



COMMERCIAL DEVELOPMENT SITE

596 PETERSBURG ROAD, (HEBRON) BOONE CO., KENTUCKY

GROUND LEASE OR BUILD-TO-SUITE - IDEAL FOR FAST FOOD QSR, COFFEE, RETAIL, AUTO RENTAL/SERVICE, OFFICE, ETC.



**APPROXIMATELY 27,600 SQ. FT.
SIGNALIZED CORNER INTERSECTION
I-275 EXIT 4 INTERCHANGE
CINCINNATI / NORTHERN KENTUCKY
INTERNATIONAL AIRPORT
(*OWNER WILL COMPENSATE PROCURING BROKERS)**

**FOR ADDITIONAL INFO CONTACT:
PROPERTY OWNER**

**PATRICK MCGINN
BK AND PS PROPERTIES LLC.
CELL: (859) 663-7380
Email: pmcginn4x4@gmail.com**

COMMERCIAL PROPERTY - FOR GROUND LEASE OR BTS

596 PETERSBURG ROAD, BOONE COUNTY, KENTUCKY

(@ CVG - CINCINNATI / NORTHERN KENTUCKY INTERNATIONAL AIRPORT)

VACANT DEVELOPMENT SITE

IDEAL SITE FOR: FAST-FOOD RESTAURANT, QSR, COFFEE, AIRPORT RELATED SERVICES,
AUTO RENTAL, TRANSPORT OR SERVICE, RETAIL STORE, OFFICE, ETC.
(*OWNER WILL COMPENSATE PROCURING BROKERS)

DETAILS

Parcel Size:	Approx. 27,600 Square Feet (.6347 Acre)
Rent: Ground Lease:	\$5,500 Per Month
Rent: Build-to-Suit:	Negotiable For Qualified Credit Regional/National Tenant
Use:	Available "AS IS" For Commercial Development Uses
Expenses:	Paid By Tenant Per "Absolute Triple-Net" Lease
Zoning:	C-3 (Commercial)
Tax Parcel(s):	Boone County # 058.00-00-043.01
Utilities:	All Available
Access:	Convenient Access To: Local Businesses & Hotels, CVG Airport, Parking Facilities, Interstates I-275, I-71 & I-75, Northern Kentucky, Downtown Cincinnati
Viewings:	Shown By Appointment Only. (Brokers Welcome)



BY PROPERTY OWNER

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Cincinnati/ Northern Kentucky International...



COMMERCIAL DEVELOPMENT SITE

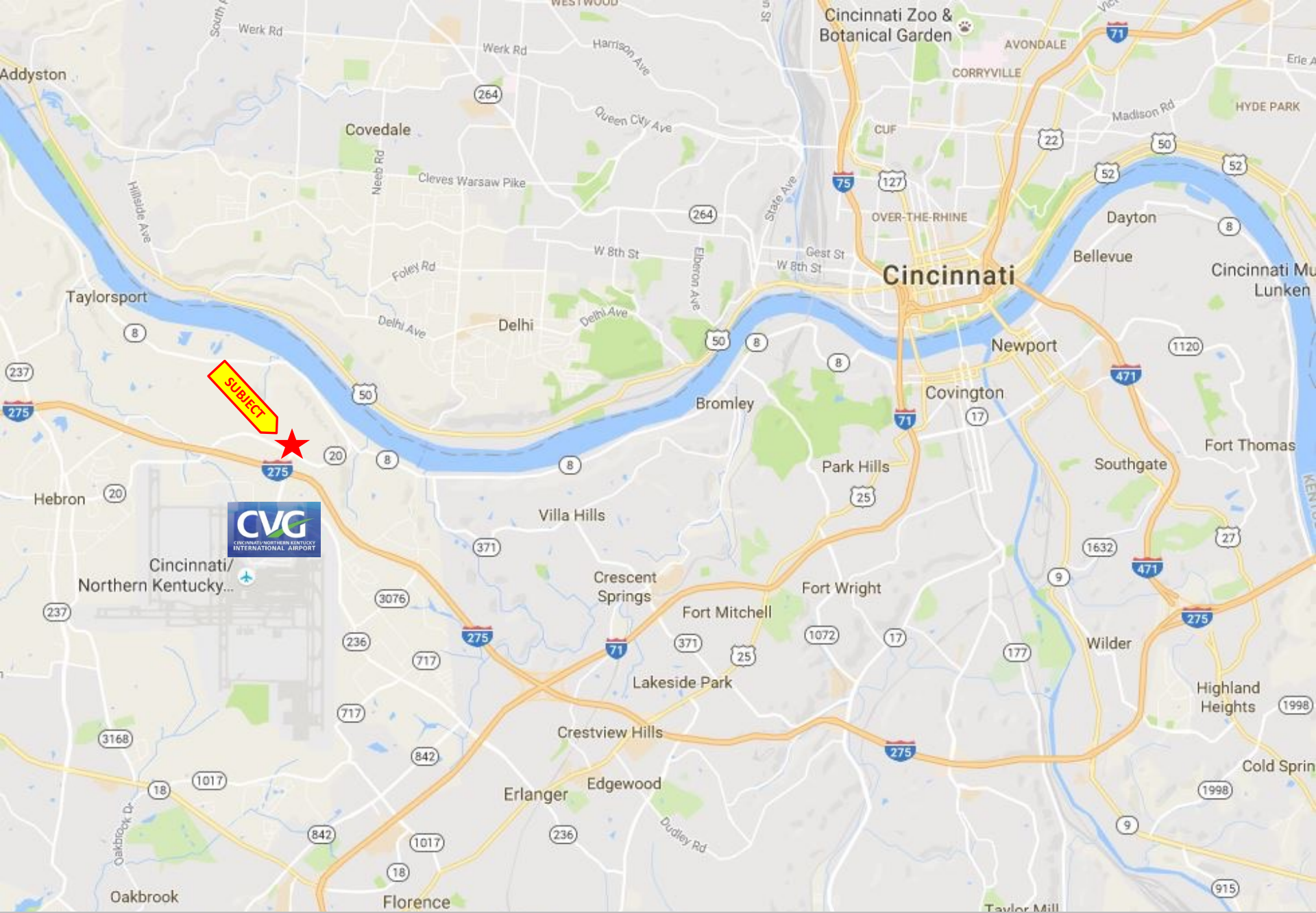
596 PETERSBURG ROAD
BOONE COUNTY, KENTUCKY
(CINCINNATI / NORTHERN KENTUCKY
INTERNATIONAL AIRPORT)

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PROPERTY HIGHLIGHTS

- ❖ AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT
- ❖ SIGNALIZED CORNER INTERSECTION LOCATION
- ❖ SERVING NORTHERN KENTUCKY / CINCINNATI, OHIO
- ❖ PRIMARY FREEWAY INTERCHANGE (EXIT 4) & ENTRYWAY TO CVG
CINCINNATI / NORTHERN KENTUCKY INTERNATIONAL AIRPORT
- ❖ NATIONAL & INTERNATIONAL AIRLINES & FLIGHTS
- ❖ ADJACENT CVG AIRPORT PARKING FACILITIES
- ❖ NEARBY HOTELS INCLUDE MARRIOTT, DOUBLETREE, HAMPTON,
HOLIDAY INN, COMFORT SUITES, QUALITY INN, RADISSON, ETC.
- ❖ MAJOR ECONOMIC EMPLOYMENT AREA
- ❖ NUMEROUS SHIPPING & CARGO OPERATIONS
- ❖ AMAZON AIR CARGO HUB & SORTING CENTER (PICTURED BELOW)







LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED ERROR OF CLOSURE WAS 1:38,553, AND WAS NOT ADJUSTED. THE SURVEY SHOWN HEREON IS A CLASS URBAN SURVEY, AND THE DISTANCES AND DIRECTIONS ARE BASED ON THE UNADJUSTED TRAVERSE. THIS IS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

T. Ryan

01/02/2023

TIMOTHY E. RYAN

DATE

LICENSED PROFESSIONAL
LAND SURVEYOR #3565 IN THE
COMMONWEALTH OF KENTUCKY

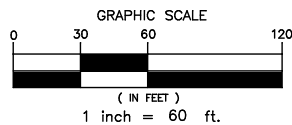
LAND SURVEYOR'S NOTES

1. NO ENCROACHMENT UNLESS NOTED
2. NO EVIDENCE OF A CEMETERY FOUND ON SUBJECT PROPERTY.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.
4. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE OFFICE OF THE BOONE COUNTY CLERK IN BURLINGTON, KY, UNLESS NOTED.



Legend

- - Denotes Set 24"x5/8" Iron Pin stamped T. Ryan #3565
- ⊙ - Denotes Found 5/8" Iron Pin #3357
- X— Denotes Fence
- Ⓜ - Denotes SANL MH



AIRPORT - FAST PARK
BARTH-METZGER
DB.1127 PG.278

Billboard
Sign

BK & PS
PROPERTIES, LLC
DB.1073 PG.80
0.6347 Acres

EX. CONC.

PETERSBURG ROAD
R/WAY VARIES



RYAN LAND SURVEYING

3850 SHADY HOLLOW LN.
Burlington, Kentucky 41005
(859) 586-5800

CLIENT

McGINN

BOUNDARY SURVEY

BK & PS PROPERTIES LLC

**596 PETERSBURG ROAD
HEBRON, KY 41048**

DRAWING TITLE

PROJECT TITLE

SCALE

1"=60'

DATE

01/02/2023

PROJECT NO.
23-303

REVISION
0

SHEET 1 OF 1

JOYCE ANNE
RAVENSCHRAFT TRUST
DB.1006 PG.957

82

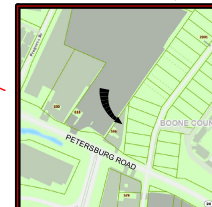
83

84

JOYCE ANNE
RAVENSCHRAFT TRUST
DB.1103 PG.464

85

NORTH & BEARING SYSTEM BASED ON
GPS OBSERVATIONS KY NORTH ZONE
CARLSON RTK BRX-7 DUAL FREQUENCY



VICINITY MAP

BK AND PS PROPERTIES LLC.



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