

LAND FOR SALE

13900 BLK US 42

13900 U.S. 42, Verona, KY 41092



PROPERTY DESCRIPTION

Prime for development, the property at 13900 U.S. 42 in Verona, KY, 41092 offers an exceptional investment opportunity. Zoned for both C-3 and A-2, this versatile site presents a broad range of potential uses for industrial or land investors. Located in the sought-after Verona area, the property benefits from strategic positioning that can drive long-term value. Whether the goal is industrial development or land investment, the property's zoning and location set the stage for lucrative opportunities in a thriving market. Seize the potential of this property and unleash its value as part of your investment portfolio.

PROPERTY HIGHLIGHTS

- Zoned for both C-3 and A-2
- Versatile potential for industrial or land use
- Strategic location in the Verona area

OFFERING SUMMARY

Sale Price:	\$215,000
Lot Size:	4.95 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	15	58
Total Population	11	41	163
Average HH Income	\$101,635	\$103,143	\$108,418

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

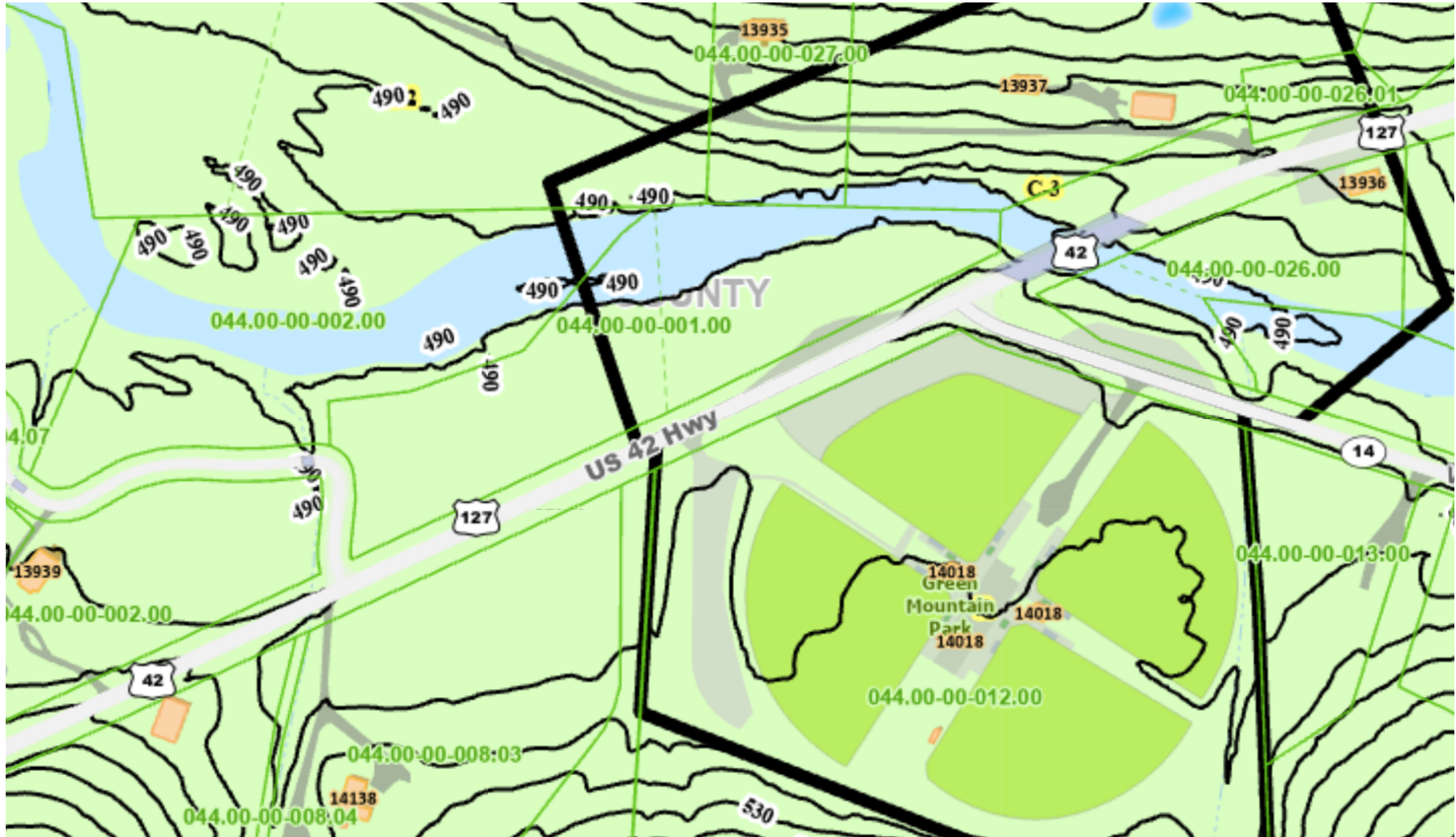
T.J. SCHUTTE JR
Commercial Senior Director
O: 859.468.6799
tjschuttejr@kw.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

LAND FOR SALE

13900 BLK US 42

13900 U.S. 42, Verona, KY 41092



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

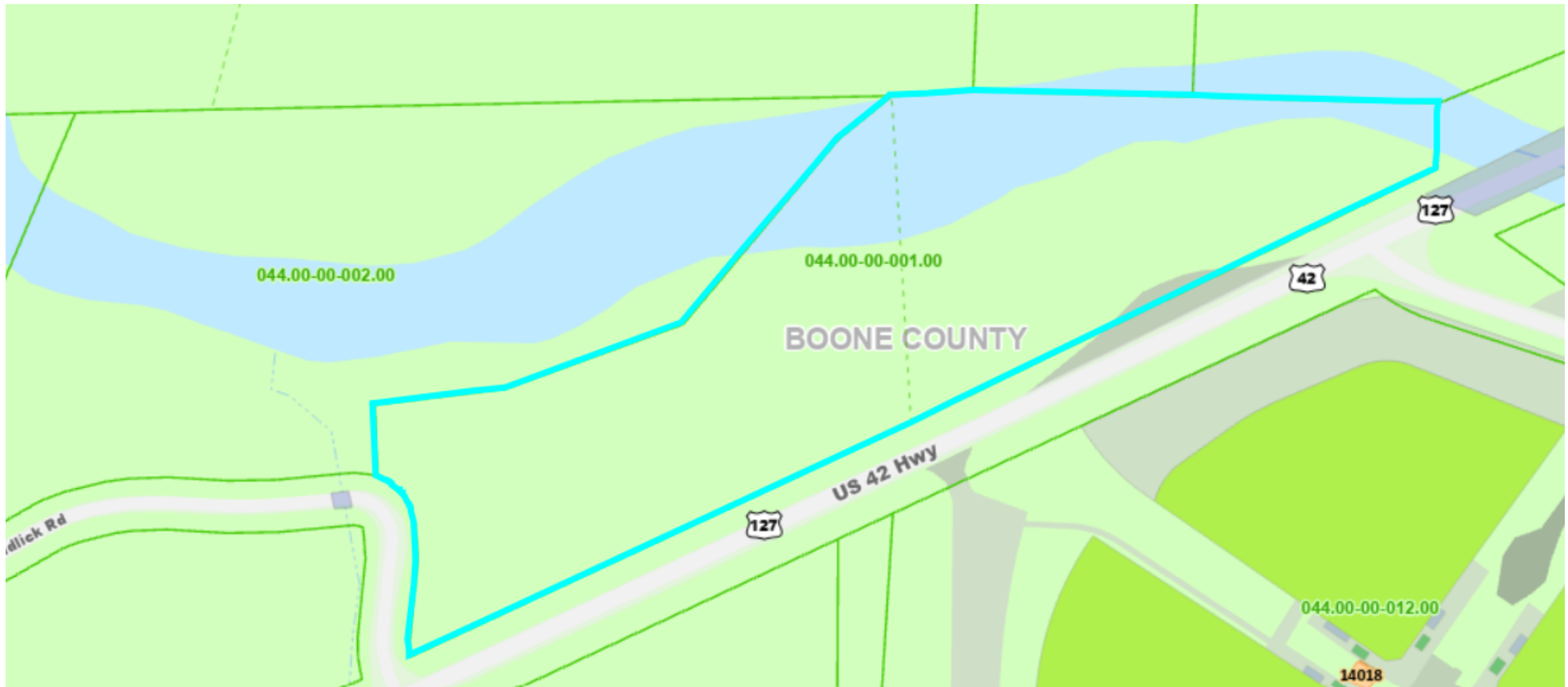
T.J. SCHUTTE JR
Commercial Senior Director
O: 859.468.6799
tjschuttejr@kw.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

LAND FOR SALE

13900 BLK US 42

13900 U.S. 42, Verona, KY 41092



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

T.J. SCHUTTE JR
Commercial Senior Director
O: 859.468.6799
tjschuttejr@kw.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

LAND FOR SALE

13900 BLK US 42

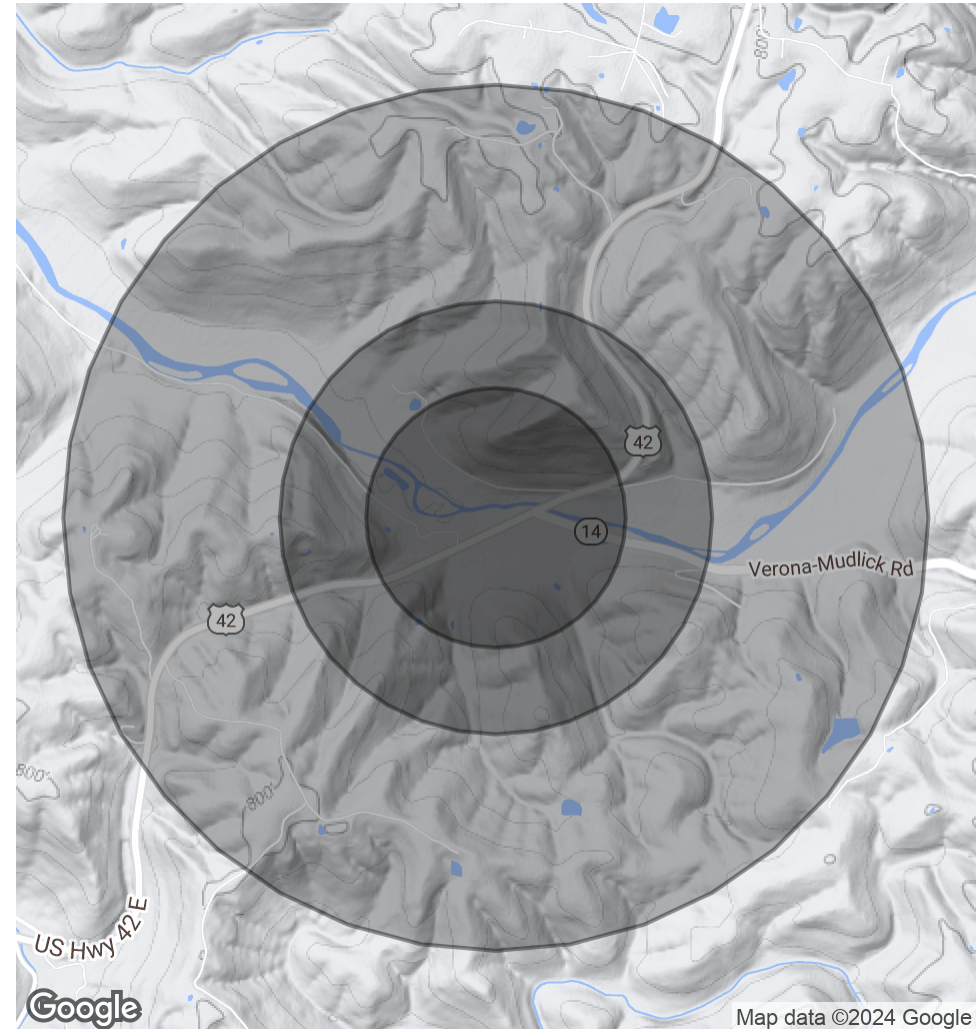
13900 U.S. 42, Verona, KY 41092



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11	41	163
Average Age	41	41	41
Average Age (Male)	41	41	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	15	58
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$101,635	\$103,143	\$108,418
Average House Value	\$339,943	\$341,778	\$349,039

Demographics data derived from AlphaMap



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

T.J. SCHUTTE JR
Commercial Senior Director
O: 859.468.6799
tjschuttejr@kw.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042