

Union Promenade

New Out-Parcel Development



At Union Promenade

62 Acre Active Development

EAT-DRINK-SHOP & LIVE - UNION, KY

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PROJECT OVERVIEW

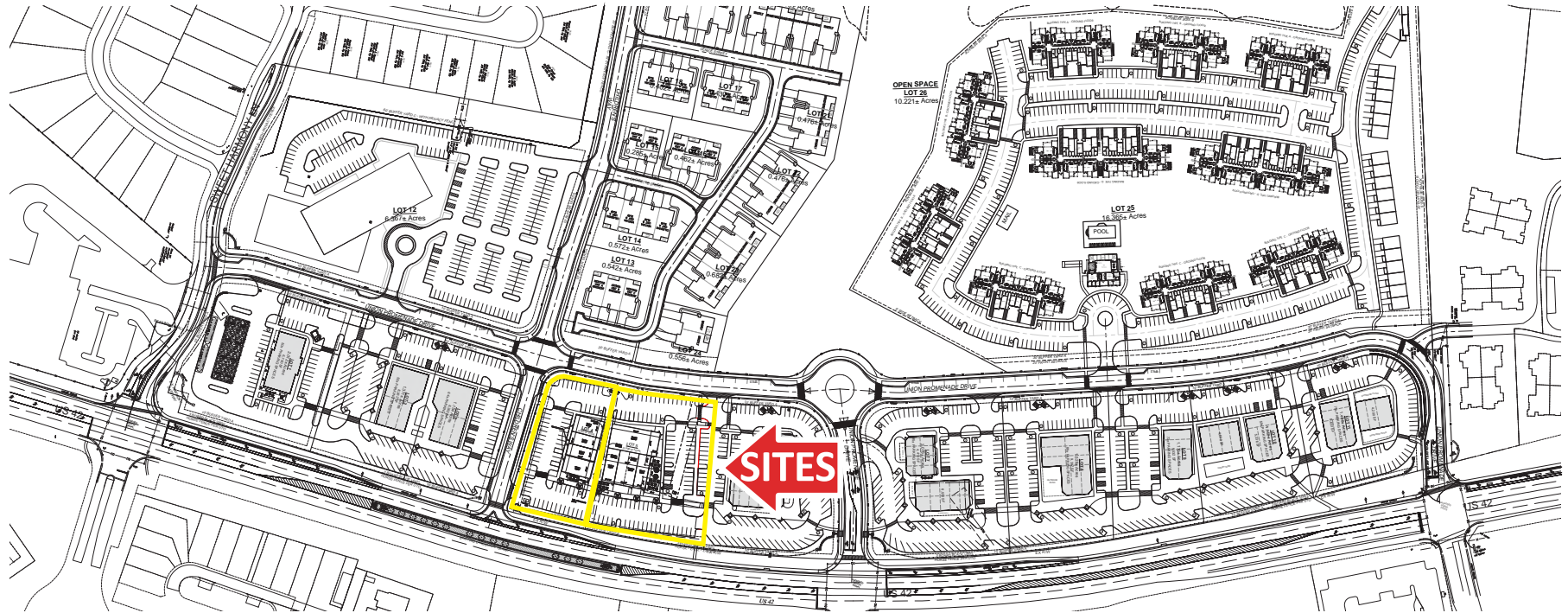
- Located in Union Kentucky along US-42, one of the fastest growing Markets in Northern Kentucky
- Development features 62-acre mixed use development 298 Apartment units and 44 Patio Homes
- Children's Hospital, Goodwood Brewery, United Dairy, and many more coming soon
- Childrens Hospital- 25,000 SF, \$10MM Primary Care Medical building featuring pediatric primary and specialty care. This will be the first location of its kind in Northern Kentucky for Cincinnati Children's
- DORA, Designated outdoor refreshment area
- Extensive pedestrian infrastructure providing walkability

TRADE AREA OVERVIEW

- 16 New Residential Subdivision with over 780 homes currently under construction with an Median sale price of \$425,000
- New Kroger Marketplace
- Braxton Brewing Co., Graeter's Ice Cream, Dewey's Pizza, Boomtown Biscuits & Whiskey, Buffalo Wings & Rings, Orangetheory, Chipolte and Panera



OUTPARCEL SITE OVERVIEW



Lot 4

- Great Visibility to US-42 and Childrens' Way
- Convenient Access
- Drive Thru Available
- Outdoor Patio Seating
- Abundant Parking

Lot 5

- Fronting US-42
- Convenient Access
- Outdoor Patio Seating
- Abundant Parking

AERIAL OVERVIEW & DEMOGRAPHICS



LOCATION POPULATION

	One Mile	Three Mile	Five Mile
Estimated Population	8,980	56,119	108,007
Projected Annual Population Growth	0.6%	1.1%	0.9%
Historical Annual Growth (2010-2020)	13.9%	6.7%	5.2%
Employee Population	987	7,950	44,064

HOUSEHOLD INCOME

Average Income	\$114,240	\$124,714	\$112,718
Median Income	\$107,146	\$106,014	\$96,897

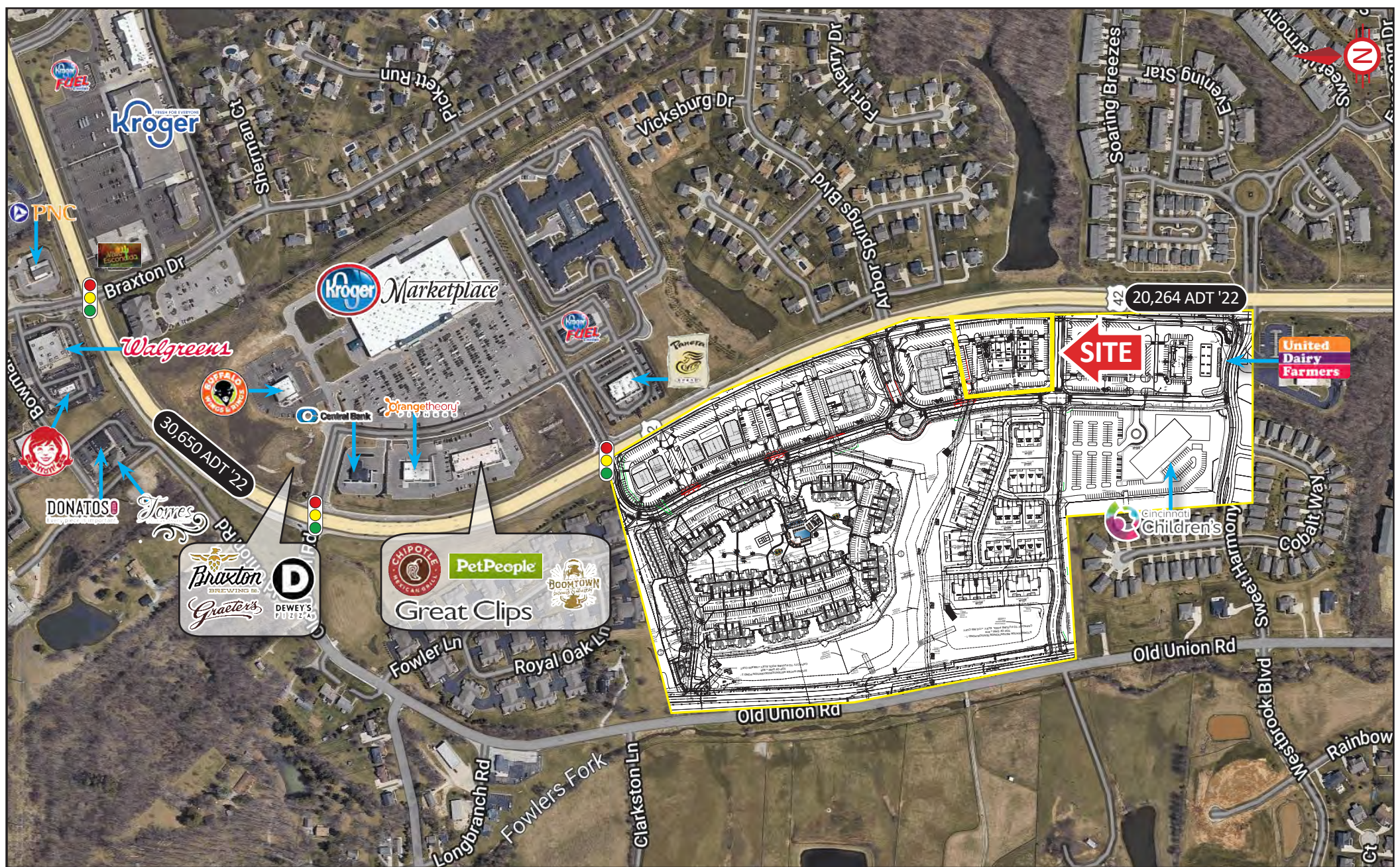
HOUSEHOLD DATA

Estimated Households	3,300	20,196	40,476
Projected Households	3,548 / .93%	22,197 / .90%	43,825 / .92%

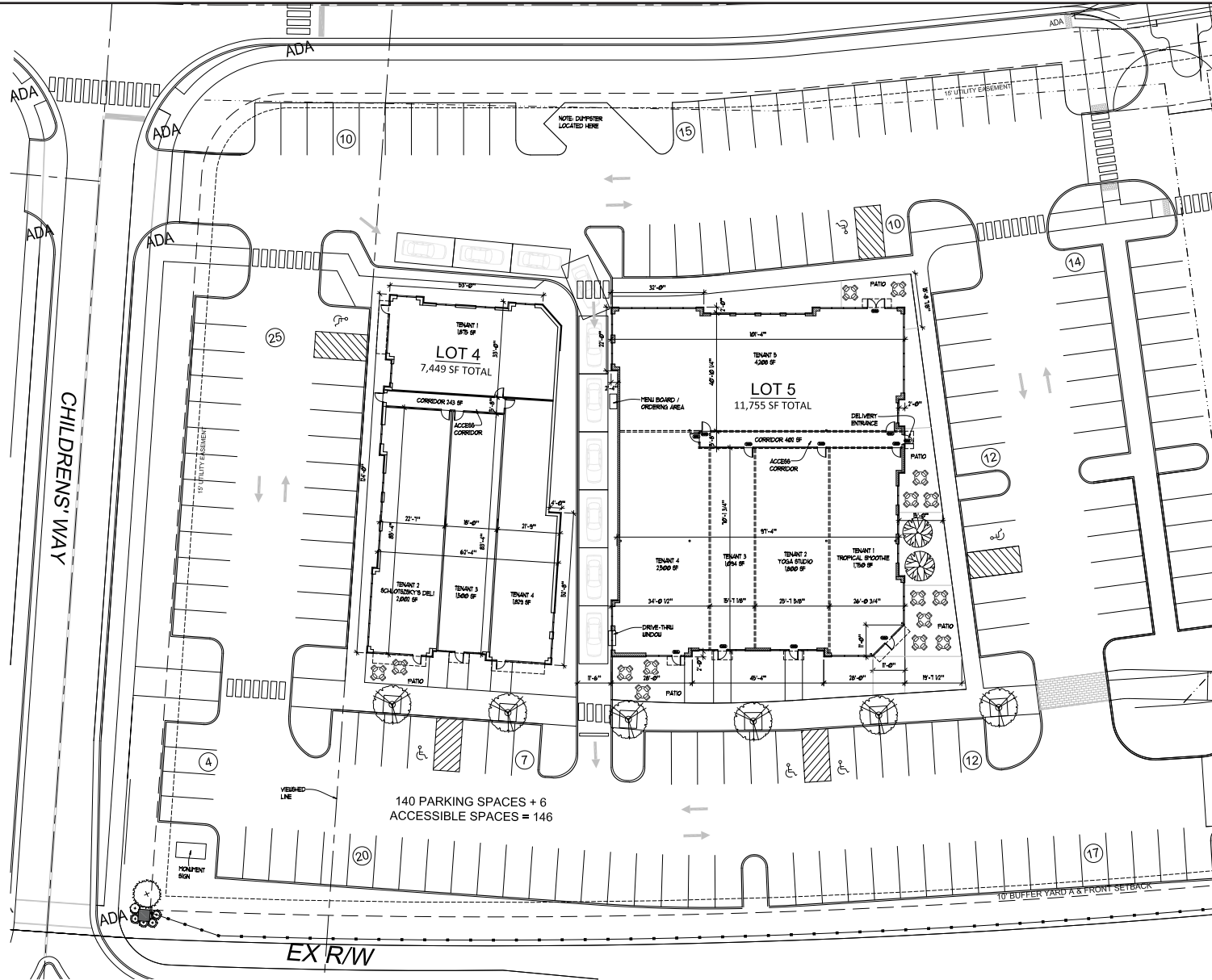
CONSUMER EXPENDITURE (2023)

Household Expenditure	\$255.72M	\$1.66B	\$3.08B
Retail Expenditure	\$121.03M / 47.3%	\$780.16M / 47.1%	\$1.45B / 47.2%

AERIAL OVERVIEW



SITE PLAN



1 SITE PLAN - DRIVE UP on LOT 5
SCALE: 1/16" = 1'-0"

RS L COMMERCIAL ARCHITECTURE
8927 Rossash Road
Cincinnati, OH 45236
513-891-9950 PHONE
513-891-9951 FAX
www.rslarch.com

Proposed New Building at:
Lot 5
UNION PROMENADE
BOONE COUNTY, KY

DRAWN BY: XX
ISSUE DATE: XX/XX/XX
REVISIONS:

SITE PLAN

4-A1.0