

LATONIA COMMERCE CENTER

3905 WINSTON AVE, COVINGTON, KY 41015

CURÖ • BRKG

30,000 SF

**30,000 SF RETAIL SPACE AVAILABLE
ADJACENT TO KROGER PLAZA**

- » **Abundant Parking**
- » **Local Management**
- » **Opportunity Zone**
- » **Business Friendly City**
- » **Strong Labor Force**



TUMU ZONING
CLICK FOR PERMITTED USES



DAILY TRAFFIC COUNTS
WINSTON AVE 18,000
HOWARD LITZLER DR 9,350



19' Clear Height - 21' to Deck



2 Dock Doors



25' X 36' Column Spacing



3 Signalized Access Points



**INFORMATION PROVIDED
BY US CENSUS 2023**

	1 MILE	3 MILE	5 MILE
POPULATION	9,597	71,102	181,341
HOUSEHOLDS	4,402	31,141	79,980
MEDIAN HH INCOME	\$44,205	\$63,045	\$73,155
TOTAL EMPLOYEES	2,930	24,692	109,631

CURÖ • BRKG

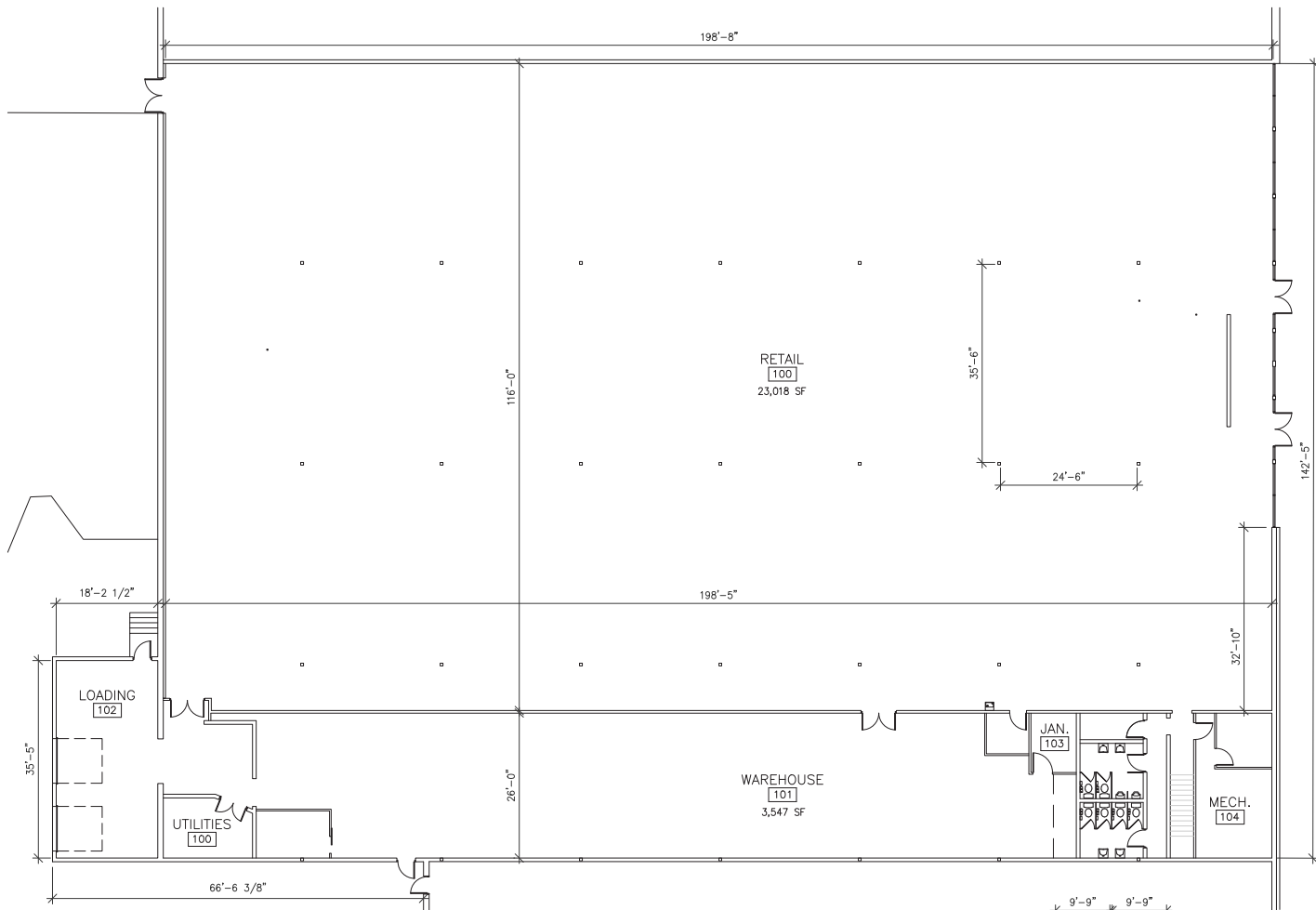
**FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:
JOSH NIEDERHELMAN | JOSH@CUROBRKG.COM | 513.200.9462**

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

LATONIA COMMERCE CENTER

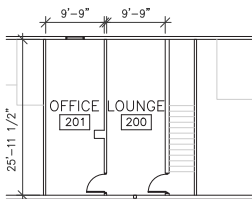
3905 WINSTON AVE, COVINGTON, KY 41015

FLOOR PLAN



MAIN FLOOR PLAN 29,432 SF

SCALE: 1/32" = 1'-0"



SECOND FLR 544 SF

SCALE: 1/32" = 1'-0"

CURÖ•BRKG

FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:
JOSH NIEDERHELMAN | JOSH@CUROBRKG.COM | 513.200.9462

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURÖ•BRKG logo are the sole marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

LATONIA COMMERCE CENTER

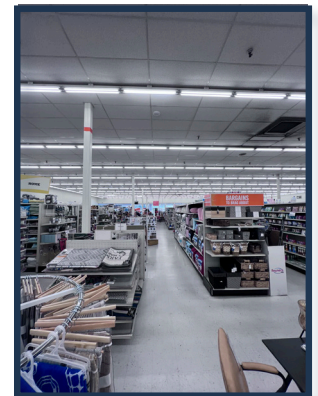
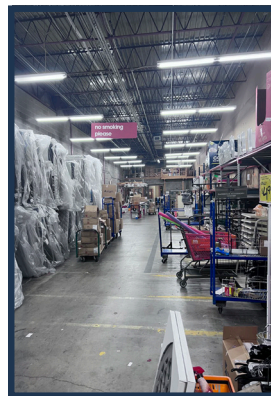
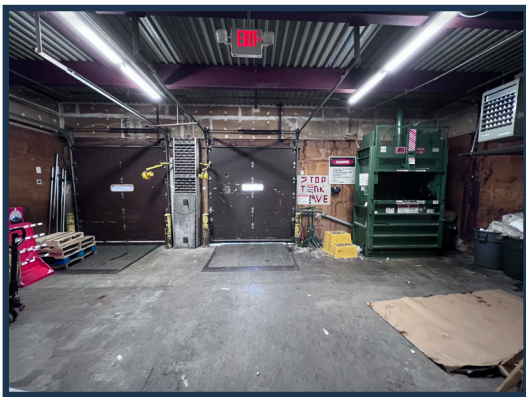
3905 WINSTON AVE, COVINGTON, KY 41015



AVERAGE DAILY
VISITORS: **115.7K**



AVERAGE DAILY
TRAFFIC: **19K**



CURO•BRKG

FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:
JOSH NIEDERHELMAN | JOSH@CUROBRKG.COM | 513.200.9462

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

LATONIA COMMERCE CENTER

3905 WINSTON AVE, COVINGTON, KY 41015



CURÖ•BRKG

FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:
JOSH NIEDERHELMAN | JOSH@CUROBRKG.COM | 513.200.9462

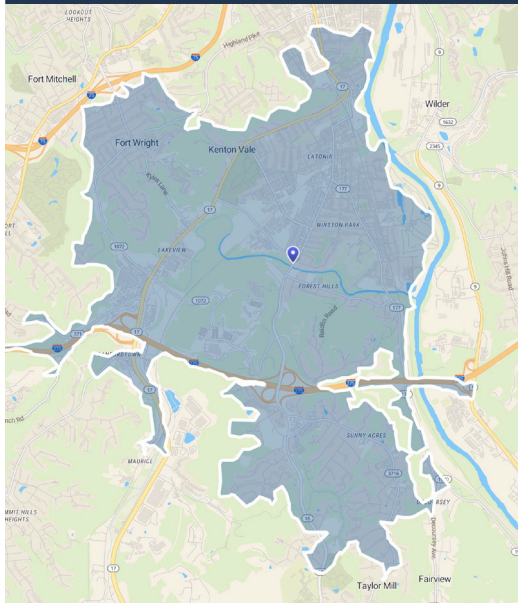
© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

LATONIA COMMERCE CENTER

3905 WINSTON AVE, COVINGTON, KY 41015



5-MINUTE DRIVE TIME



10-MINUTE DRIVE TIME



CURÖ•BRKG

FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:
JOSH NIEDERHELMAN | JOSH@CUROBRKG.COM | 513.200.9462

© 2025 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.