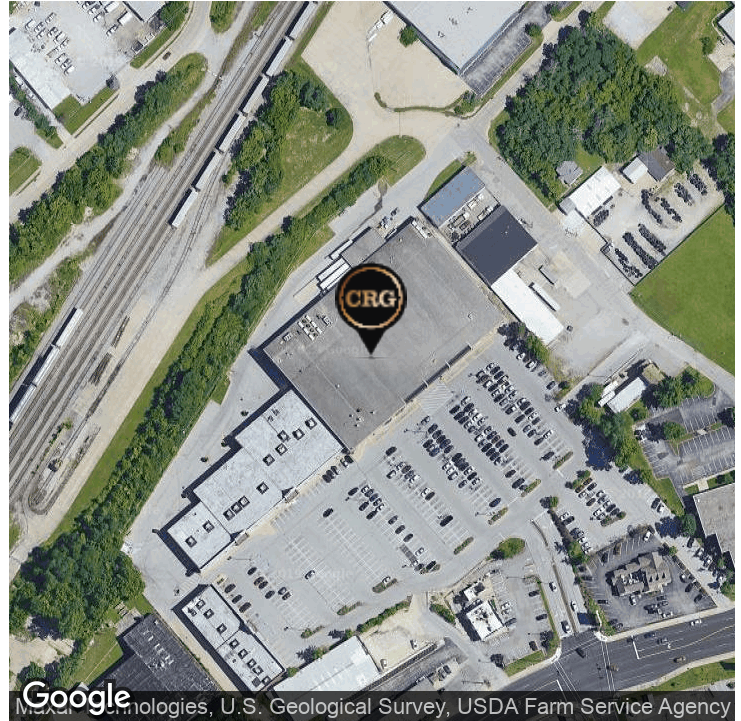


RETAIL PROPERTY FOR LEASE

SILVERLAKE SHOPPING CENTER

3158 DIXIE HIGHWAY, ERLANGER, KY 41018



OFFERING SUMMARY

Lease Rate: \$12.00 SF/yr (NNN)

Building Size: 100,926 SF

Available SF: 2,003 - 6,000 SF

Lot Size: 8.45 Acres

Number Of Units: 16

Year Built: 1988

Zoning: NC (Neighborhood Commercial)

PROPERTY OVERVIEW

Retail suites available to lease in a Kroger anchor neighborhood shopping center in Erlanger, KY near I-275.

PROPERTY HIGHLIGHTS

- 4 SPACES AVAILABLE RANGING FROM 1,200 SF TO 6,000 SF
- RENTAL RATE RANGE OF \$12.00-\$14.00 SF NNN
- OPERATING EXPENSES ESTIMATED AT \$3.00 PER SF
- 355 PARKING SPACE
- SIGNAGE OPPORTUNITIES AVAILABLE
- OWNER WILL PROVIDE TENANT IMPROVEMENT ALLOWANCE TO QUALIFIED TENANTS.
- LOCATED IN HIGHLY POPULATED AREA NEAR CRESTVIEW HILLS TOWN CENTER, ST. ELIZABETH HOSPITAL, AND INTERSTATE 275.

ERIC FEGAN, CCIM, MAI

859.512.2969

eric@copperwoodrg.com

Tenant	Square Feet
1 Edward Jones	1,140
2 Vacant	3,300
3 Vacant	1,200
4 Weight Watchers	2,025
5 Great Clips	1,575
6 First Wok	1,200
7 H&R Block	3,400
8 Vacant	2,003
9 Edgewood Animal Clinic	2,382
10 Vacant	3,912
11 Snooty Fox Furniture	3,648
12 Vacant	4,566
13 Jagged Edge Salon	3,000
14 Vacant	6,000
15 Kroger	60,000
16 White Castle	1,575



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LEASE TYPE | NNN **TOTAL SPACE** | 2,003 - 6,000 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$12.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Vacant	Available	2,003 SF	NNN	\$12.00 SF/yr	-
Vacant	Available	3,912 SF	NNN	\$12.00 SF/yr	-
Vacant	Available	4,566 SF	NNN	\$12.00 SF/yr	-
Vacant	Available	6,000 SF	NNN	\$12.00 SF/yr	-

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RETAIL PROPERTY FOR LEASE

SILVERLAKE SHOPPING CENTER

3176 DIXIE HIGHWAY, ERLANGER, KY 41018



PROPERTY DESCRIPTION

Suite 3176 Dixie Hwy Silverlake Shopping Center 2,003 SF.

LOCATION DESCRIPTION

This suite is between H&R Block and Edgewood Animal Clinic.



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859.512.2969

eric@copperwoodrg.com

RETAIL PROPERTY FOR LEASE

SILVERLAKE SHOPPING CENTER

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RETAIL PROPERTY FOR LEASE

SILVERLAKE SHOPPING CENTER

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ERIC FEGAN, CCIM, MAI

859.512.2969

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RETAIL PROPERTY FOR LEASE

SILVERLAKE SHOPPING CENTER

3170 DIXIE HIGHWAY, ERLANGER, KY 41018



PROPERTY DESCRIPTION

3170 Dixie Hwy Silverlake Shopping Center is 3,912 SF

LOCATION DESCRIPTION

This suite is between Edgewood Animal Clinic and The Snooty Fox in the Silverlake Plaza.

ERIC FEGAN, CCIM, MAI

859.512.2969

eric@copperwoodrg.com

RETAIL PROPERTY FOR LEASE

SILVERLAKE SHOPPING CENTER

3170 DIXIE HIGHWAY, ERLANGER, KY 41018



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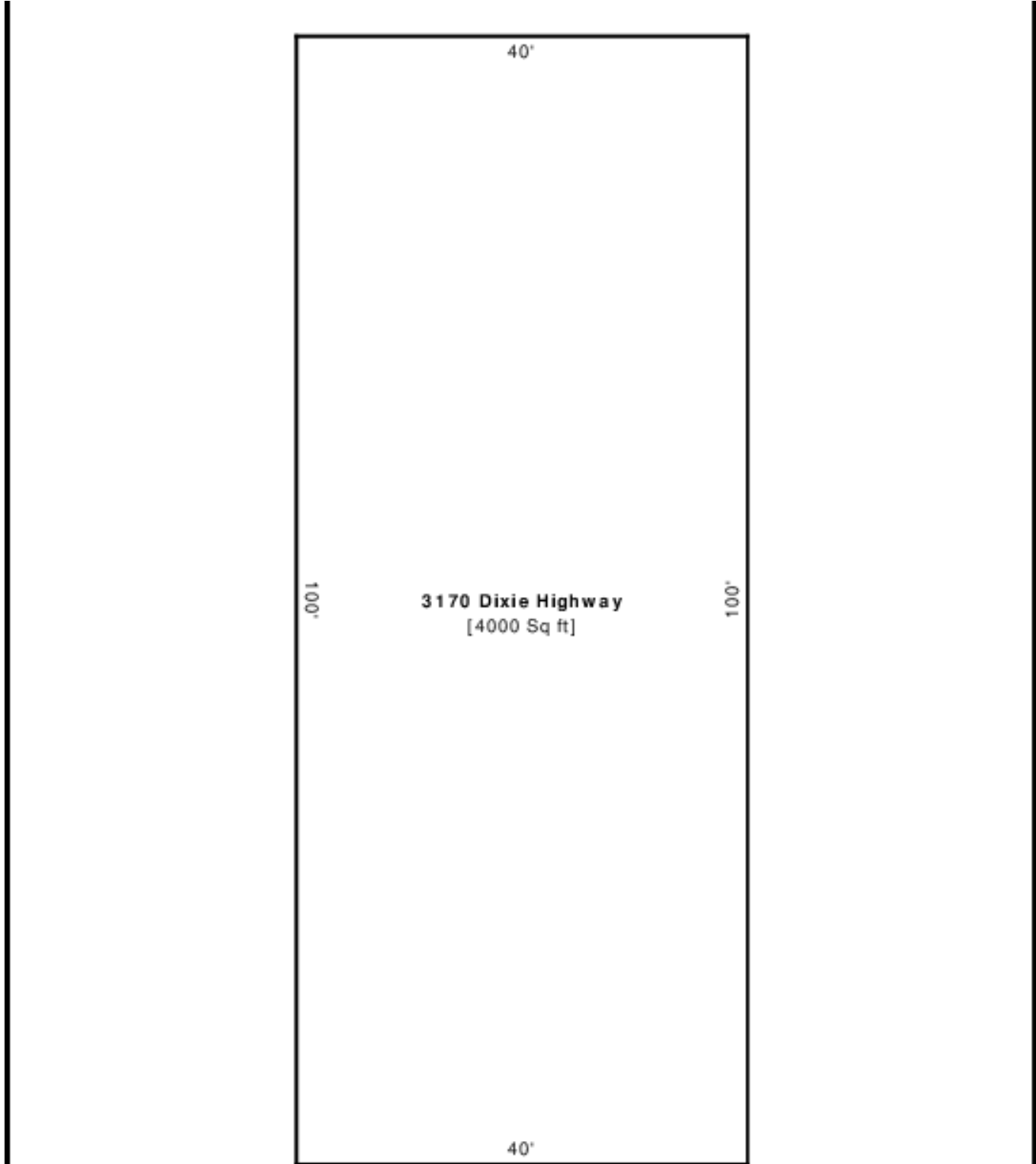
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RETAIL PROPERTY FOR LEASE

SILVERLAKE SHOPPING CENTER

3170 DIXIE HIGHWAY, ERLANGER, KY 41018



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859.512.2969

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RETAIL PROPERTY FOR LEASE

SILVERLAKE SHOPPING CENTER

3164 DIXIE HIGHWAY, ERLANGER, KY 41018



PROPERTY DESCRIPTION

Suite 3164 Dixie Hwy in the Silverlake Shopping Center. It is 4,566 SF

LOCATION DESCRIPTION

This suite is between Snooty Fox and Jagged Edge Salon in the Silverlake Plaza.



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859.512.2969

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RETAIL PROPERTY FOR LEASE

SILVERLAKE SHOPPING CENTER

3164 DIXIE HIGHWAY, ERLANGER, KY 41018



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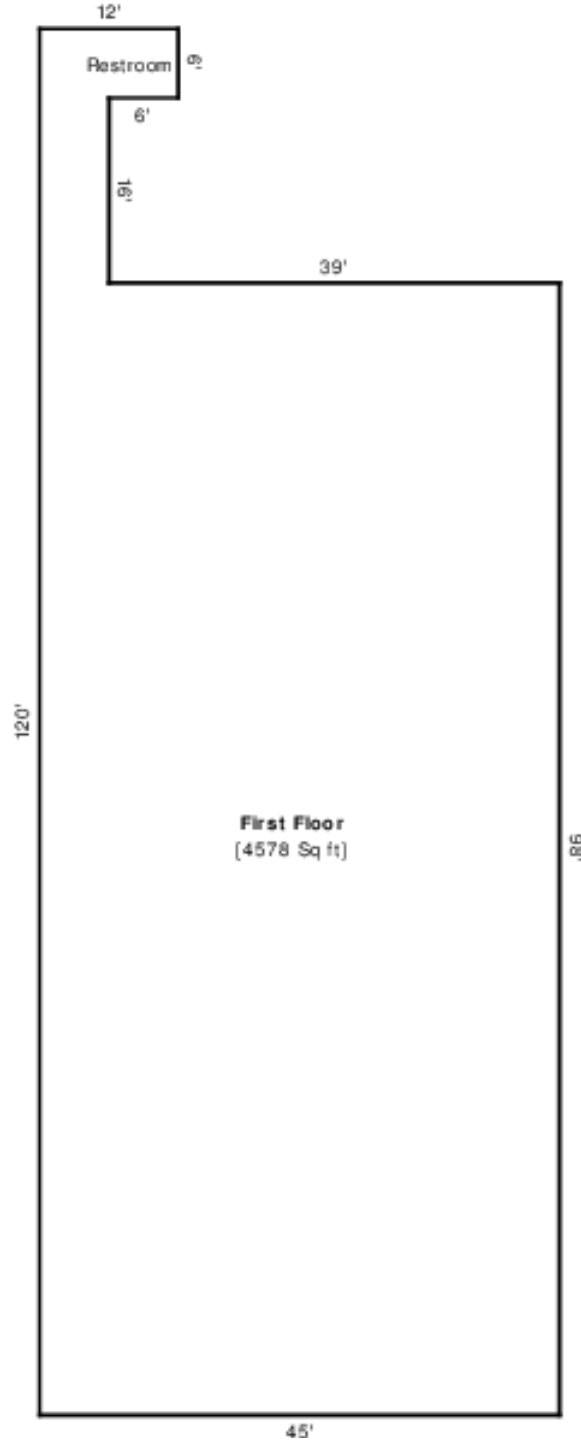
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RETAIL PROPERTY FOR LEASE

SILVERLAKE SHOPPING CENTER

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859.512.2969

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RETAIL PROPERTY FOR LEASE

SILVERLAKE SHOPPING CENTER

3160 DIXIE HIGHWAY, ERLANGER, KY 41018



PROPERTY DESCRIPTION

Suite 3160 Dixie Hwy Silverlake Shopping Center and is 6,000 SF

LOCATION DESCRIPTION

This suite is between Jagged Edge Salon and Kroger in the Silverlake Plaza.



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859.512.2969

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RETAIL PROPERTY FOR LEASE

SILVERLAKE SHOPPING CENTER

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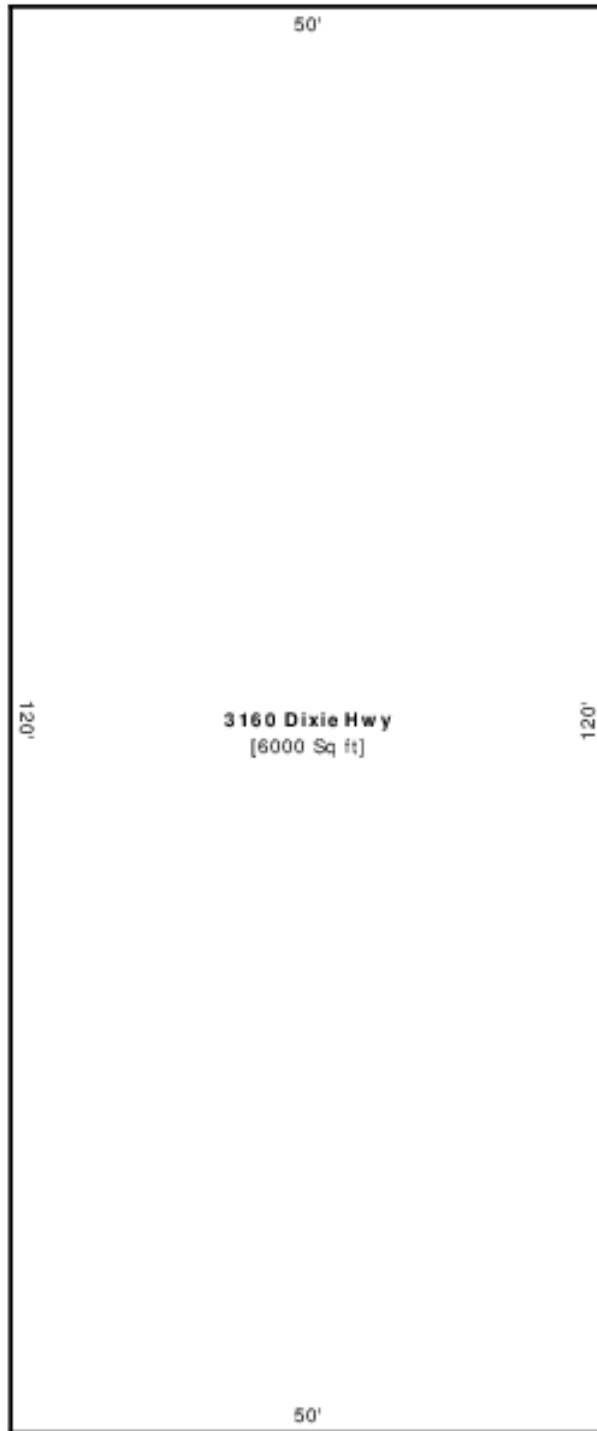
859.512.2969

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RETAIL PROPERTY FOR LEASE

SILVERLAKE SHOPPING CENTER

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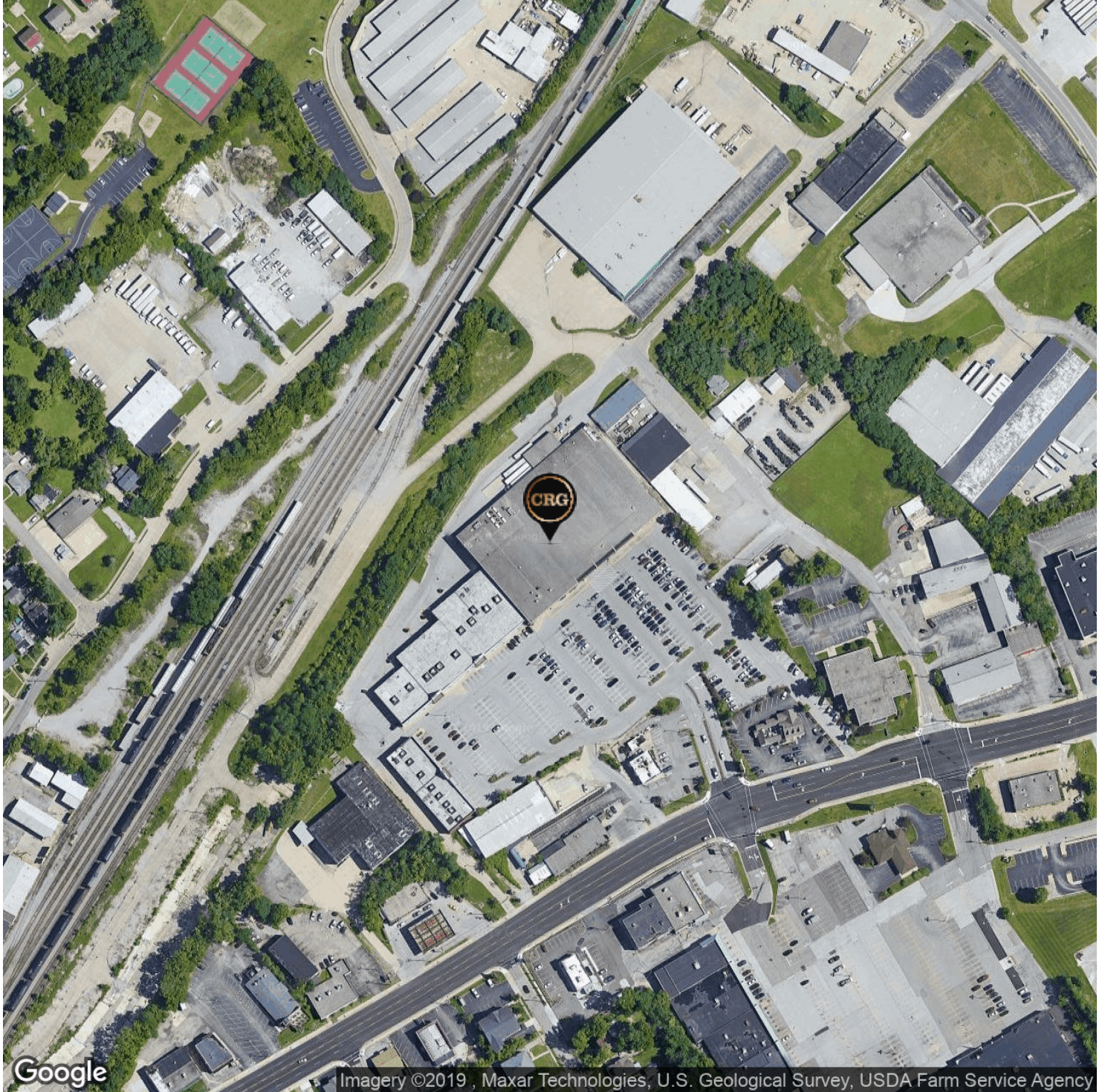
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RETAIL PROPERTY FOR LEASE

SILVERLAKE SHOPPING CENTER

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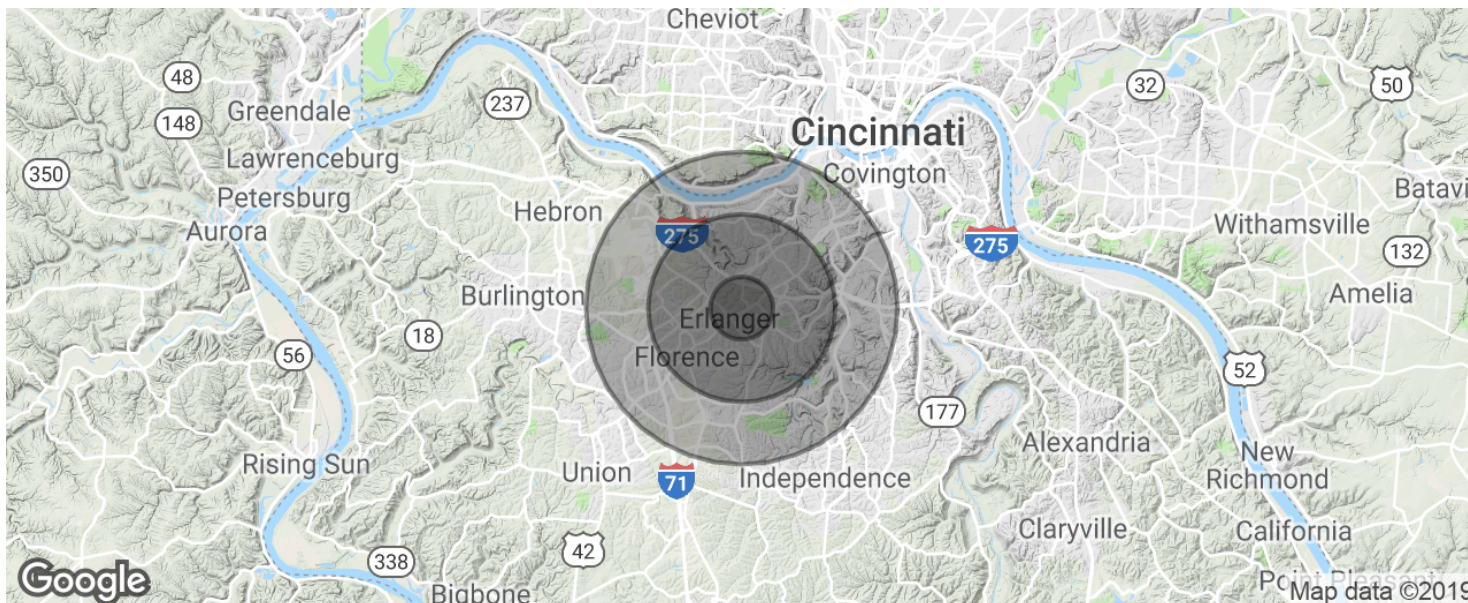
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SILVERLAKE SHOPPING CENTER

3158 DIXIE HIGHWAY, ERLANGER, KY 41018



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,736	67,058	139,211
Median age	36.5	37.3	37.0
Median age (Male)	33.2	35.6	35.5
Median age (Female)	39.0	38.7	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,725	26,425	54,009
# of persons per HH	2.6	2.5	2.6
Average HH income	\$63,523	\$68,840	\$70,849
Average house value	\$124,539	\$182,436	\$177,498

* Demographic data derived from 2010 US Census

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