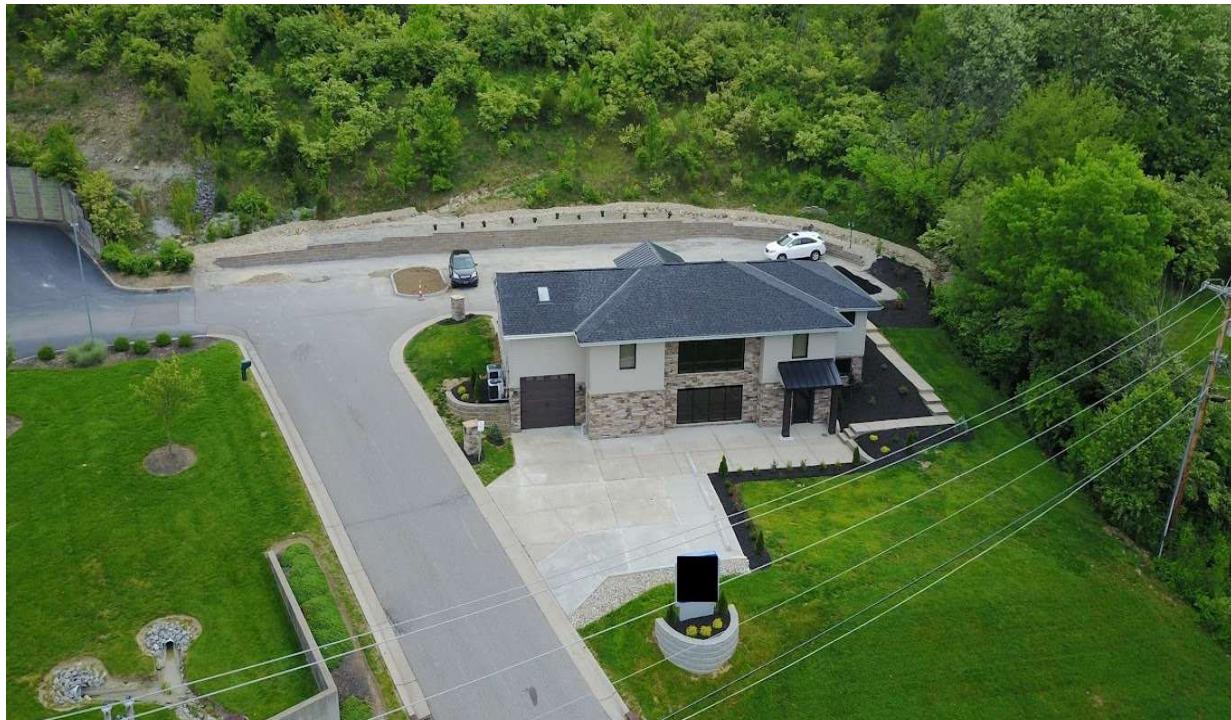


OFFICE FOR SALE

1137 STEFFEN LN

1137 Steffen Lane, Wilder, KY 41076



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Wilder area. This impressive 3,087 SF building, zoned HC and R-RE, offers a strategic location for office, retail or restaurant. This listing includes 1131 Steffen Ln with its additional 8.3 Acres. Close to the Overlook at Sunrock Community development with over 500 new residents. With ample space for customization, the property provides flexibility to create a tailored workspace. Boasting a sought-after location in Wilder, this property is ideally positioned for maximizing business potential within a thriving commercial hub. Don't miss the chance to capitalize on this remarkable property's potential for creating a standout space in a dynamic business environment.

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	9.27 Acres
Building Size:	3,087 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	47	759
Total Population	13	94	1,665
Average HH Income	\$88,424	\$102,624	\$101,625

PROPERTY HIGHLIGHTS

- Prime Wilder location
- Promising Business potential
- Ample space for customization
- Strategic commercial hub position
- Flexibility for tailored workspace

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.

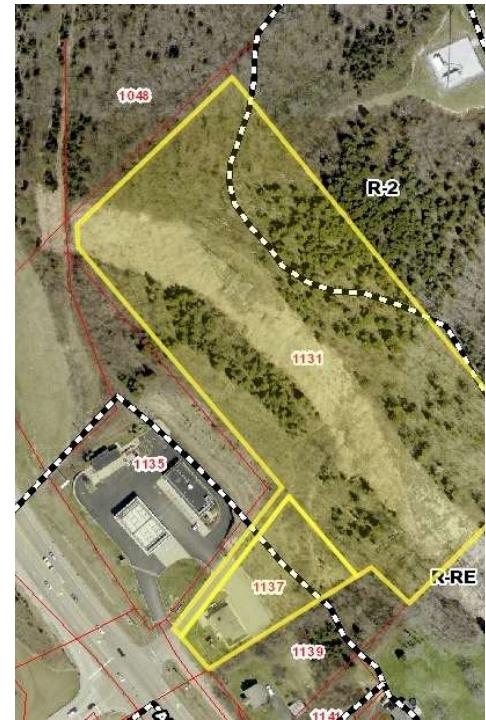
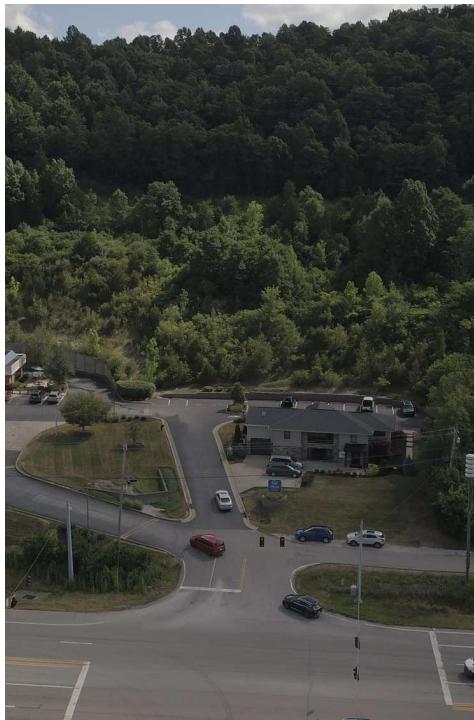
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7210 Turfway Road
Florence, KY 41042

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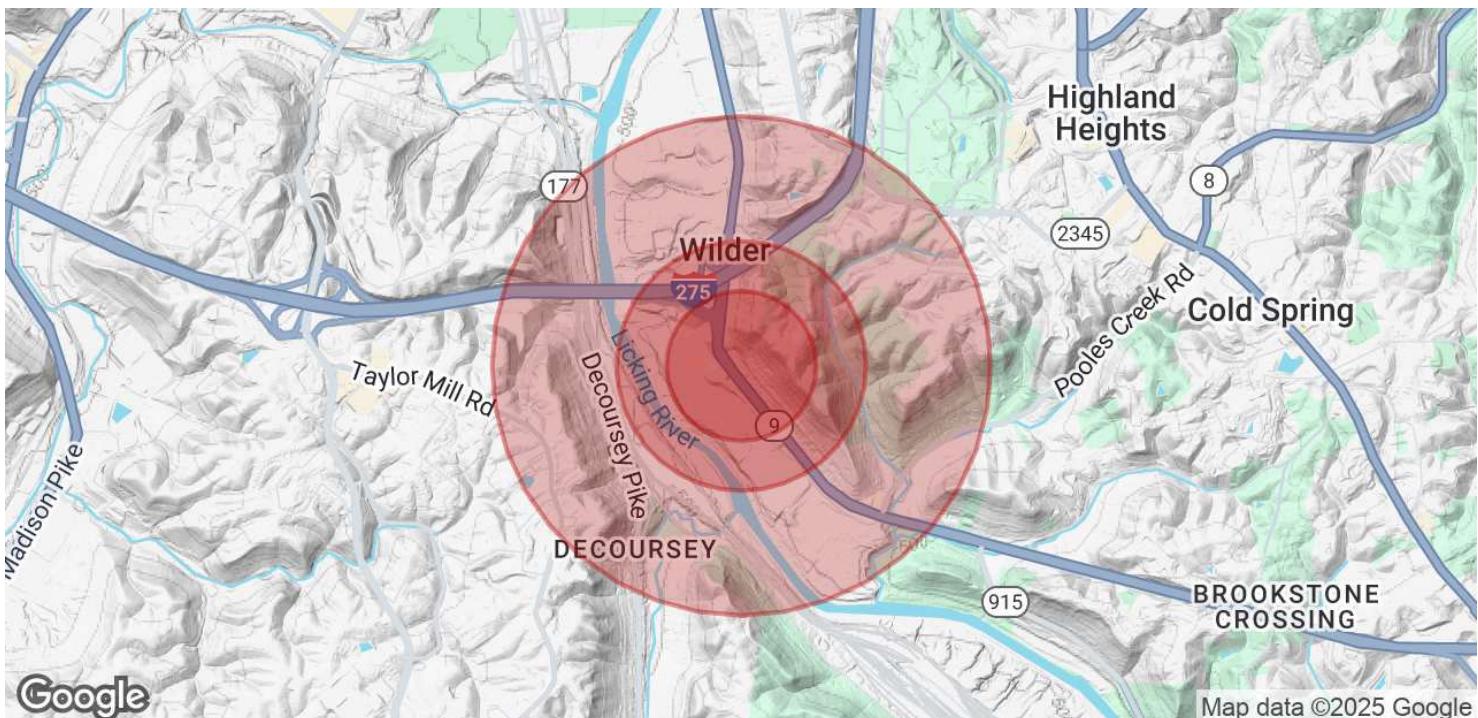
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Map data ©2025 Google

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	13	94	1,665
Average Age	45	43	43
Average Age (Male)	42	41	41
Average Age (Female)	48	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	47	759
# of Persons per HH	1.9	2	2.2
Average HH Income	\$88,424	\$102,624	\$101,625
Average House Value	\$207,643	\$256,344	\$264,290

Demographics data derived from AlphaMap

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