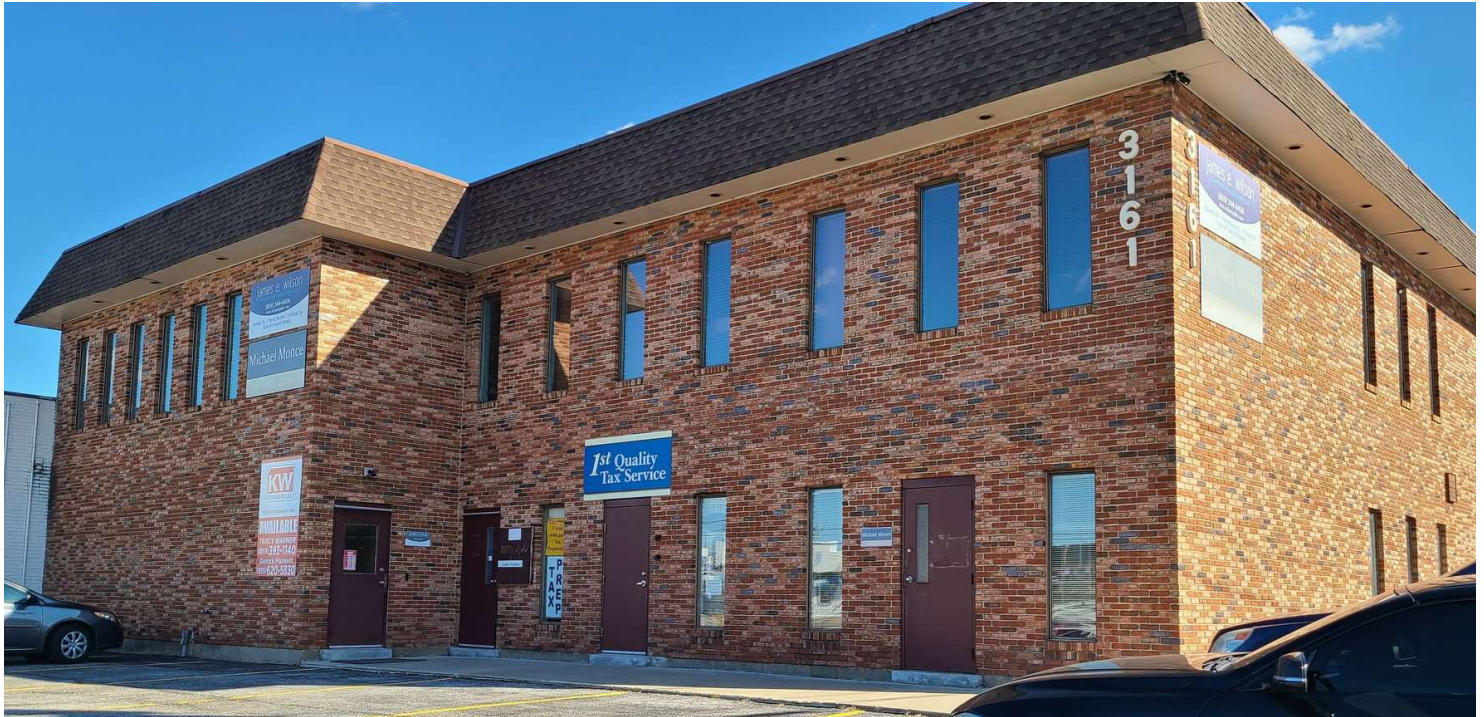


ROYAL OFFICE

3161 Dixie Hwy, Erlanger, KY 41018



PROPERTY DESCRIPTION

Are you a small business owner or a startup looking for a professional and convenient office space in Erlanger, KY? Look no further! We have the perfect solution for you at 3161 Dixie Highway. This office space offers a prime location in Erlanger, providing easy access to major highways, surrounding businesses, and key amenities. Whether you're a one-person operation or have a small team, our well-designed space can accommodate your needs!

PROPERTY HIGHLIGHTS

- Minutes to I-275
- Directly on Dixie Hwy
- Across from Silver Lake Shopping Center

OFFERING SUMMARY

Lease Rate:	\$800.00 - 2,500.00 per month (NN)
Number of Units:	7
Available SF:	500 - 1,500 SF
Lot Size:	16,104 SF
Building Size:	8,980 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,006	27,176	57,415
Total Population	8,957	65,026	138,758
Average HH Income	\$72,852	\$81,737	\$83,998

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DERRICK PLUNKETT

O: 859.620.5830

dp.kwcommercial@gmail.com

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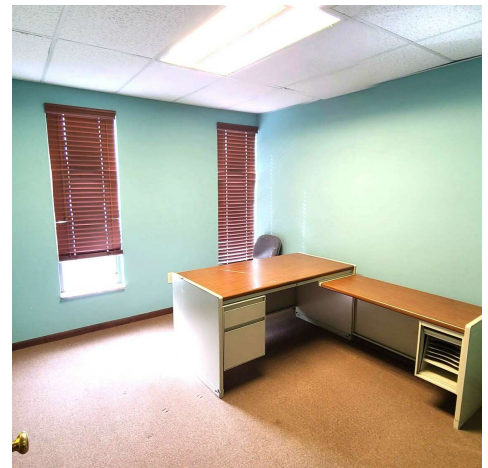
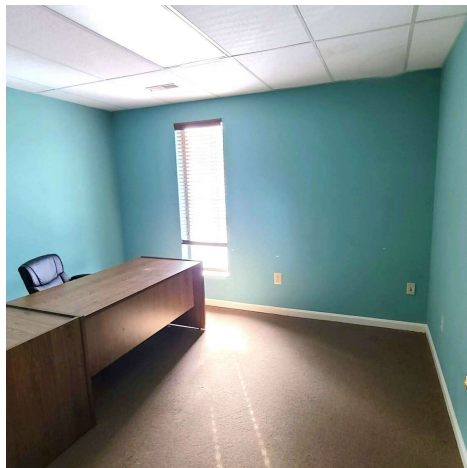
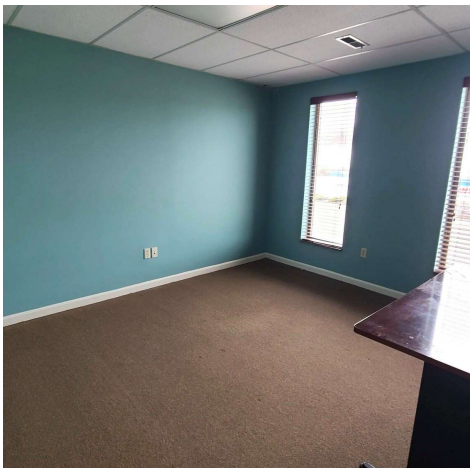
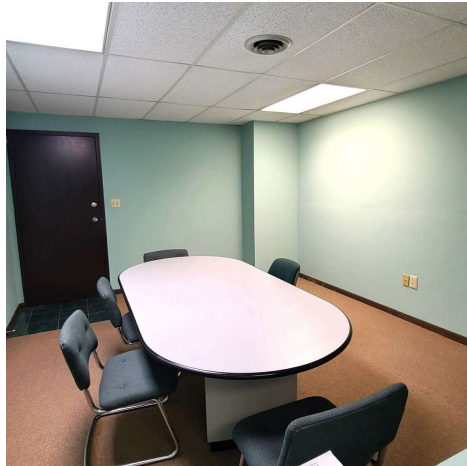
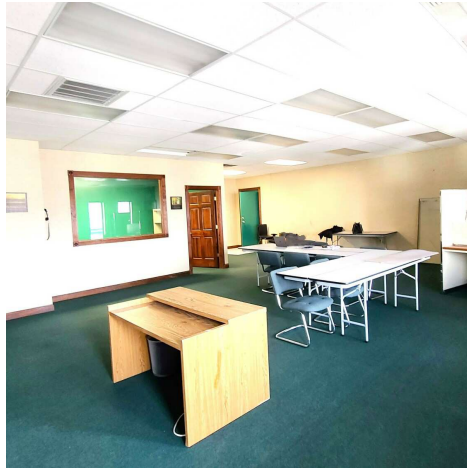
7210 Turfway Road

Florence, KY 41042

OFFICE FOR LEASE

ROYAL OFFICE

3161 Dixie Hwy, Erlanger, KY 41018



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OFFICE FOR LEASE

ROYAL OFFICE

3161 Dixie Hwy, Erlanger, KY 41018



LEASE INFORMATION

Lease Type:	NN	Lease Term:	Negotiable
Total Space:	500 - 1,500 SF	Lease Rate:	\$800.00 - \$2,500.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,500 SF	Modified Net	\$2,500 per month	-
Suite B	Available	600 SF	Modified Net	\$800 per month	-
Suite C	Available	800 SF	Modified Net	\$1,200 per month	-
Suite D	Available	500 SF	Modified Net	\$800 per month	-
Suite E	Available	1,118 SF	Modified Net	\$1,000 per month	-
Suite F	Available	878 SF	Modified Net	\$800 per month	-
Suite G	Available	1,000 SF	Modified Net	\$1,000 per month	-

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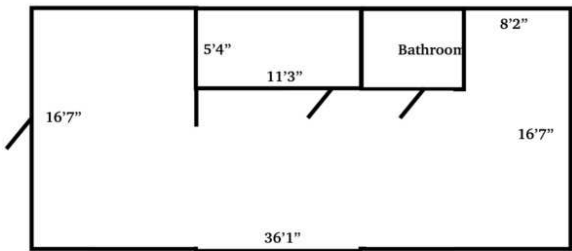
OFFICE FOR LEASE

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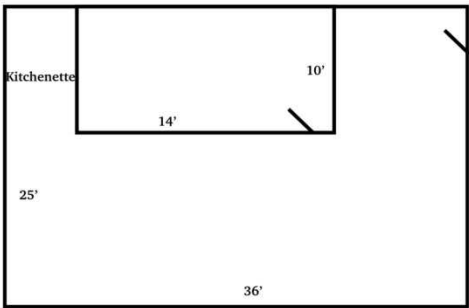


Suite B 3161 Dixie Highway Erlanger
Approximately 600 sq ft



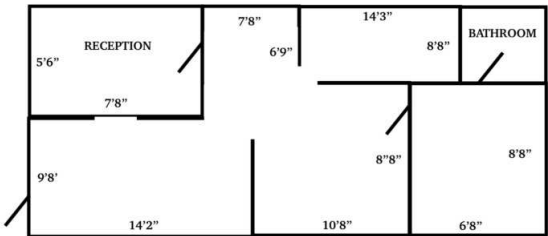
Not To Scale

Approximately 1118 sq ft



Not To Scale

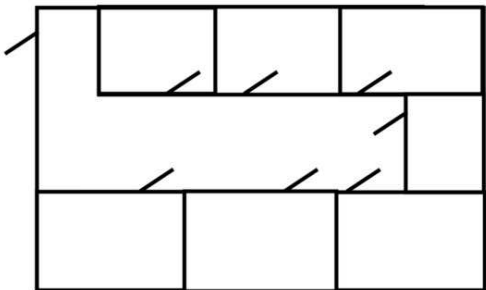
Suite D 3161 Dixie Highway, Erlanger KY
APPROX 500 SQ FT



NOT TO SCALE

Approximately 878 Sq Ft

Prior Hair Salon
with Water in Rooms



Not To Scale

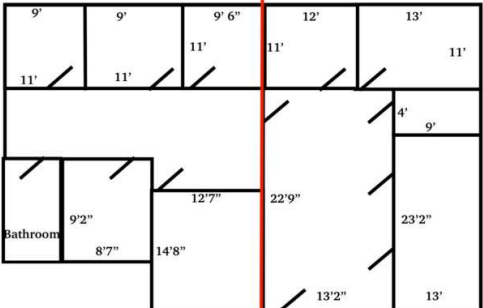
Suite G and F 3161 Dixie Highway Erlanger



Approximately 1,878 sq ft total

Approximately 1000 sq ft

Approximately 878 sq ft



Not To Scale

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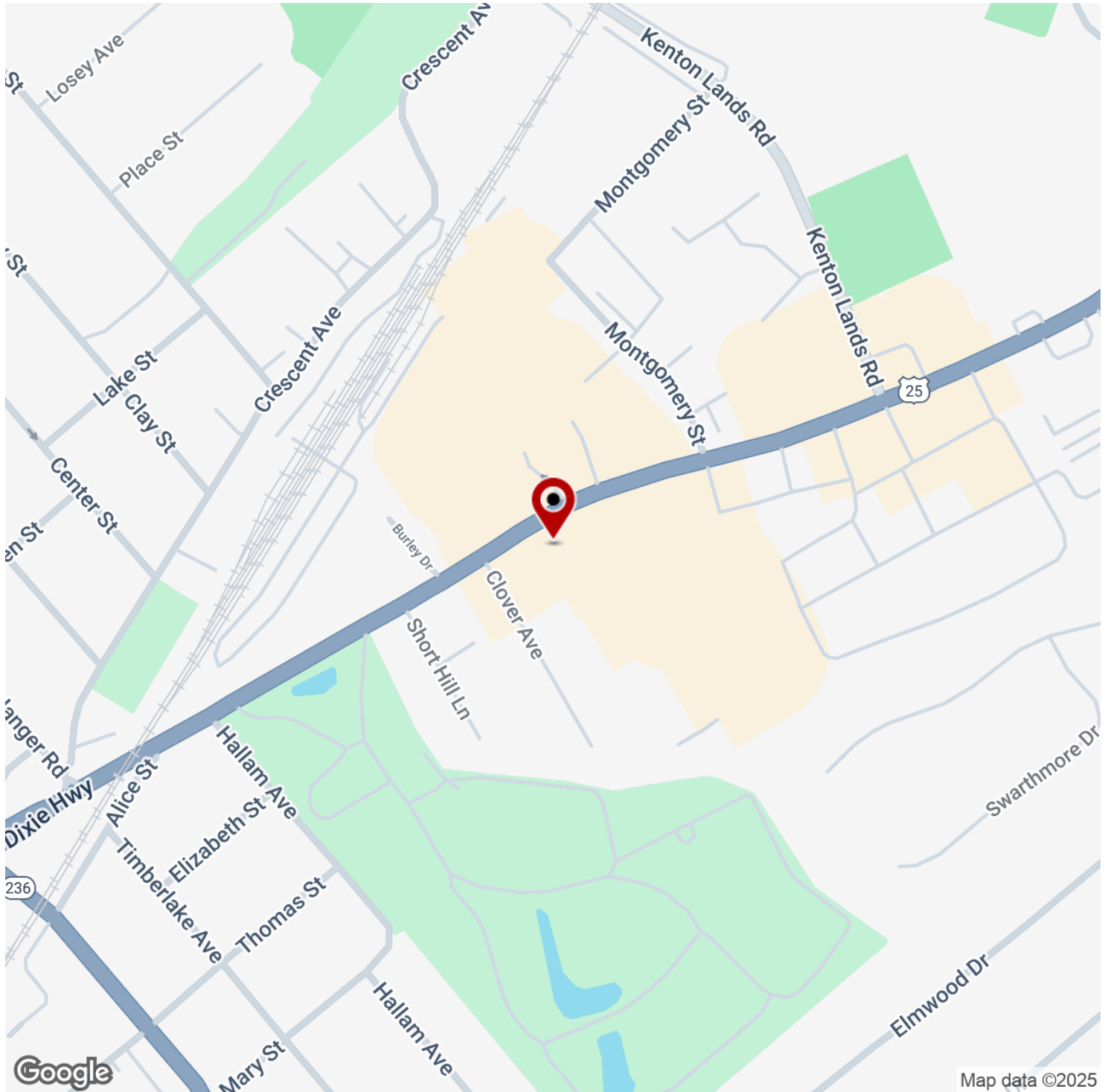
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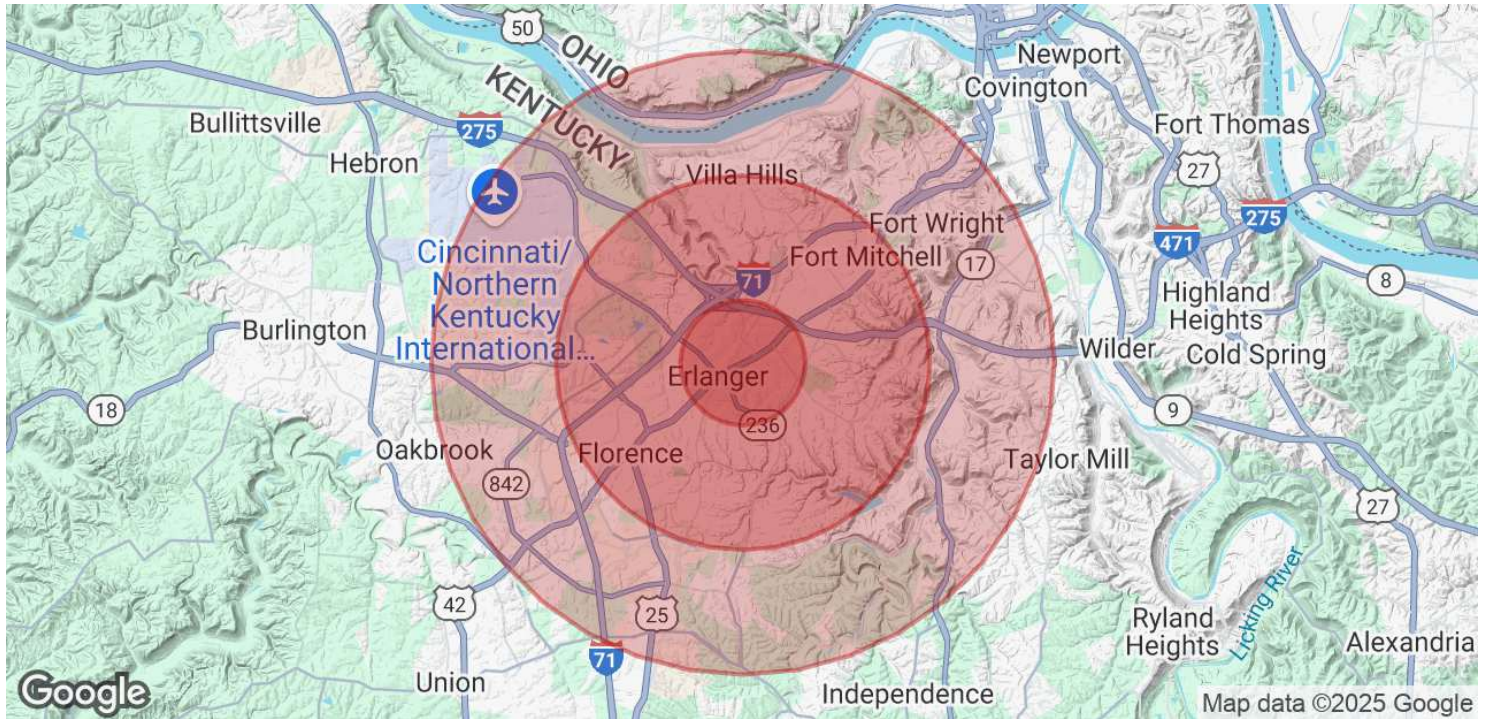
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ROYAL OFFICE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,957	65,026	138,758
Average Age	38.3	38.6	38.6
Average Age (Male)	35.5	36.9	36.7
Average Age (Female)	40.6	39.4	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,006	27,176	57,415
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$72,852	\$81,737	\$83,998
Average House Value	\$147,139	\$176,155	\$178,396

2020 American Community Survey (ACS)

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