



New 265 units completed

New Retail Center | 2,370 SF Available | Drive Thru Endcap | 1.33 Acres

**3350 Mineola Pike
Erlanger, KY 41018**

- Drive-Thru Endcap available
- 14,000 AADT
- accross from 265 unit newly built apartments (Velos Circleport)
- Great lunch stop for professionals around CVG or passagers coming from airport.

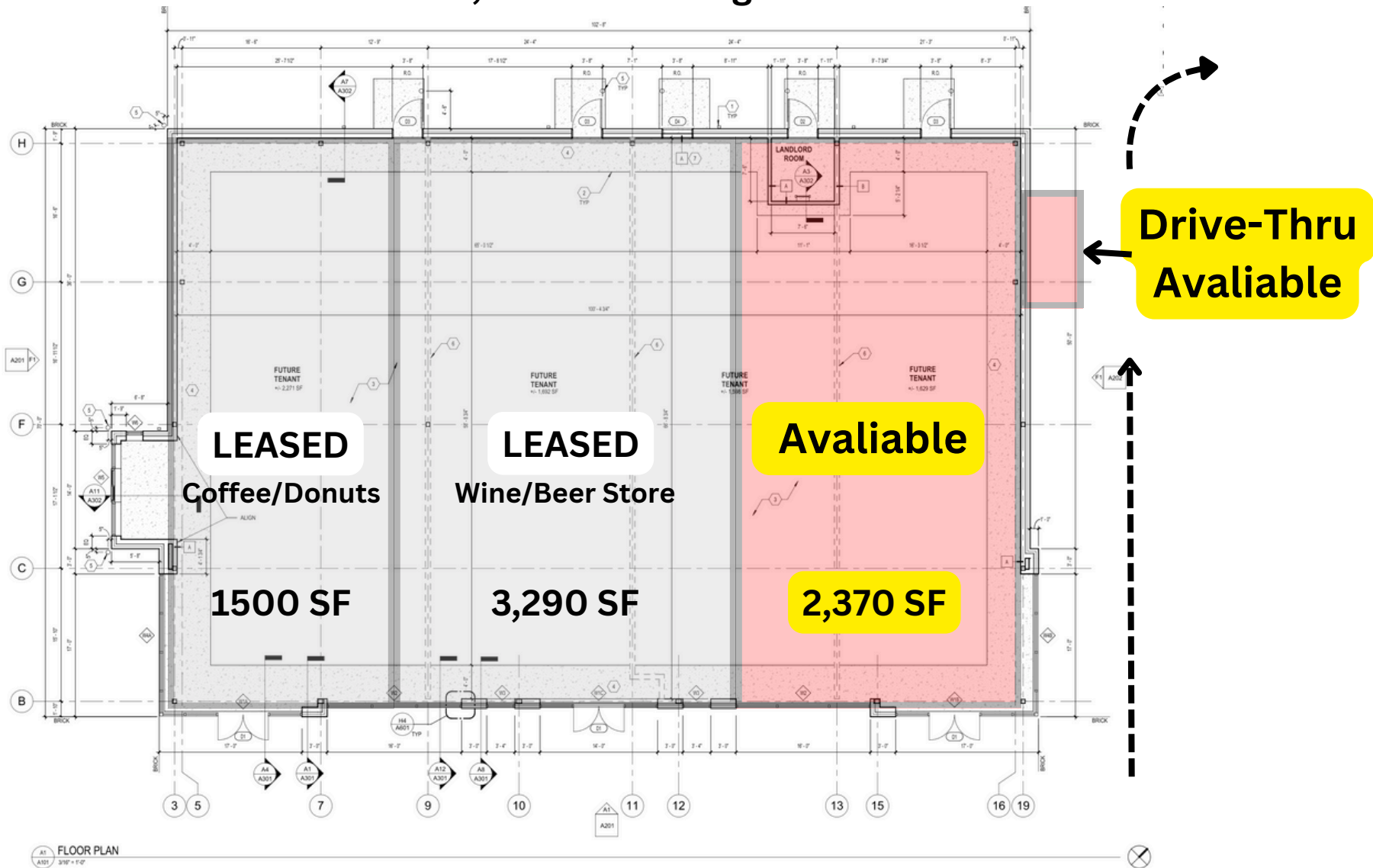
Kate Brandy | (513) 827- 2471 | kbrandy@brandicorp.com



Shopping Center FOR LEASE

3350 Mineola Pike
Erlanger, Kentucky 41018

7,160 SF Building



SITE PLAN



FOR LEASE

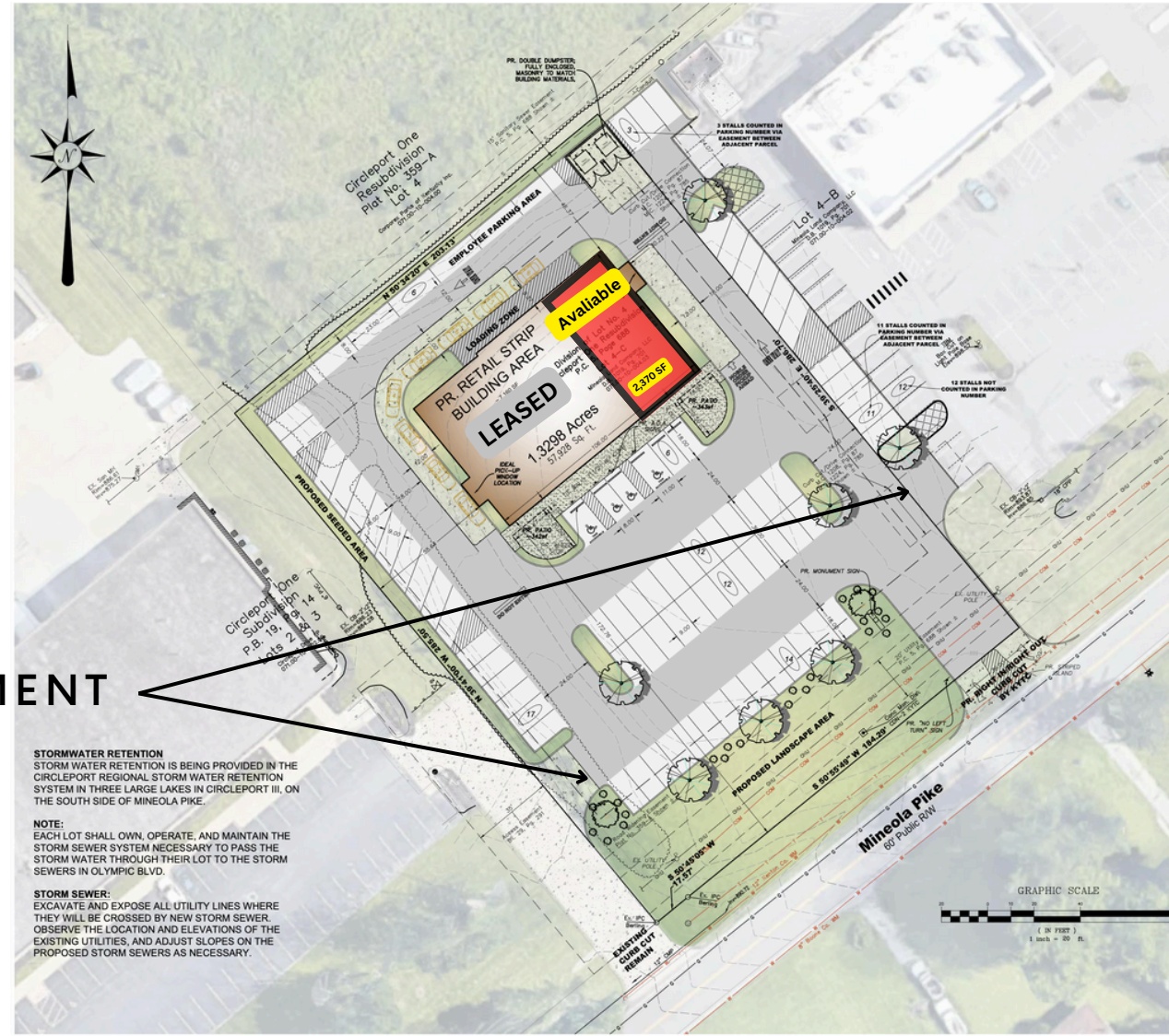
NEW RETAIL CENTER STARTING AT 7000 SF

3350 Mineola Pike Erlanger, KY 41018

RETAIL BUILD DELIVERY

- drive-thru/pickup windows
- Light access through easement
- 4 access points to site
- **2,370 SF Available**
- Street-facing retail storefront design with windows and signage to Mineola Pike
- 75 parking spaces
- 1.33 Acres

ACCESS EASEMENT



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TRAFFIC

FOR LEASE
/ BTS

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RIGHT OFF EXIT 2 MINEOLA PIKE ON 275 (LAST EXIT BEFORE THE AIRPORT)

- Mineola Pike is a primary access road from I-275 to KY-236 (Donaldson Highway)
- KY-236 (Donaldson Highway) primary thoroughfare for **CVG/Amazon/DHL employees**
- **Traffic Count:** 13,246(22)
- **Drive Time to Airport:** 8min, 3.8 miles



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LANDMARKS

FOR LEASE
/ BTS

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CVG INTERNATIONAL AIRPORT

- CVG 4,500+ Employees
- Fast Growing Hub for Air Cargo Transport – fueled by e-commerce proliferation
- CVG proximity driving bulk industrial development throughout Erlanger (Boone County)
- Supply Chain / Logistics Industry Fueling Job Growth – Large Daytime Populations

AMAZON AIR HUB

- 2,000+ Amazon Air Employee
- Opened 2021 - \$1.5 Billion Investment
- 2,600,000 SF on 600 Acres (Phase 1)
- Additional 475 acres (Phase 2)
- Hub of operations for interconnected network of 40 Amazon Air Sites



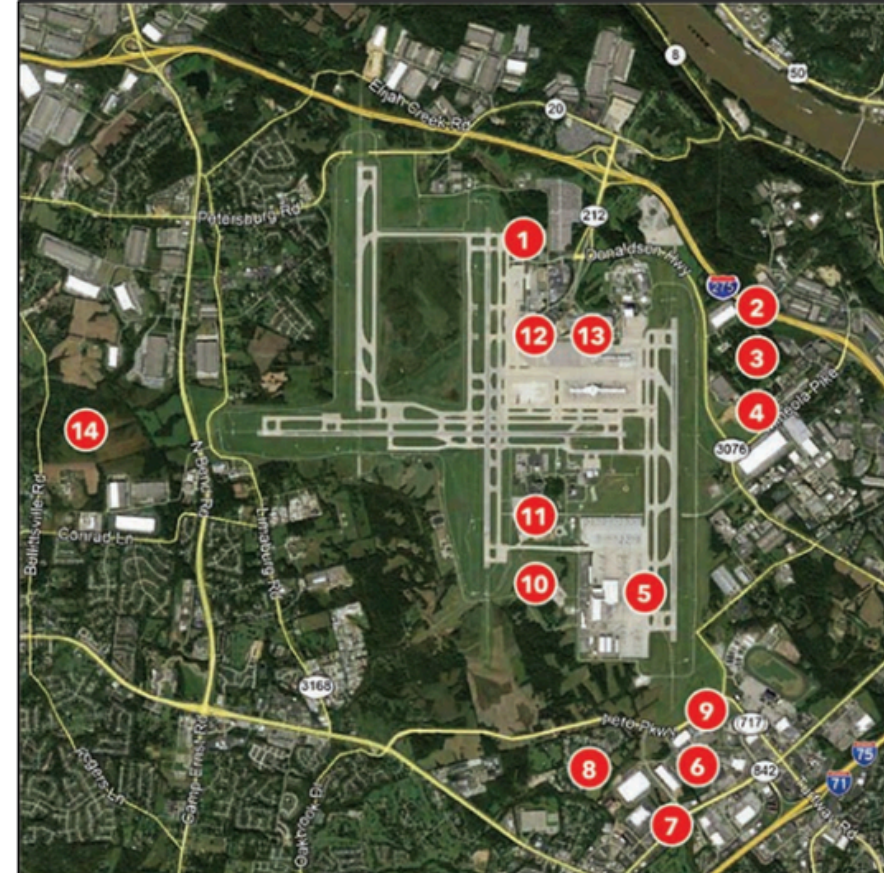
LANDMARKS

FOR LEASE
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- | | |
|---------------------------------------|--|
| 1 Aeroterm Common Use
Cargo /FedEx | 8 DB Schenker |
| 2 Warehouse
Distribution Facility | 9 Bosch Automotive |
| 3 GE Aviation - 1 | 10 Amazon Air hub |
| 4 Wayfair | 11 FEAM Aircraft
Maintenance Hanger |
| 5 DHL Air Hub | 12 CVG Rental car |
| 6 Wayfair Outlet | 13 CVG Passenger
Terminal/Concourse |
| 7 GE Aviation - 2 | 14 Planned Development with
Paul Hemmer Compnay - Multi-
Use Development |



DEMOGRAPHICS

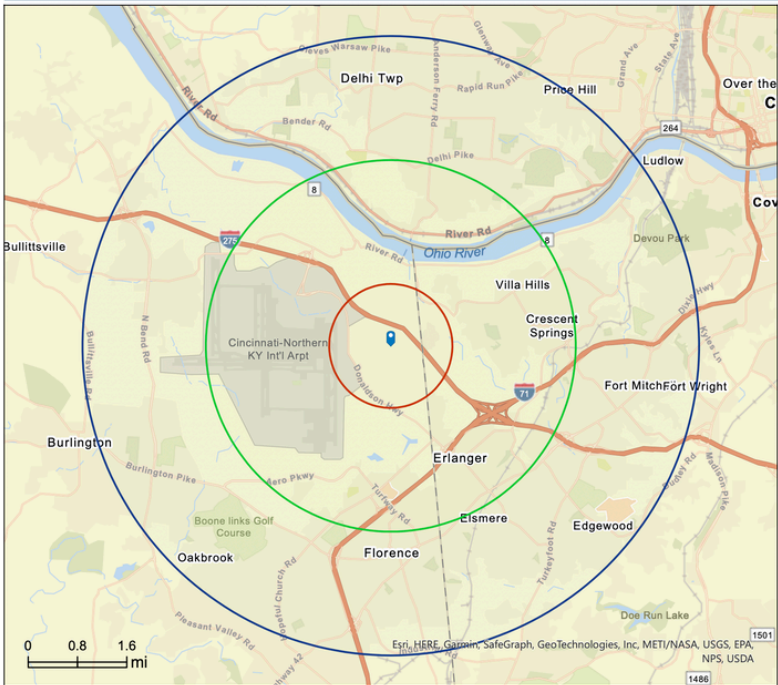


**FOR LEASE
/ BTS**

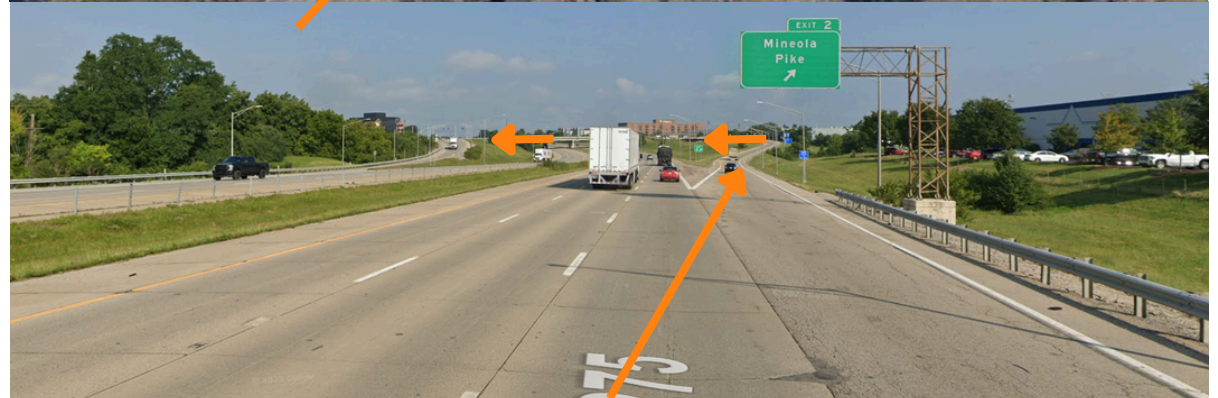
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3350 Mineola Pike, Erlanger, Kentucky, 41018 4
3350 Mineola Pike, Erlanger, Kentucky, 41018
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.05068
Longitude: -84.63008



	1 mile	3 miles	5 miles
Population Summary			
2023 Total Daytime Population	8,949	51,950	175,544
Workers	8,351	36,362	101,073
Residents	598	15,588	74,471
Median Household Income			
2023	\$64,691	\$65,641	\$69,248
2028	\$75,952	\$74,673	\$78,895



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