11-013
  - 040-43-11-014
- 0.3 miles from I-71/I-75
- 137,432 vehicles per day on I-71/I-75
- \$4.20 per SF

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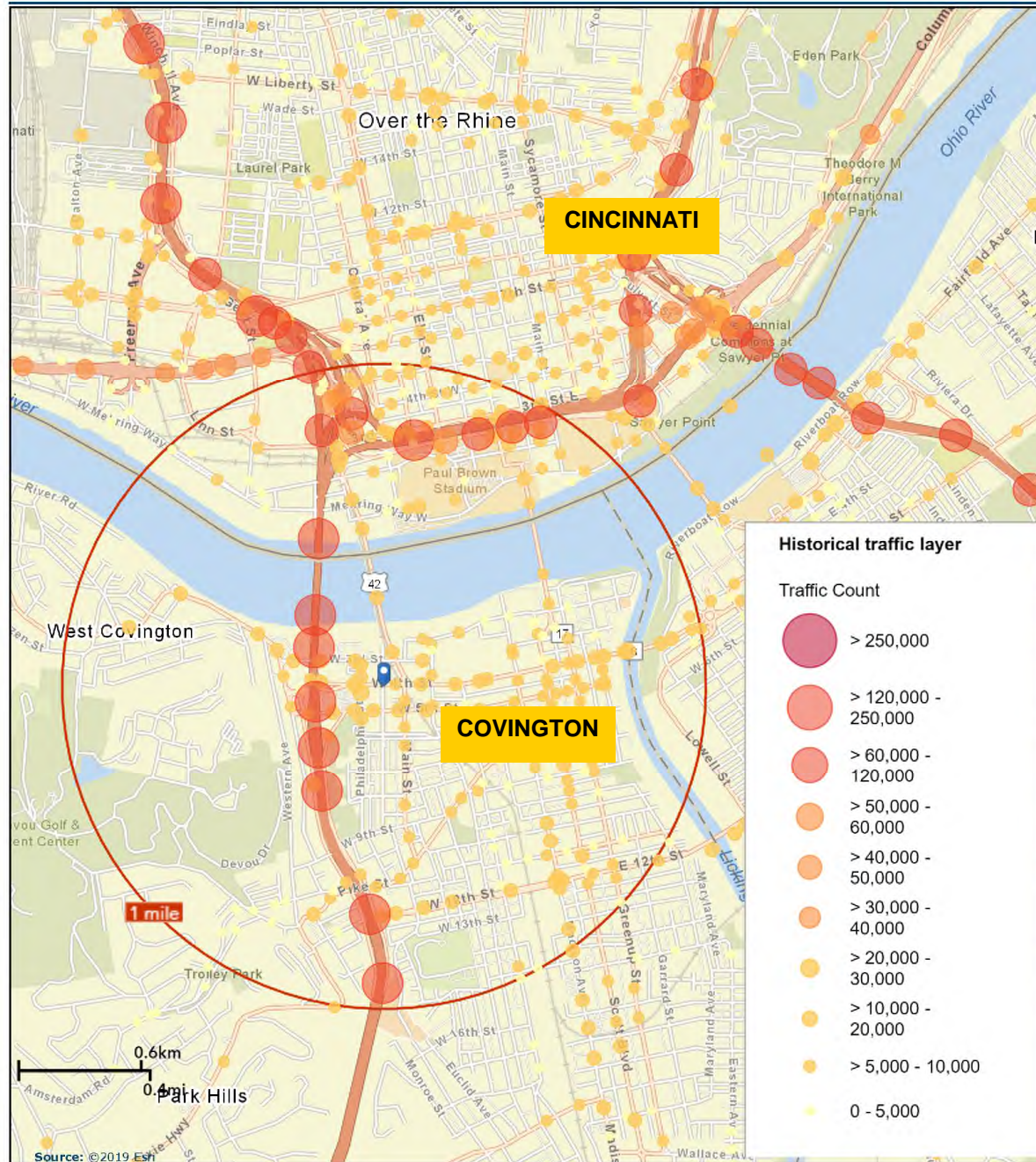


# PARCEL MAP

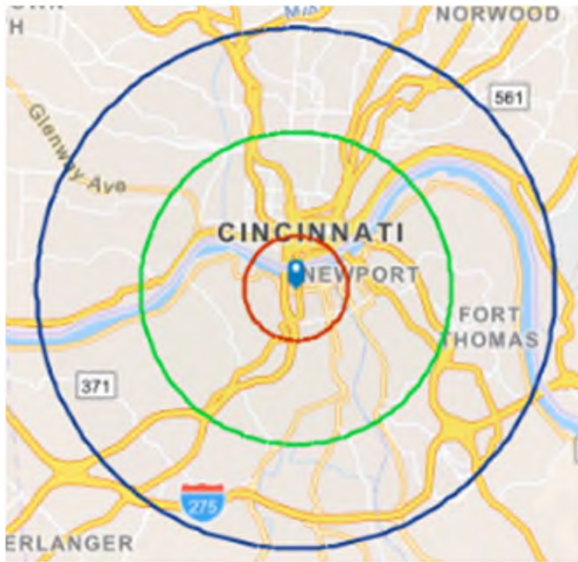




# TRAFFIC MAP



# 1-MILE RADIUS DEMOS



## KEY FACTS

**14,102**  
Population

**1.8**  
Average  
Household Size

**39.5**  
Median Age

**\$60,457**  
Median Household Income

## BUSINESS

**1,390**

Total Businesses

**27,471**

Total Employees

## EDUCATION

**9%**

No High School  
Diploma

**21%**

High School  
Graduate

**20%**

Some  
College

**50%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$52,432**  
Per Capita  
Worth



**\$60,457**  
Median  
Household  
Income



**\$95,657**  
Average  
Household  
Income

## EMPLOYMENT

**69.7**  
White  
Collar %

**16.6**  
Blue  
Collar %

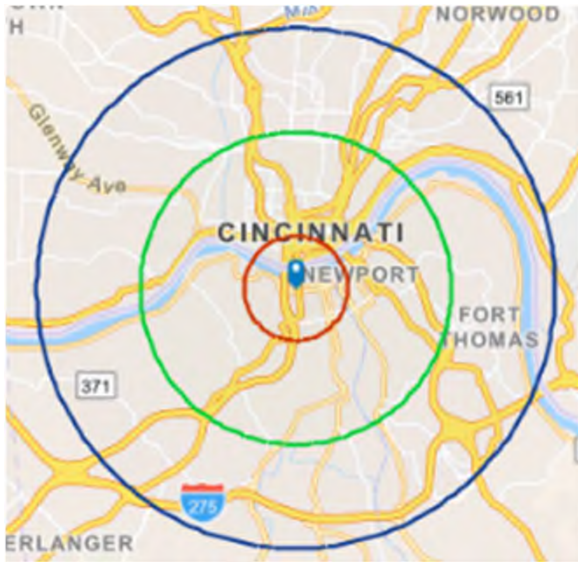
**13.8**  
Services  
%

**equity** | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.



# 3-MILE RADIUS DEMOS



## KEY FACTS

**124,068**  
Population

**2.0**  
Average  
Household Size

**35.3**  
Median Age

**\$52,916**  
Median Household Income

## BUSINESS

**7,754**

Total Businesses

**199,915**

Total Employees

## EDUCATION

**10%**

No High School  
Diploma

**24%**

High School  
Graduate

**23%**

Some  
College

**43%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$40,257**  
Per Capita  
Worth



**\$52,916**  
Median  
Household  
Income



**\$85,505**  
Average  
Household  
Income

## EMPLOYMENT



**66.5**  
White  
Collar %



**17.2**  
Blue  
Collar %

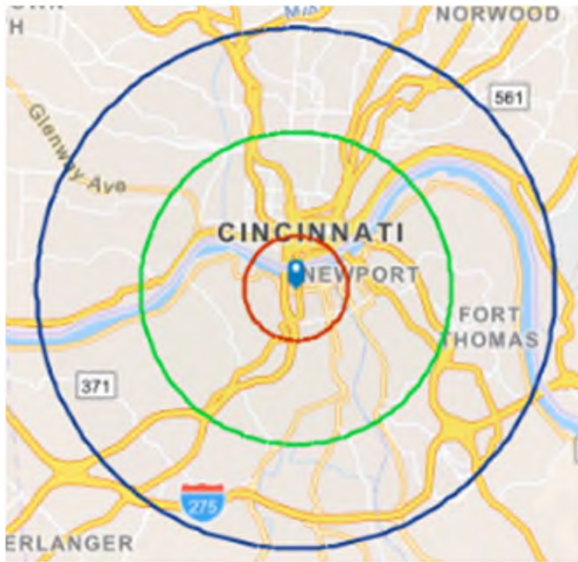


**16.3**  
Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**277,321**  
Population

**2.2**  
Average  
Household Size

**34.9**  
Median Age

**\$51,775**  
Median Household Income

## BUSINESS

**12,298**

Total Businesses

**298,843**

Total Employees

## EDUCATION

**10%**  
No High School  
Diploma

**26%**  
High School  
Graduate

**24%**  
Some  
College

**41%**  
Bachelor's/Grad/Prof  
Degree

## INCOME

**\$37,793**  
Per Capita  
Worth

**\$51,775**  
Median  
Household  
Income

**\$85,355**  
Average  
Household  
Income

## EMPLOYMENT

**64.9**  
White  
Collar %

**18.0**  
Blue  
Collar %

**17.1**  
Services  
%

**equity** | brokerage

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