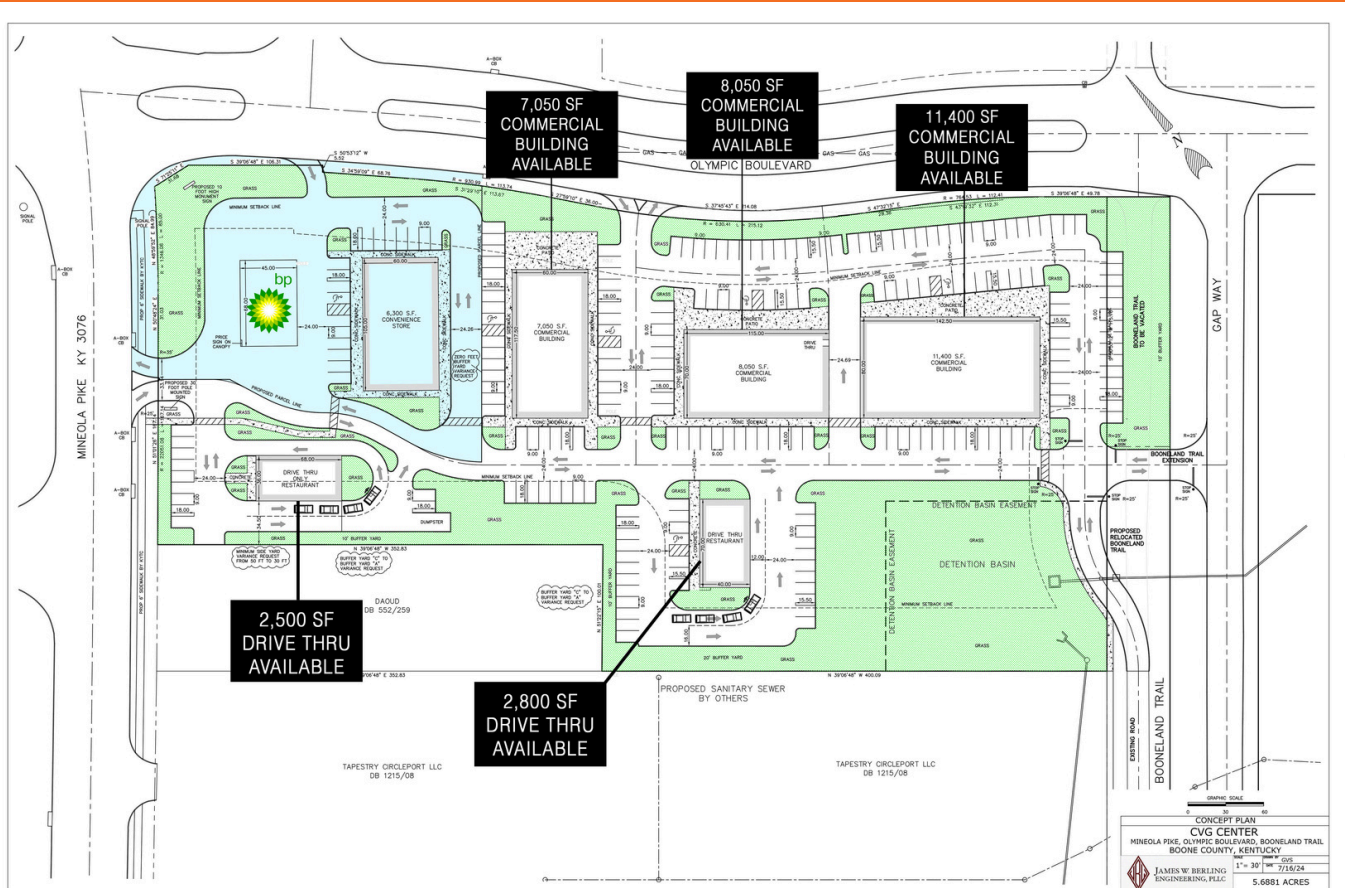


# RETAIL SPACE FOR LEASE

3329 MINEOLA PIKE  
ERLANGER, KY 41018

1,500 SF - 11,400 SF WITH  
DRIVE THRU OPTIONS AVAILABLE

**NOW PRE-LEASING**  
**New Construction Retail Coming 2026!**



## PROPERTY HIGHLIGHTS

- Sites available from 1,500 SF to 11,400 SF
- Located at the Mineola Pike exit I-275 with visibility to 100,000+ cars per day
- 769 Hotel Rooms at the Interchange
- 9,378 Employees within 2 Miles
- Mineola Pike widening to 5 lanes completed
- Minutes from CVG Airport & 14 minutes from Downtown Cincinnati

## IDEAL USES

- Medical/Healthcare
- Entertainment
- Retail
- Restaurant

## CONTACT

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blowery@pivotrealty.com

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859.653.3382  
mark@pivotrealty.com

**PIVOT**  
COMMERCIALGROUP

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## DEMOGRAPHICS

<u>Year 2024</u>	<u>2 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Estimated Population	8,165	32,229	151,578
Median HH Income	\$75,610	\$65,687	\$68,702
Average HH Income	\$95,635	\$85,594	\$88,699

**Located in Boone County - 3rd Fastest-Growing County in The State**

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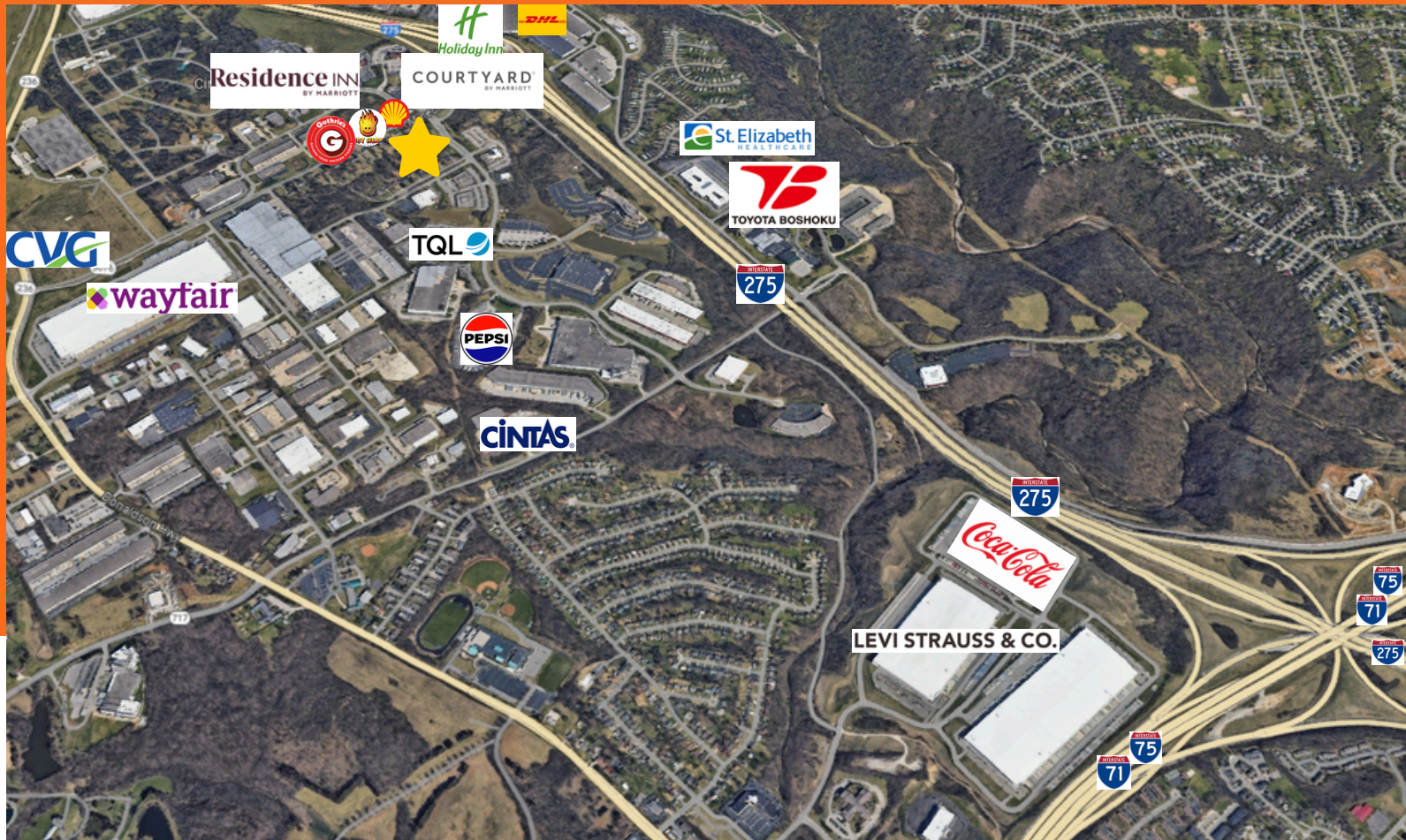
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