### **OFFICE FOR SALE & LEASE**

## 1202 2ND STREET

Dayton, KY 41074





#### PROPERTY DESCRIPTION

Well maintained commercial building. Second floor consist of office space, first floor flex/warehouse space. Elegant reception area. Ample Parking.

#### PROPERTY HIGHLIGHTS

- Corner Parcel
- · Close to I-471
- · Ample Parking
- · Elegant Reception Area

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 Sale Price:
 \$699,000

 Lease Rate:
 \$8.00 SF/yr (NNN)

 Available SF:
 5,750 - 11,500 SF

 Building Size:
 11,500 SF

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 509        | 1,556     | 6,159    |
| Total Population  | 1,072      | 3,385     | 11,804   |
| Average HH Income | \$54,849   | \$59,997  | \$79,267 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

T.J. SCHUTTE JR Commercial Senior Director 0: 859.468.6799 tjschuttejr@kw.com

KW COMMERCIAL 7210 Turfway Road Florence, KY 41042

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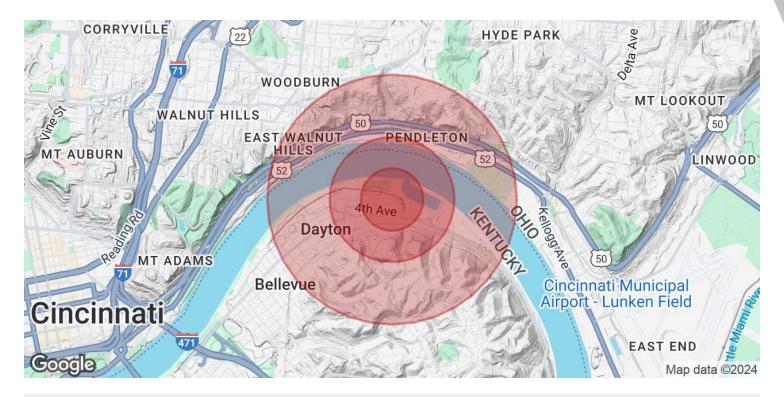
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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE   |
|----------------------|------------|-----------|--|
| Total Population     | 1,072      | 3,385     | 11,804   |
| Average Age          | 37.2       | 37.7      | 39.9   |
| Average Age (Male)   | 39.8       | 41.2      | 41.4   |
| Average Age (Female) | 36.3       | 35.8      | 39.0   |
|                      |            |           |  |
| HOUSEHOLDS & INCOME  | 0.25 MILES | 0.5 MILES | 1 MILE   |
| Total Households     | 509        | 1,556     | 6,159  |
| # of Persons per HH  | 2.1        | 2.2       | 1.9  |
| Average HH Income    | \$54,849   | \$59,997  | \$79,267                                       |
|                      |            |           | <b>*</b> • • • • • • • • • • • • • • • • • • • |
| Average House Value  | \$109,420  | \$116,897 | \$181,094                                      |

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