

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

PATRICK McGINN

BK AND PS PROPERTIES LLC.

CELL: (859) 663-7380

Email: pmcginn4x4@gmail.com

THE INFORMATION CONTAINED HEREIN IS OBTAINED FROM SOURCES BELIEVED TO BE ACCURATE AND RELIABLE, AND IS PRESENTED IN GOOD FAITH, HOWEVER, IT IS NOT GUARANTEED IN ANY RESPECT, NOR ARE THERE MADE ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE ACCURACY OF ANY INFORMATION PRESENTED HEREIN.





COMMERCIAL DEVELOPMENT SITE

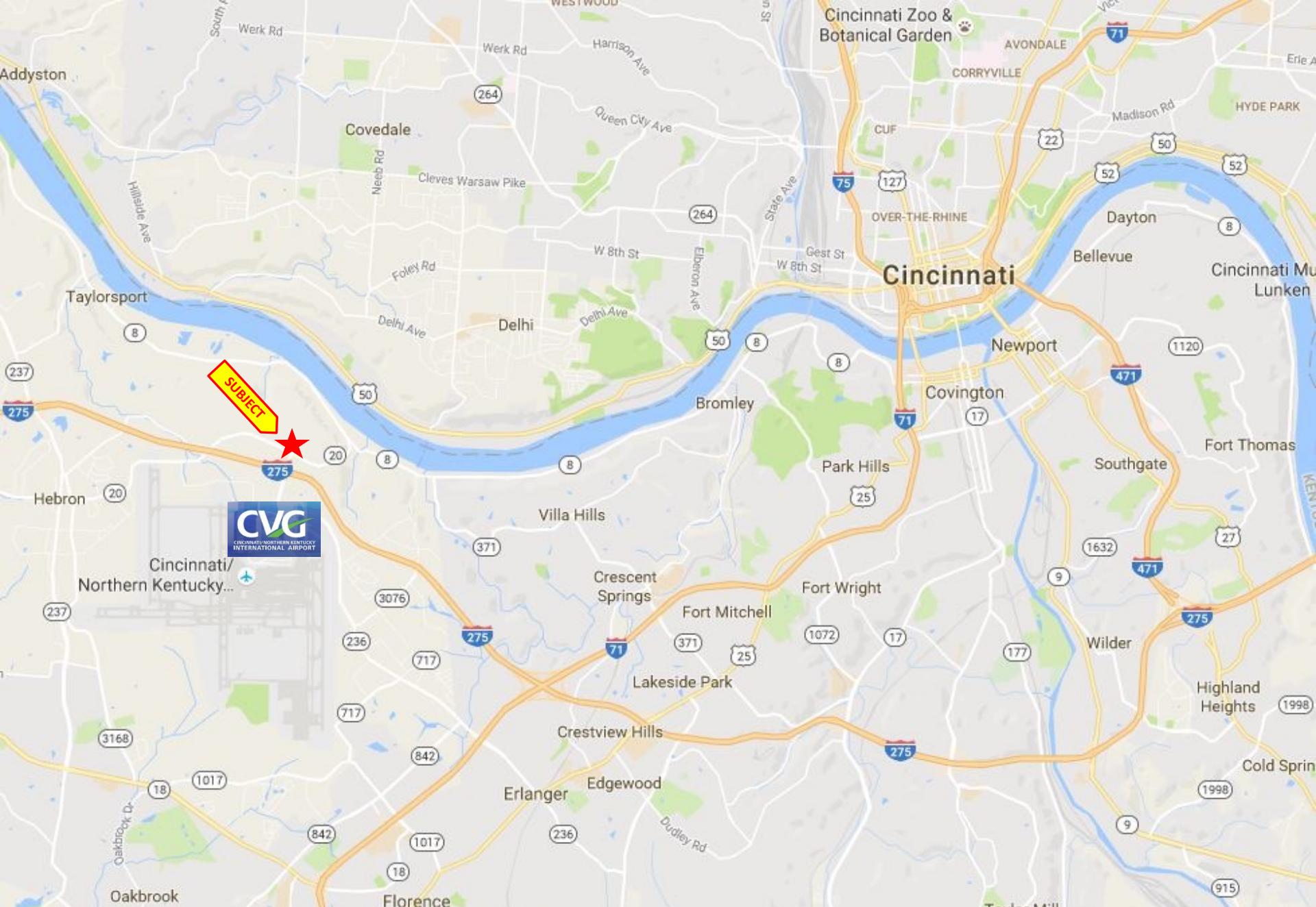
**596 PETERSBURG ROAD
BOONE COUNTY, KENTUCKY
(CINCINNATI / NORTHERN KENTUCKY
INTERNATIONAL AIRPORT)**

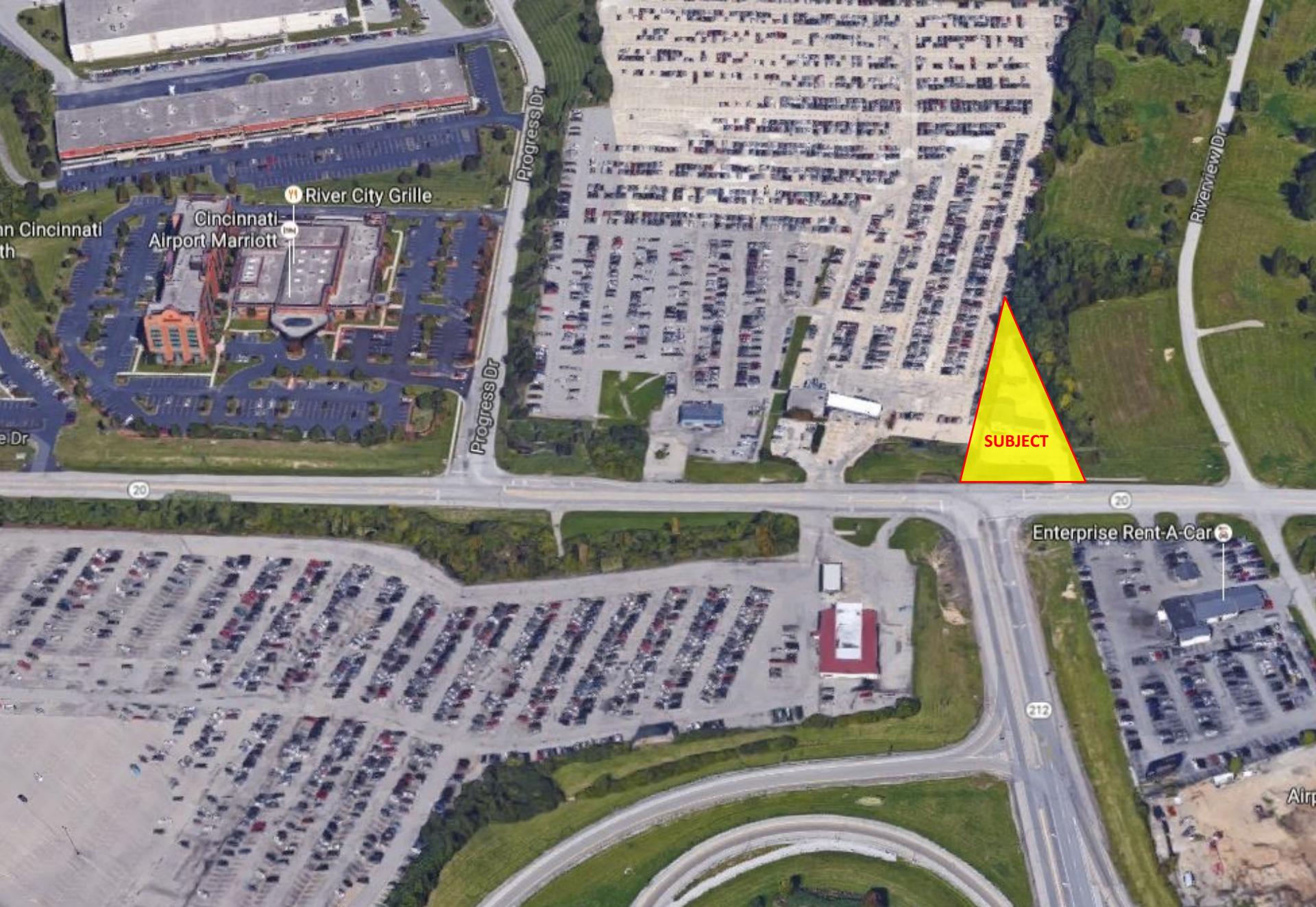
**PATRICK McGINN
BK AND PS PROPERTIES LLC.
CELL: (859) 663-7380
Email: pmcginn4x4@gmail.com**

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 1.38553, 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

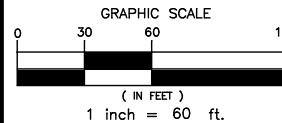
LAND SURVEYOR'S NOTES

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 24x5/8" Iron Pin stamped T. Ryan #3565
- - Denotes Found 5/8" Iron Pin #3357
- - Denotes Fence
- - Denotes SAN. MH



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

Billboard
Sign

N 35°13'23" E 326.00'
BK & PS
PROPERTIES LLC
DB.1073 PG.80
0.6347 Acres

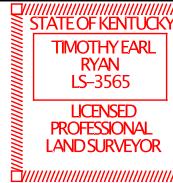
PETERSBURG ROAD

R/WAY VARIES

JOYCE ANNE
RAVENSRAFT TRUST
DB.1006 PG.957

S 05°52'03" W 346.00'
82
83
84
85

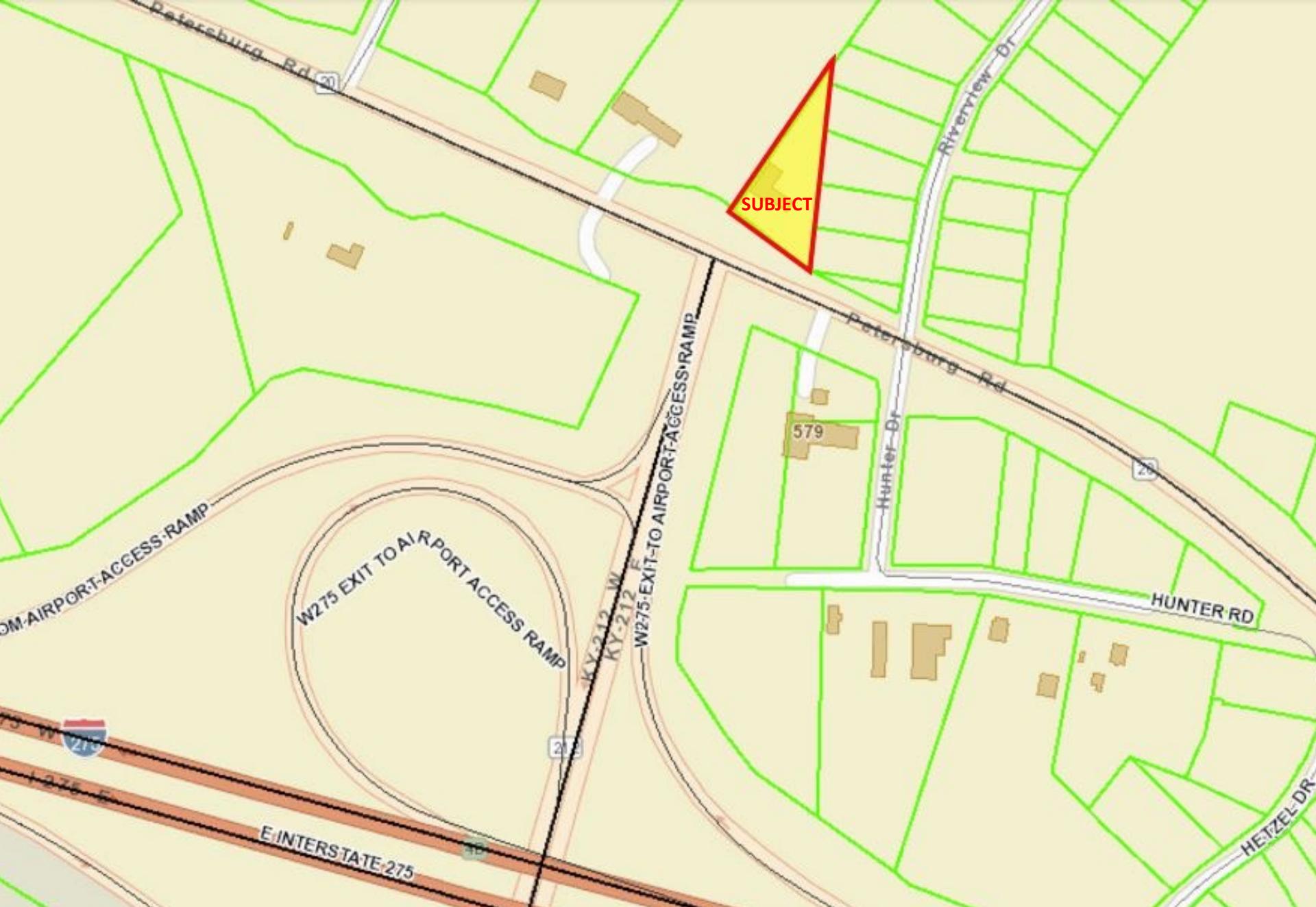
JOYCE ANNE
RAVENSRAFT TRUST
DB.1103 PG.464



CLIENT
McGINN

BOUNDARY SURVEY
BK & PS PROPERTIES LLC
596 PETERSBURG ROAD
HEBRON, KY 41048

DRAWING TITLE	PROJECT TITLE
SCALE	DATE
1"=60'	01/02/2023
PROJECT NO.	REVISION
23-303	0
SHEET	1 OF 1



CONFIDENTIALITY & DISCLAIMER

CONFIDENTIAL - PLEASE DO NOT DISTURB TENANTS OR CUSTOMERS. PROPERTY VIEWINGS SHALL BE CONDUCTED BY APPOINTMENT ONLY.

THE INFORMATION CONTAINED HEREIN IS PRIVATE, PROPRIETARY AND STRICTLY CONFIDENTIAL, INTENDED SOLELY FOR THE USE OF THE PARTIES RECEIVING IT, AND IS NOT TO BE OTHERWISE COPIED, DISTRIBUTED OR DISSEMINATED, NOR MADE AVAILABLE TO ANY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF BK AND PS PROPERTIES, LLC. UPON ACCEPTING POSSESSION OF AND REVIEWING THE INFORMATION CONTAINED HEREIN, THE RECIPIENT AGREES TO HOLD AND KEEP ALL SUCH INFORMATION IN THE STRICTEST CONFIDENCE. DUE TO THE PRIVATE, PROPRIETARY AND CONFIDENTIAL NATURE OF THIS INFORMATION, PLEASE APPROPRIATELY SHRED AND DESTROY THIS INFORMATION UPON DISPOSAL.

THE INFORMATION CONTAINED HEREIN HAS BEEN PREPARED AND PROVIDED AS AN ABBREVIATED SUMMARY AND PRELIMINARY DESCRIPTION ONLY, AND IS ENTIRELY LIMITED IN ITS SCOPE. THE INFORMATION CONTAINED HEREIN HAS NOT BEEN VERIFIED AS ACCURATE OR COMPLETE, AND IS NOT INTENDED TO SERVE AS A SUBSTITUTE FOR A DETAILED AND THOROUGH DUE DILIGENCE INVESTIGATION. THE INFORMATION CONTAINED HEREIN IS OBTAINED FROM SOURCES BELIEVED TO BE ACCURATE AND RELIABLE, AND IS PRESENTED IN GOOD FAITH, HOWEVER, IT IS NOT GUARANTEED IN ANY RESPECT, NOR ARE THERE MADE ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE ACCURACY OR COMPLETENESS OF ANY INFORMATION PRESENTED HEREIN. ALL PROSPECTIVE PURCHASERS AND/OR TENANTS, AT THEIR OWN COST AND EXPENSE, ARE ENCOURAGED TO FULLY CONDUCT THEIR OWN DUE DILIGENCE INVESTIGATION RESPECTING ALL ASPECTS OF THE PROPERTY, INCLUDING VERIFICATION OF ALL INFORMATION CONTAINED HEREIN, AND ARE URGED TO CONSULT WITH THEIR OWN ATTORNEYS, ACCOUNTANTS, TAX PROFESSIONALS, FINANCIAL ADVISORS, REAL ESTATE EXPERTS, ENGINEERS, PROPERTY INSPECTORS, ETC. FOR ALL DESIRED INVESTIGATION, REPRESENTATION, COUNSEL AND ADVICE.

BK AND PS PROPERTIES, LLC. MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE INFORMATION CONTAINED HEREIN, THE FINANCIAL RESULTS OR PROJECTIONS FOR THE SUBJECT PROPERTY, THE SIZE OR CONDITION OF THE PROPERTY AND/OR IMPROVEMENTS, THE PRESENCE OR ABSENCE OF HAZARDOUS MATERIALS AND/OR CONTAMINATING SUBSTANCES, THE COMPLIANCE WITH LOCAL, STATE AND FEDERAL LAWS, CODES AND REGULATIONS, INCLUDING ALL ENVIRONMENTAL LAWS AND REGULATIONS.