

AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

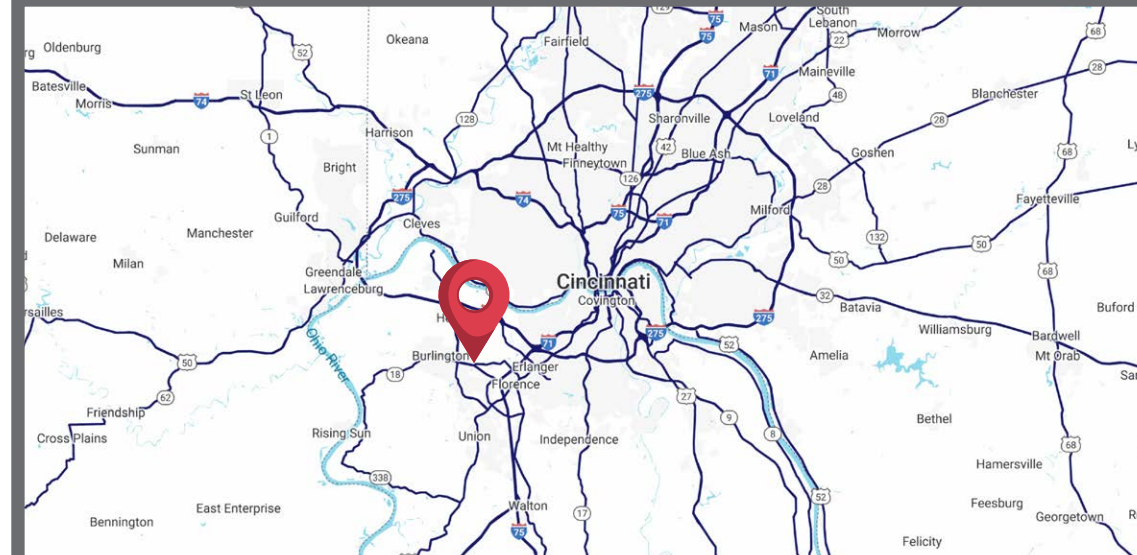
- **6,467 SF on 1.4 Acres available for sale or lease**
- Excellent visibility along Burlington Pike
- Multiple ingress and egress points, including two access points at signalized intersections
- Surrounded by national and regional retailers, including Kroger, Tractor Supply Company and Walgreens
- Nearby dining options include Burger King, Chipotle Mexican Grill, Wendy's and Skyline Chili
- Less than 10 miles from Cincinnati/Northern Kentucky International Airport and Amazon Air
- Approximately 10 minutes from Florence, home to a diverse mix of major retailers, restaurants and entertainment destinations
- Traffic counts exceed 34,000 vehicles per day on Burlington Pike

TRAFFIC COUNTS

- 34,267 (25) VPD: Burlington Pike
- 6,949 (24) VPD: Limaburg Rd
- 23,898 (25) VPD: N Bend Rd

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,587	42,215	103,449
HOUSEHOLDS	3,158	16,232	40,739
AVG HH INCOME	\$104,042	\$115,519	\$106,820
EMPLOYEES	2,301	13,888	52,989



CONTACT

JASON GIBSON
513 784 1106
jgibson@anchor-associates.com

4901 Hunt Road, Suite 102 | Blue Ash, OH 45242 | www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Former Frisch's Restaurant

1731 PATRICK DR | BURLINGTON, KY 41005

Anchor
ASSOCIATES



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Former Frisch's Restaurant

1731 PATRICK DR | BURLINGTON, KY 41005

Anchor
ASSOCIATES



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Former Frisch's Restaurant

1731 PATRICK DR | BURLINGTON, KY 41005

Anchor
ASSOCIATES



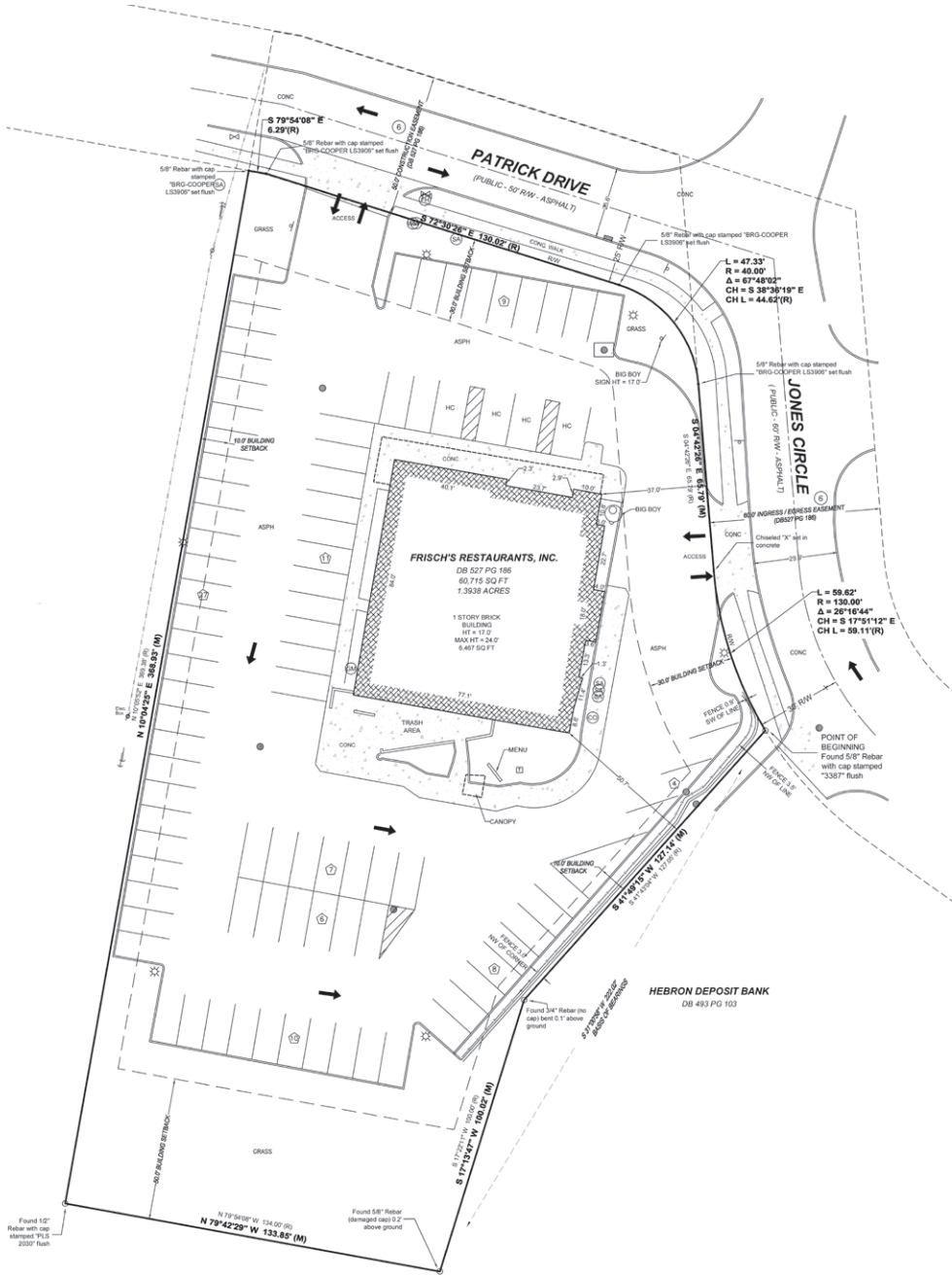
4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Former Frisch's Restaurant

1731 PATRICK DR | BURLINGTON, KY 41005

SITE PLAN



4901 Hunt Road, Suite 102 | Blue Ash, OH 45242
513-784-1106 | www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice. All photographs and marketing materials contained herein are the property of Anchor Associates and may not be copied, reproduced, distributed, or used without prior written permission.