

OFFICE FOR LEASE

4.5 ACRES NEAR CVG!

1459 Elijah Creek Rd, Hebron, KY 41048



PROPERTY DESCRIPTION

Versatile Service Yard at 1459 Elijah Creek, Hebron, KY! Explore the practical advantages of this spacious service yard, ideally located in Hebron. Perfect for various business operations. Its practical layout and ample space make it an excellent choice for businesses needing a functional, strategic location and essential facilities to support operational needs.

PROPERTY HIGHLIGHTS

- Ample Space: Plenty of open area to accommodate diverse business activities.
- Abundant Parking: Extensive on-site parking for vehicles and equipment, ensuring convenience for both employees and visitors.
- Strategic Location: Located near major transportation routes, providing excellent accessibility and connectivity.

OFFERING SUMMARY

Lease Rate:	\$5,500.00 SF/yr (NNN)
Available SF:	5,000 SF
Lot Size:	4.5 Acres
Building Size:	5,000 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	43	153	667
Total Population	128	456	1,961
Average HH Income	\$111,238	\$111,852	\$115,800

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.

LARA GASTRIGHT
Commercial Associate
O: 859.653.8325
lgastright@kw.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

OFFICE FOR LEASE

4.5 ACRES NEAR CVG!

1459 Elijah Creek Rd, Hebron, KY 41048



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.

LARA GASTRIGHT
Commercial Associate
O: 859.653.8325
lgastright@kw.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

4.5 ACRES NEAR CVG!

1459 Elijah Creek Rd, Hebron, KY 41048



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.

LARA GASTRIGHT
Commercial Associate
O: 859.653.8325
lgastright@kw.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

OFFICE FOR LEASE

4.5 ACRES NEAR CVG!

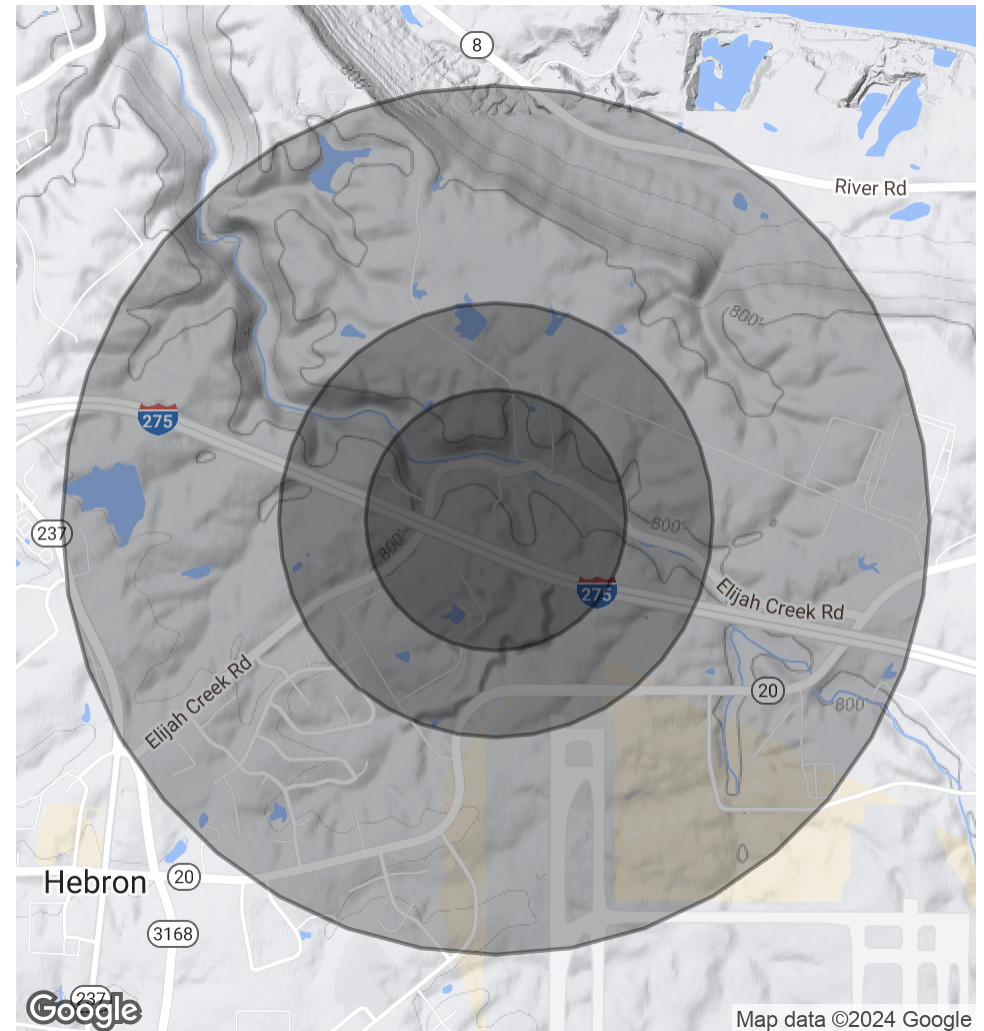
1459 Elijah Creek Rd, Hebron, KY 41048



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	128	456	1,961
Average Age	34	34	35
Average Age (Male)	33	33	34
Average Age (Female)	35	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	43	153	667
# of Persons per HH	3	3	2.9
Average HH Income	\$111,238	\$111,852	\$115,800
Average House Value	\$214,137	\$214,602	\$225,229

Demographics data derived from AlphaMap



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.

LARA GASTRIGHT
Commercial Associate
O: 859.653.8325
lgastright@kw.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042