

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

OFFERING SUMMARY

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.

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KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

OFFICE FOR SALE & LEASE

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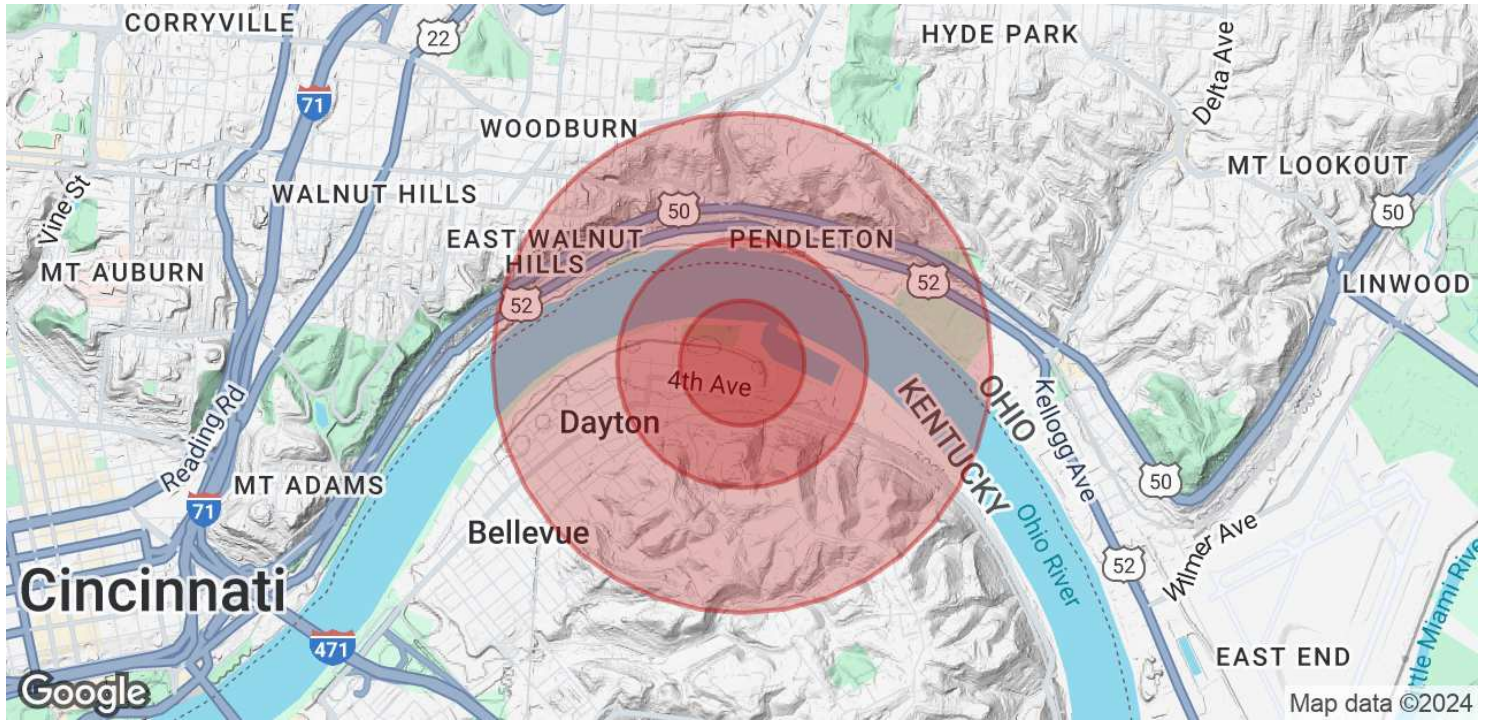
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Each Office Independently Owned and Operated kwcommercialagent.com

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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
Average House Value	\$109,420	\$116,897	\$181,094

2020 American Community Survey (ACS)

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