



— 729 SCOTT STREET, COVINGTON, KY 41011 —

4,118 SQUARE FEET | FOR SALE OR LEASE

Retail/Office Building | Covington, Kentucky | \$399,000

The Offering

3CRE is pleased to present an exceptional opportunity: a 4,118-square-foot grey shell retail/office space at 729 Scott Street in Kenton County. This expansive property offers unparalleled flexibility and is ideally positioned for business success. With convenient access to major highways and the downtown area, it serves as an ideal location for companies seeking to expand and optimize their operations.

The property is located in a highly sought-after area of Kenton County, providing easy access to major thoroughfares, including I-275 and Route 16. This prime location makes it a strategic hub for businesses looking to serve the Greater Cincinnati area. Just a short drive from downtown Cincinnati, the site ensures excellent visibility and accessibility. Surrounded by a range of local amenities, including dining, retail, and transportation options, this location provides a dynamic and convenient environment for both businesses and their employees.

Space Highlights

- Asking Price - \$399,000
- Lease Rate - \$18.00 (Gross)
- Space Available - 4,118 SqFt
- Grey Shell Space
- 1st Floor Space - 2,012 SqFt
- 2nd Floor Space - 2,106 SqFt
- Kenton County
- Zoning - DTC | Downtown Core
- Parcel ID | 054-23-08-012.00



DOWNTOWN CINCINNATI

MADISON AVE

9,696 VEHICLES PER DAY



HOTEL COVINGTON
Upscale Hotel



US BANK BRANCH
Bank



HUNTINGTON BANK
Bank



COPPINS
Restaurant/Bar



CITY GARAGE PARKING
Public Parking Garage



THE MADISON EVENT
Event Center



UNITED STATES POSTAL
USPS



JOSH MCINTOSH LAW
Law Office



PURPLE PAISLEY
Local Artisan Shop



EN BOGA STUDIOS
Photography Studio



729 SCOTT ST.
4,118 SqFt Available

SCOTT STREET

10,988 VEHICLES PER DAY



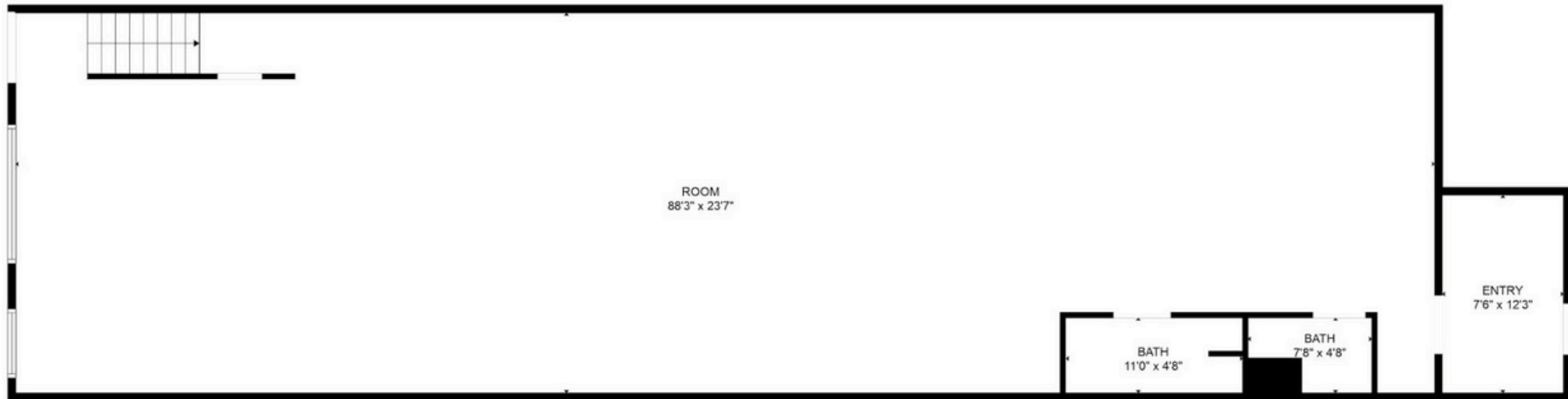
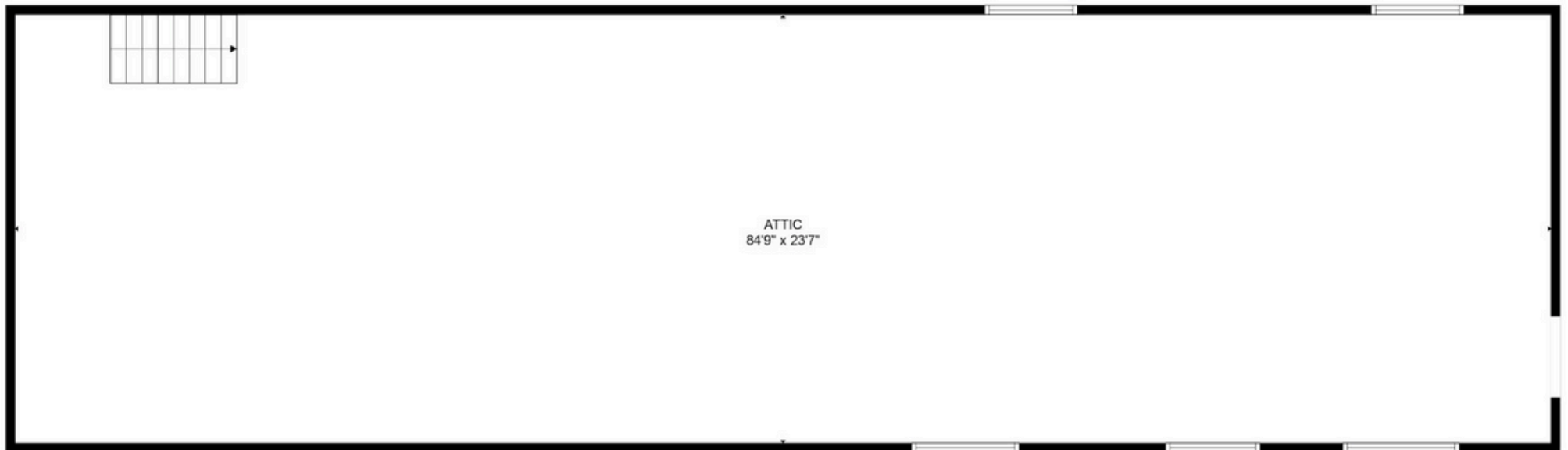


SUBJECT SITE

4,118 SqFt Available





First Floor**Second Floor**

Northern

KENTUCKY



METRO AREA STATISTICS

2.3 MM
POPULATION

75K
HOUSEHOLD INCOME

3.1 %
UNEMPLOYMENT

LARGEST EMPLOYERS

- 1) *ST. ELIZABETH HEALTHCARE*
- 2) *FIDELITY INVESTMENTS*
- 3) *DHL*
- 4) *BOONE COUNTY SCHOOLS*
- 5) *KROGER*

NORTHERN KENTUCKY



Metro Population: Northern Kentucky is part of the CincinnatiUSA MSA encompassing 2.3MM people and is the 28th largest metro area in the U.S.



Major Cities: Covington, Newport, Florence, Erlanger, Hebron, Union, Fort Thomas, Bellevue



Signature Events: Cincinnati Flying Pig Marathon, P&G Music Fusion Weekend, Oktoberfest Cincinnati, BLINK, and Merchant's and Music Festival.



Professional Sports: Cincinnati Reds (MLB), FC Cincinnati (MLS), and the Cincinnati Bengals (NFL).



Arts in Region: 100 plus arts & culture venues in the region including ballet, pops orchestra, chamber orchestra, Opera, Broadway theater and more.



Airport: CVG International Airport serviced by Delta, United, Frontier, Allegiant, Southwest, and Apple Air.

1 MILE
3 MILE
5 MILE
POPULATION

20,883

126,127

282,302

**AVERAGE HOUSEHOLD
INCOME**

\$66,417

\$83,164

\$80,110

**NUMBER OF
HOUSEHOLDS**

9,938

59,911

124,198

MEDIAN AGE

37.1

36.6

34.6

TOTAL BUSINESSES

1,610

10,722

22,913

TOTAL EMPLOYEES

19,353

190,848

295,915



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COMMERCIAL
REAL ESTATE

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