



**FOR SALE  
OR LEASE**

**Mixed Use | New Development Site  
21,600 SqFt Potential Building on 0.55 acre Site**

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the  
**PFEIFFER**  
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## The Sanctuary Story

On this former land of the Benedictine Sisters, descended from St. Walburg Abbey in Bavaria, five sisters arrived in Covington and built a remarkable legacy. By 1903, the community established its home atop the Ohio River on 86 acres named Villa Madonna.

Through the decades, new buildings, sacred grounds, and vibrant programs emerged.

Today this land is home to a thriving new mixed use community with over 200 residences, office space & a boutique style restaurant serving Villa Hills.





## Sanctuary Life

Sanctuary Village in Villa Hills, Kentucky is more than a neighborhood—it's a vibrant community where all ages and interests come together. Here, home means connection: with family, friends, and neighbors.

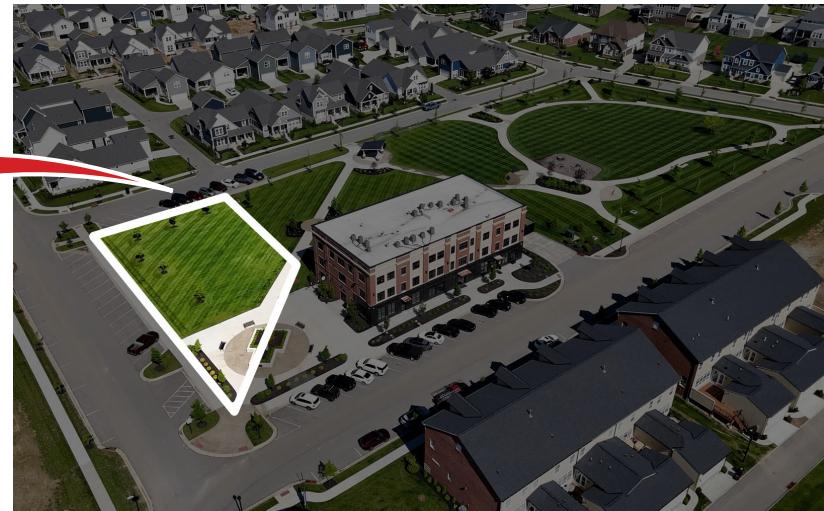
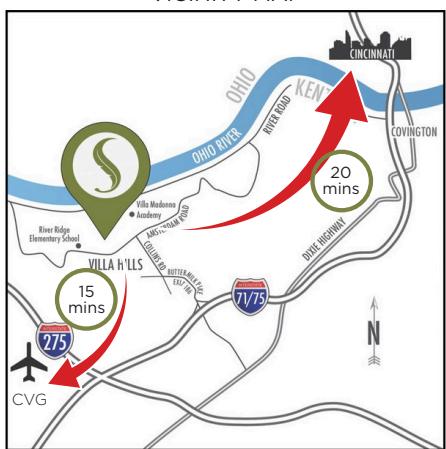
Designed for active, enriching living, Sanctuary Village offers an amenity-rich environment where recreation, wellness, and camaraderie flourish. Meandering walking trails connect you to a central town green, complete with a lush park, children's play area, and charming gazebo. Enjoy serene moments by the lake, energize in the state-of-the-art fitness center, or unwind at the magnificent pool area, which features a Riverview Deck overlooking the Ohio River.

Pickleball courts, scenic vistas, and a thoughtfully planned community center ensure there's always something to enjoy.





VICINITY MAP



## Location

Sanctuary Village is an exceptional new community in Villa Hills, Kentucky. Ideally located just minutes from I-75/I-275, Downtown Cincinnati, and the Cincinnati/Northern Kentucky International Airport, Sanctuary Village offers the perfect blend of convenience, natural beauty, and modern living.

Perched above the Ohio River, this thoughtfully designed neighborhood features scenic river views, world-class amenities, and a variety of home styles—built by Ashley Builders Group, Drees Homes and Fischer Homes.



## About Villa Hills

A blend of rich history, scenic beauty, and suburban comfort, Villa Hills provides a safe, engaging environment for families, professionals, and retirees. With excellent schools, well-maintained neighborhoods, and abundant green spaces, it's no surprise Villa Hills has frequently been named one of the top suburbs in the region.

**Population:** 7,700 residents as of 2024,

**Median household income:** \$108,750 and a per-capita income near \$68,800—well above regional averages

Over 92% of households are owner-occupied

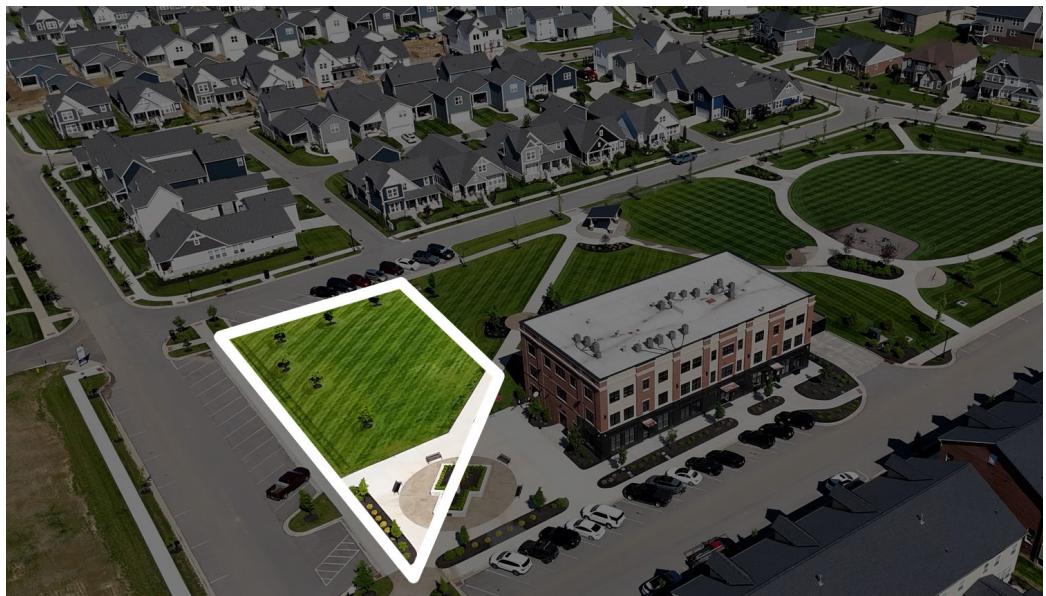
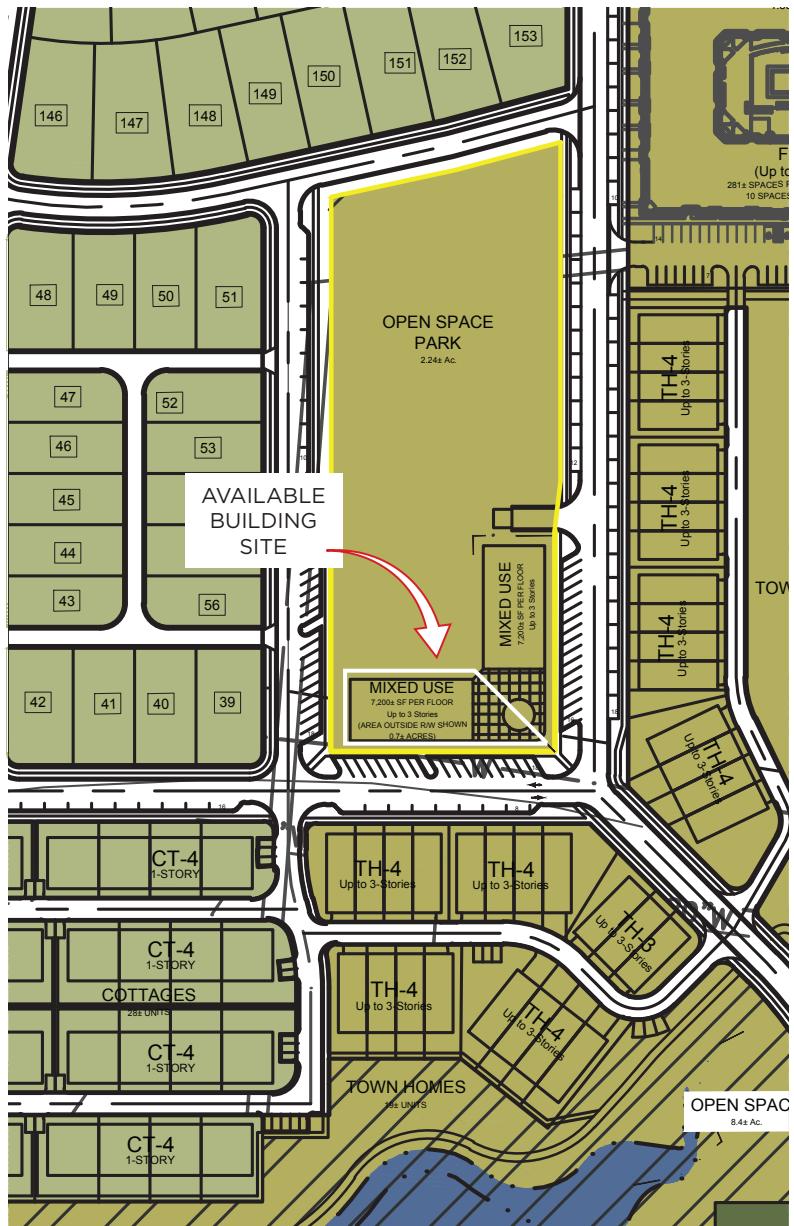
**Median home value:** \$339,800 as of 2023, with household incomes well above state averages

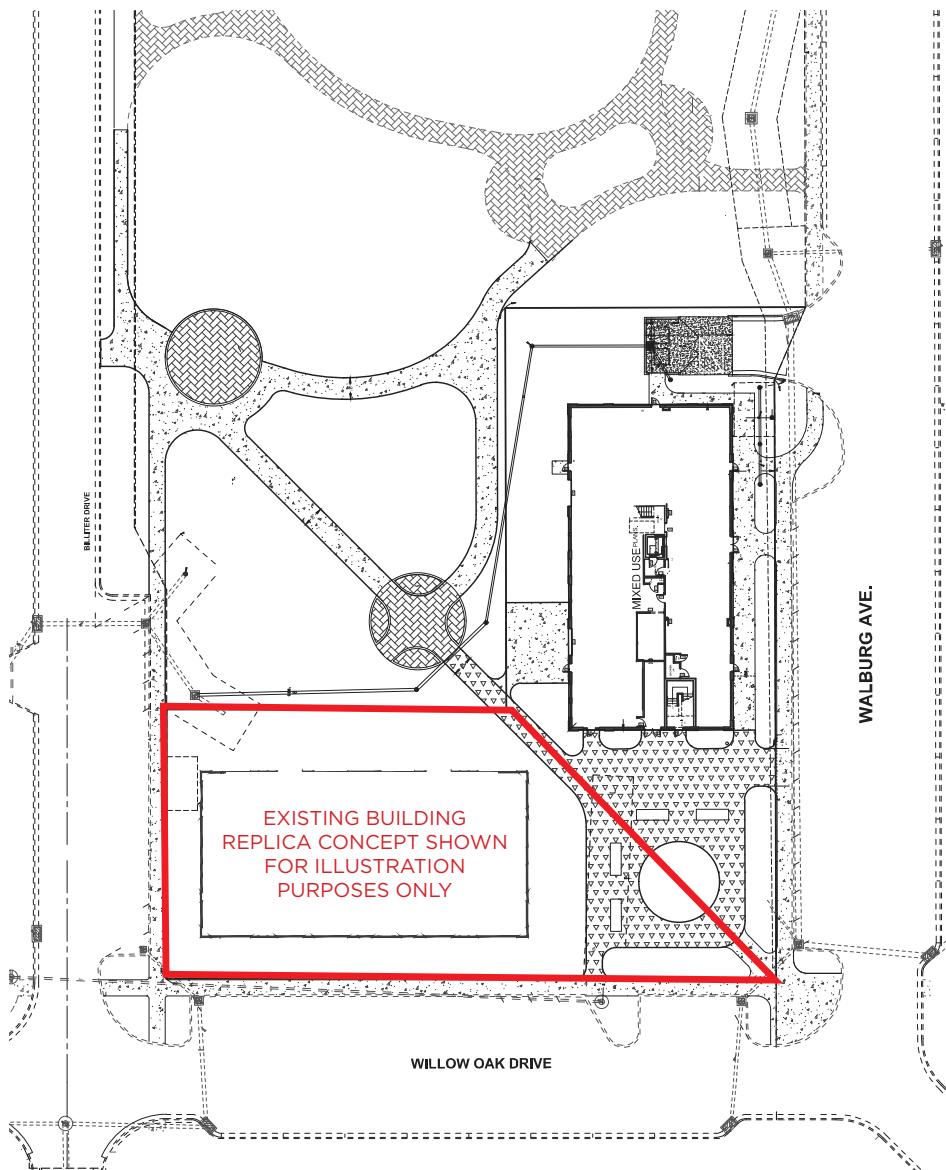
**Commute times:** Average around 22 minutes, making Villa Hills ideal for professionals working in Cincinnati

Villa Hills is known for its safety—consistently ranking among Kentucky's top 10 safest cities.

Residents enjoy five well-maintained parks, scenic walking trails, and green spaces.

*Source: United States Census Bureau*





## Purchase or Lease details:

- 0.55 Acre site available for sale - Build to suit
- Up to 7,200 SF of ground floor retail space available for lease
- Up to 14,400 SF of upper floor office space available for lease

## Key Opportunities/Advantages:

- **Pre-Approved Plans:** Easy rollout of approved concept with minimal changes needed
- **Construction-Ready:** Cleared, graded site, shovel ready
- **Streamlined Process:** High demand community with proven developer
- **Prime Location:** High demographic zone with easy access to major highways, and skilled labor markets.