

FOR LEASE

400 W Third St.
COVINGTON, KY 41011

CURŌ • BRKG



**11,372 -17,872 SF
AVAILABLE FOR LEASE**

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STEPHANIE GOLDEN | STEPHANIE@CUROBRKG.COM | 513.379.0542 | CUROBRKG.COM

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PROPERTY PROFILE

GENERAL DETAILS

Year Built	1974	Parcel	040-34-04-001.00
Square Footage	17,872	Dock	2
Acres	0.98	Drive- ins	3 11' x 11' 10' x 10' 8' x 8'
Zoning	AUC	Parking	30
Clear Height	16'	Restrooms	5

CONSTRUCTION: BLOCK

Foundation	Concrete Slab	Roof	Membrane (New Dec2024)
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OFFICE INTERIOR

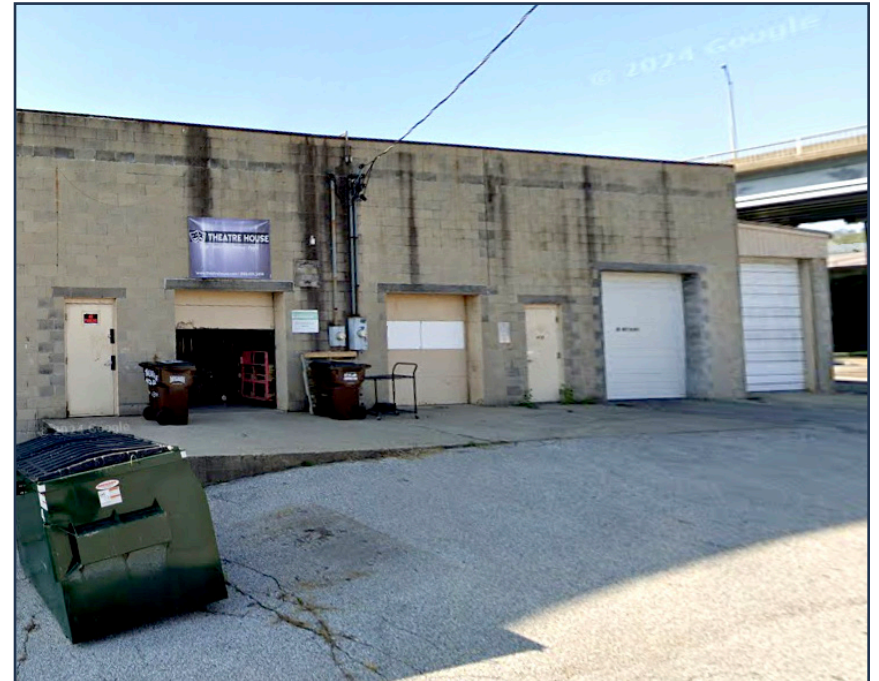
Office Space	+/- 777 SF	No. of Stories	1
Mezzanine	+/- 1,326 SF		

INTERIOR

Lighting	Fluorescent	Sprinkler System	Wet
HVAC	Suspended gas unit heaters Office - A/C		

UTILITIES

Water Provider	Northern Kentucky Water District
Electricity Provider	Duke Energy
Gas Provider	Duke Energy



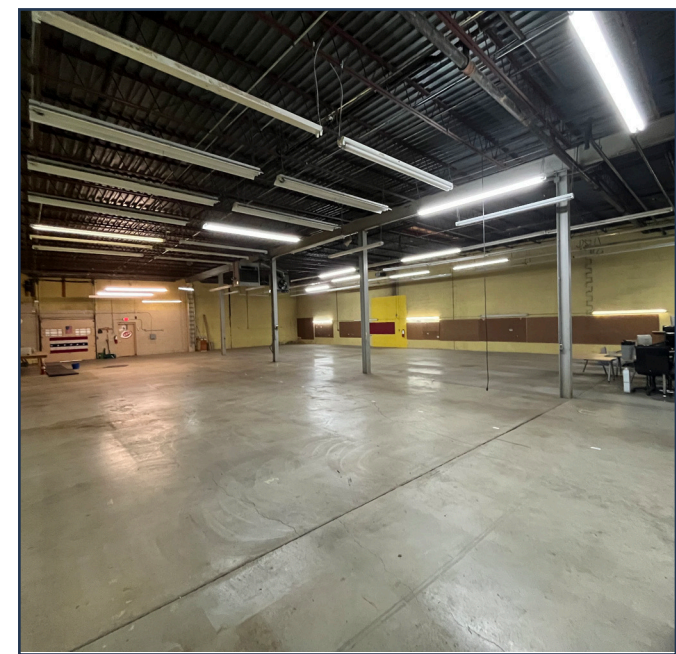
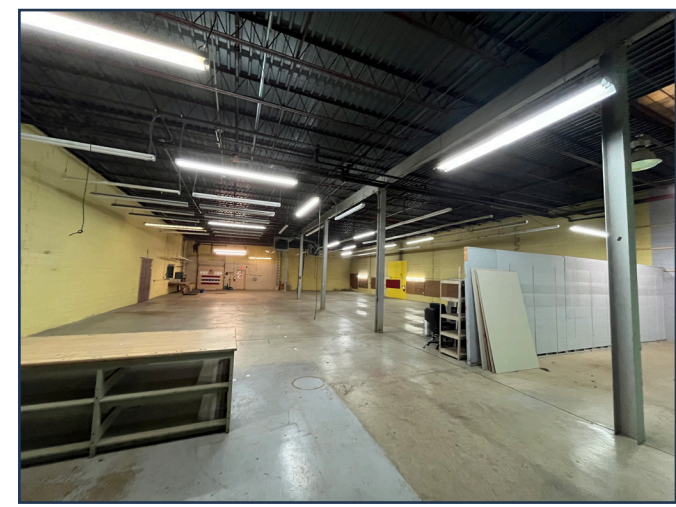
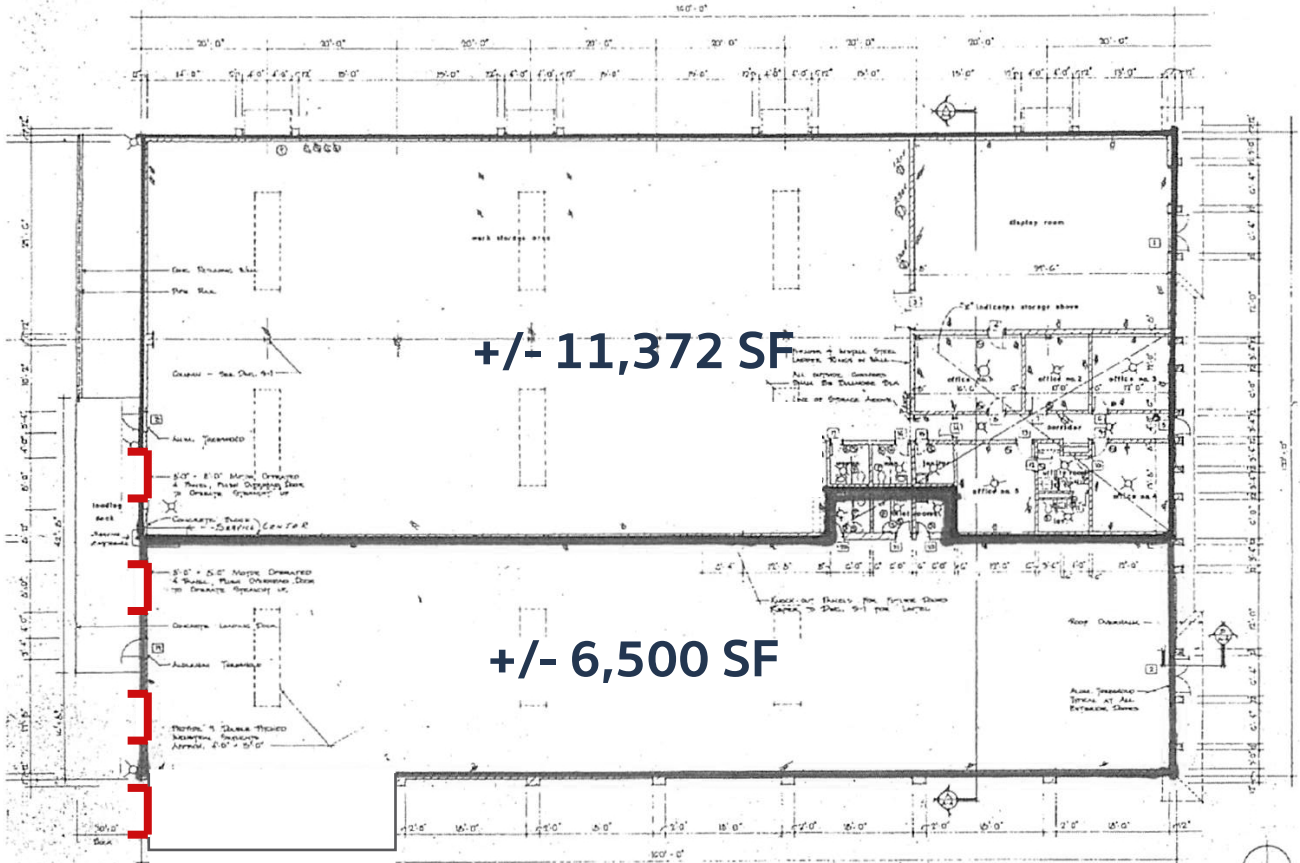
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FLOOR PLAN

11,372 - 17,872 total available SF



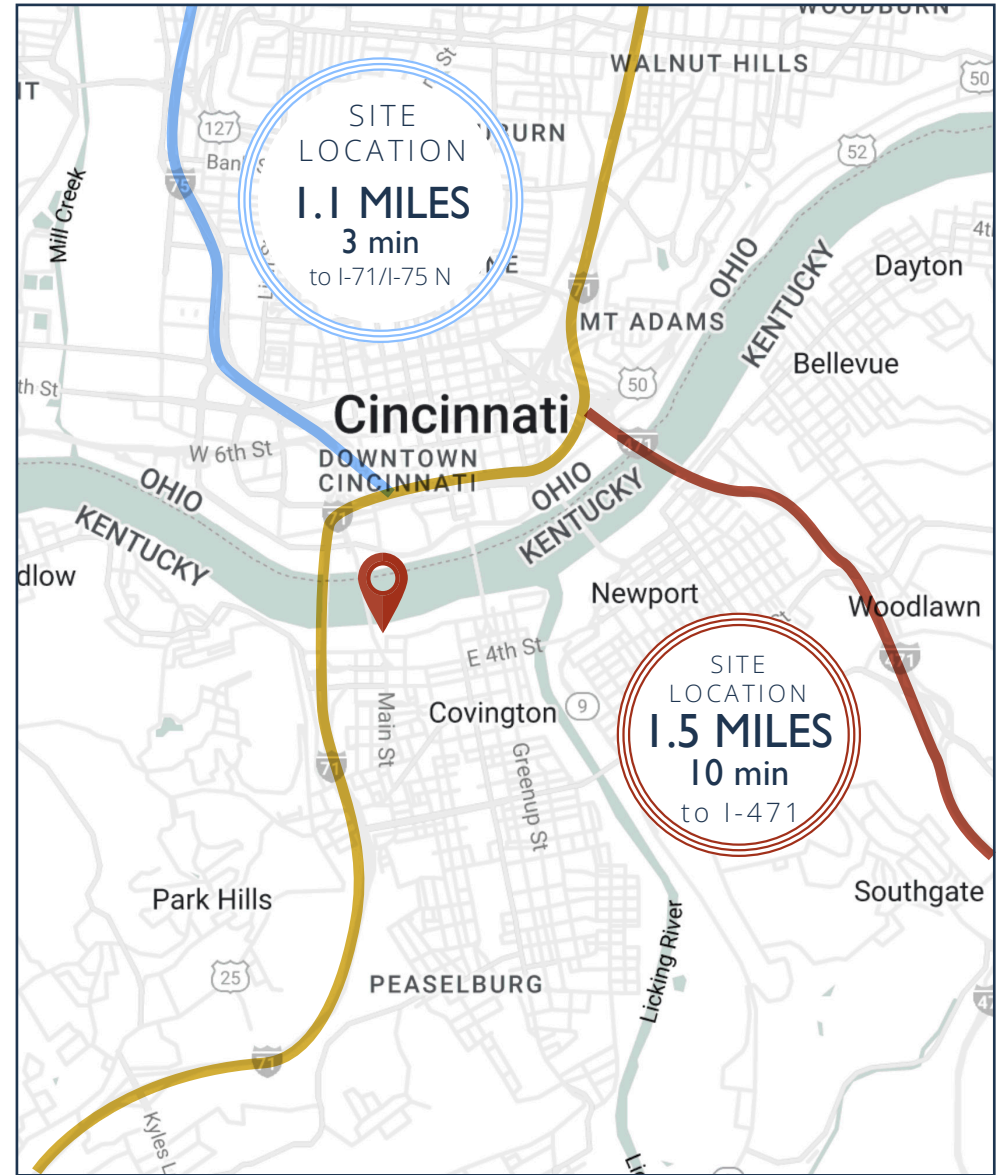
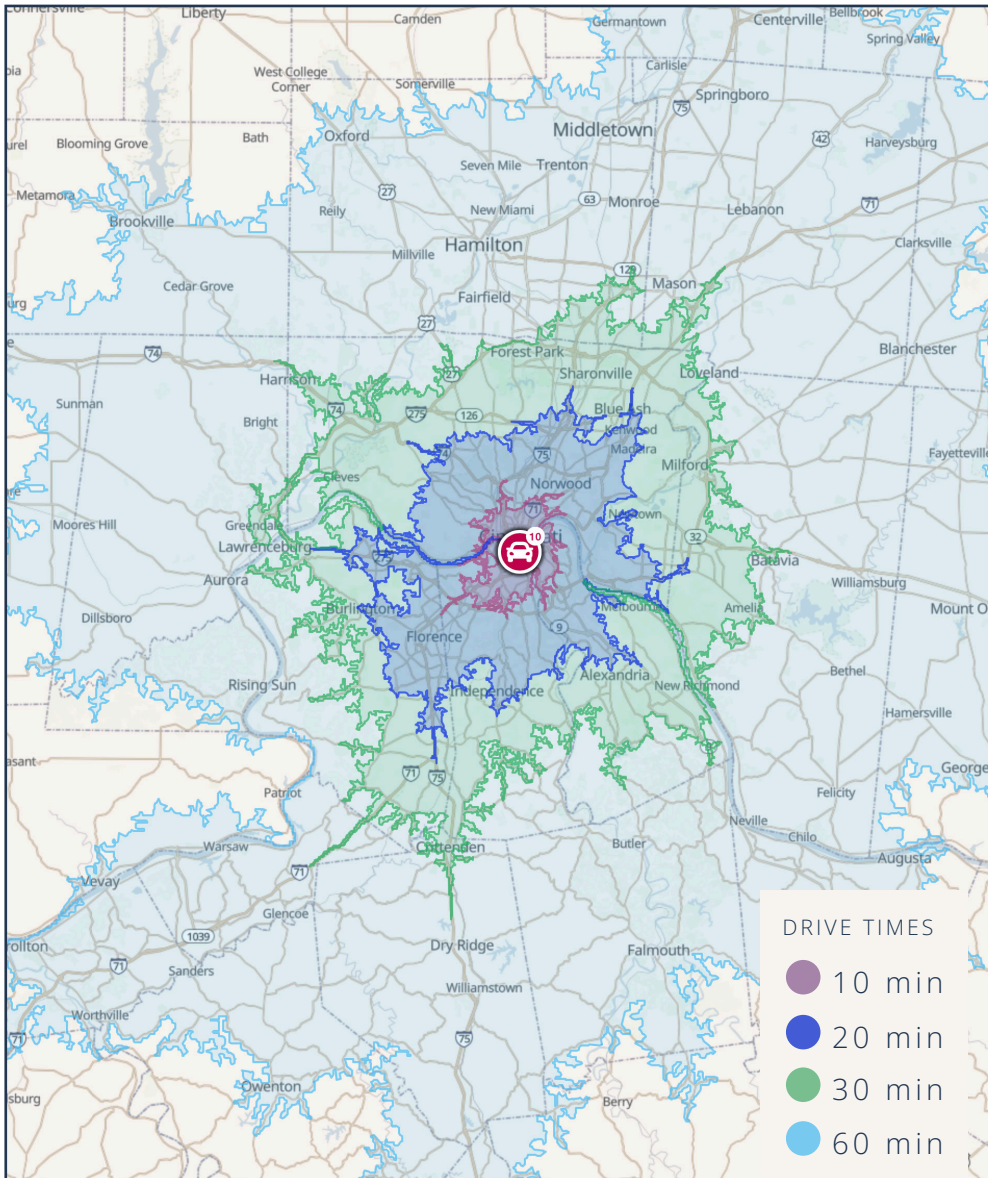
FLOOR PLAN
SCALE 1/8" = 1'-0"



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DRIVE TIME MAP



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DEMOGRAPHICS



1 miles
 12,744 people
 \$109,396 AHHI
 8,167 total employees

3 miles
 125,126 people
 \$83,564 AHHI
 65,496 total employees

5 miles
 281,989 people
 \$83,999 AHHI
 141,255 total employees



AVERAGE DAILY VISITORS LOCALLY
 43.4K



DAILY VEHICLE TRAFFIC
 400 W 3RD ST.
 6.4K

- **Seamless Downtown Access:** Immediate connectivity to all of downtown Cincinnati and Covington, perfect for last-mile delivery or on-demand servicing.
- **Convenient Bridge Options:** Located within one mile of three key bridges—the John A. Roebling Suspension Bridge, the Brent Spence Bridge, and the Clay Wade Bailey Bridge—offering exceptional routing and accessibility to downtown Cincinnati and Covington.

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AERIAL VIEW



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