

Former Frisch's
For Lease
6,605 SF | 1.71 acres

494 Orphange Road

Fort Wright, KY 41017



Gordy Hoagland

White Oak

+1 502 387 1734

ghoagland@whiteoakcre.com

Melissa Ruther

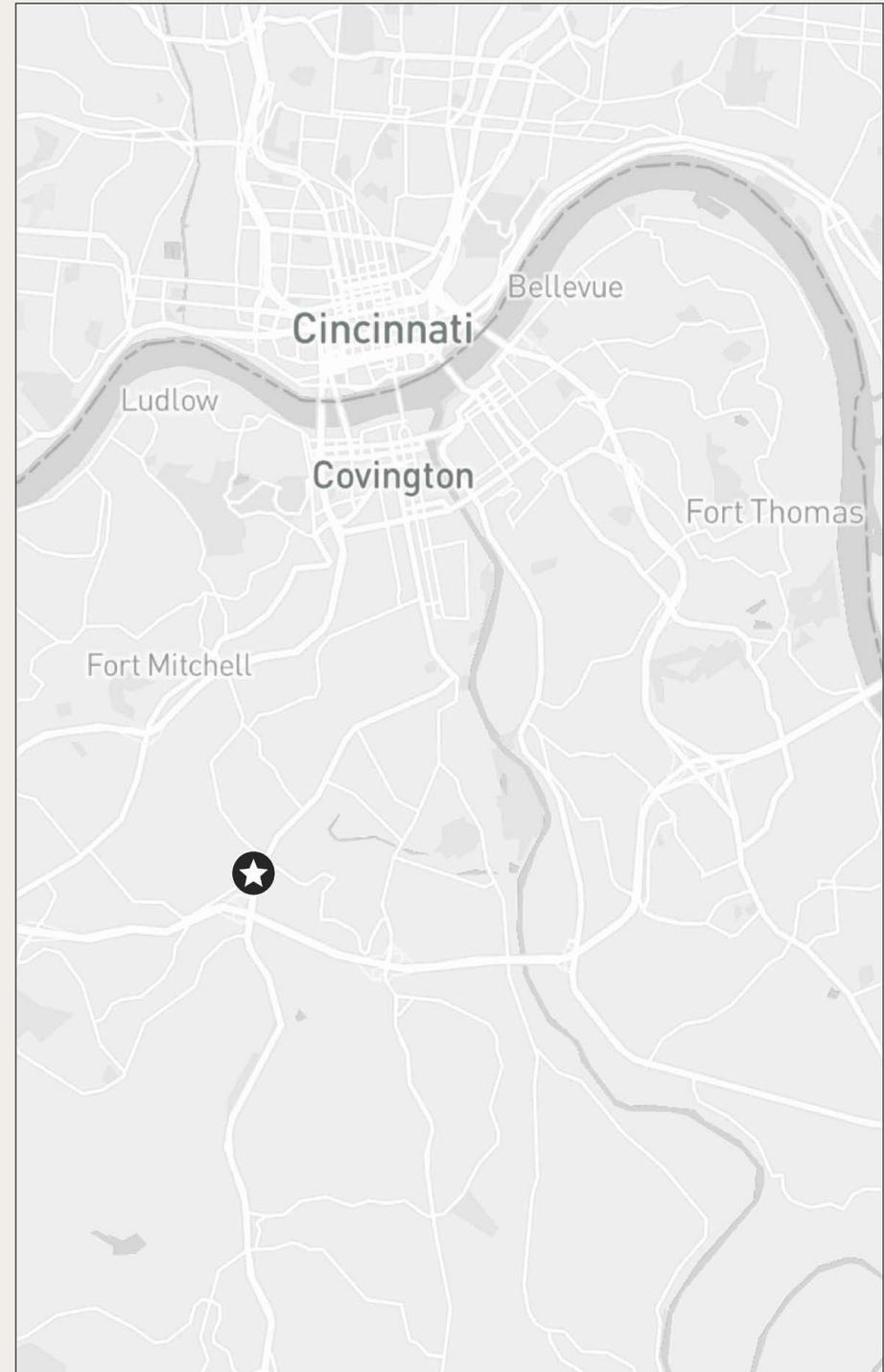
CBRE

+1 513 477 1858

melissa.ruther@cbre.com

Site Overview

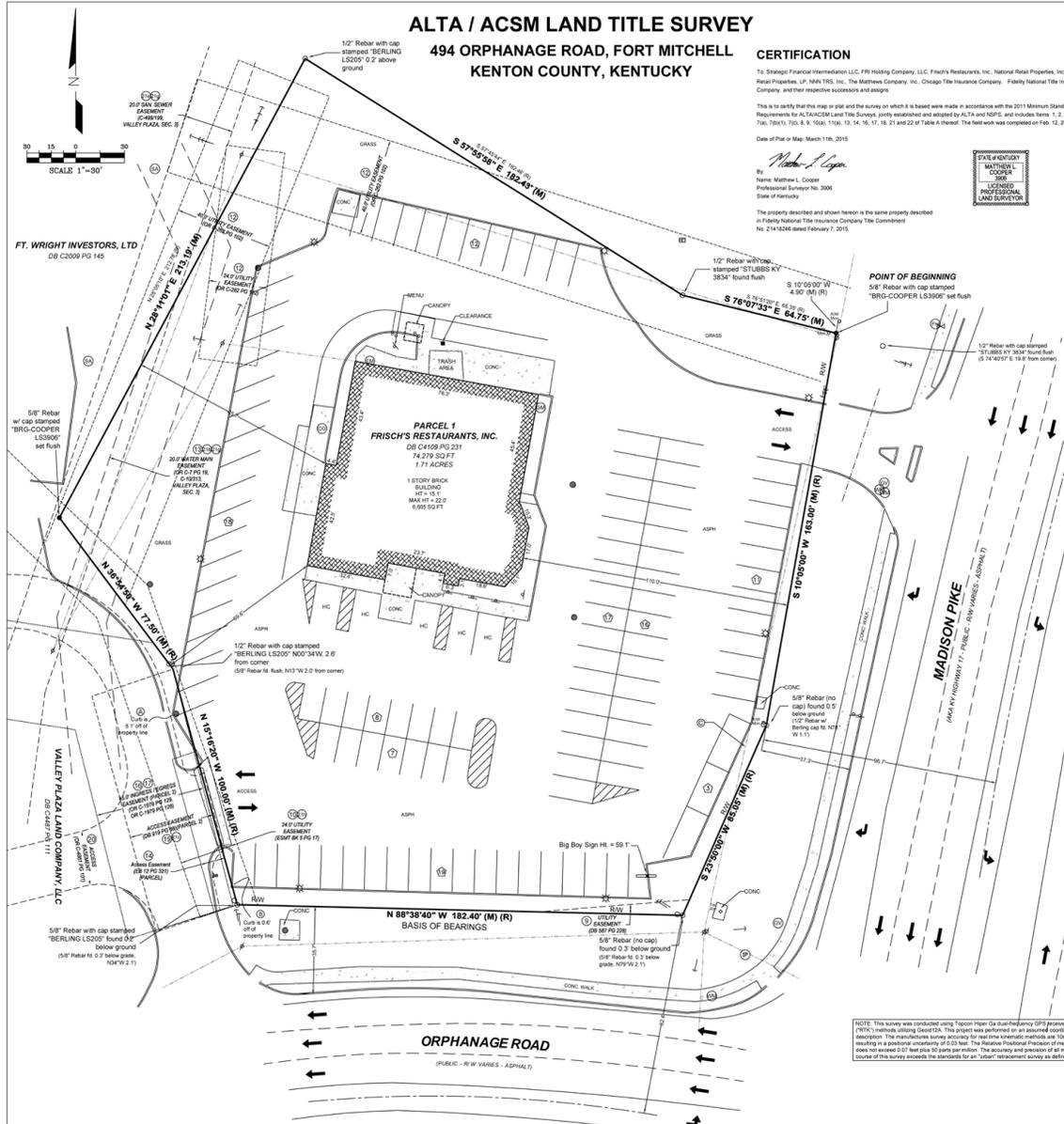
- Fort Mitchell, Kentucky is a Northern Kentucky suburb of Cincinnati bordering the affluent communities of Park Hills and Crestview Hills to the south and west, and the densely populated City of Covington.
- The trade area is regionally accessed by Interstate 275, Kentucky Route 25, and Kentucky Route 17.
- Traffic counts
 - I-275 102,486 VPD '24
 - KY 17 38,423 VPD '24
 - KY 25 26,991 VPD '24
- There is a population of 61,000 people living within 3 miles of the site and median house of \$77,626. There are two colleges in the area, Thomas Moore University (1,836 students) and Gateway Community College (4,850 students).
- Retail generators in the area include Walmart, Texas Roadhouse, Chick Fil A, Burger King, Buffalo Wild Wings, Planet Fitness, People's Bank, Bob Evans, White Castle, Wendy's, Waffle House, Guthrie's Chicken, and more.
- The property is a former Frish's restaurant and is 6,605 SF on 1.71-acres, located at the signalized intersection of KY 17 and Orphanage Road.
- Available for lease or redevelopment



Demographics

	1 MILE	3 MILES	5 MILES
 POPULATION	2,530	61,155	181,879
 COLLEGE EDUCATED	82.3%	67.1%	66.4%
 MEDIAN HH INCOME	\$102,153	\$77,626	\$77,656
 BUSINESSES	159	2,564	8,478
 DAYTIME POPULATION	4,277	70,607	246,354
 MEDIAN AGE	44.9	39.1	38.1

Survey



ALTA / ACSM LAND TITLE SURVEY

494 ORPHANAGE ROAD, FORT MITCHELL KENTON COUNTY, KENTUCKY

CERTIFICATION

The Strategic Financial Information LLC, FRI Holding Company, LLC, Frisch's Restaurants, Inc., National Real Properties, Inc., National Real Properties, LP, NRP TRS, Inc., The Mathews Company, Inc., Chicago Title Insurance Company, Fidelity National Title Insurance Company, and their respective successors and assigns.

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Missouri Standard Detail Requirements for ALTA/ACSM Land Title Surveys, duly established and adopted by ACTA and NPTIS, and include items 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 10(a), 11(a), 12, 13, 14, 15, 16, 17, 18, 21 and 22 of Table A thereof. The field work was completed on 02/16/2015.

Date of Plot or Map: March 11th, 2015

Matthew L. Cooper
Name: Matthew L. Cooper
Professional Surveyor No. 3906
State of Kentucky



DESCRIPTION

Parcel 1.

Situate in the County of Kenton, City of Ft. Wright, State of Kentucky and more particularly described as follows:

Beginning at an iron pin on the West right-of-way line of KY 17 as described in Deed Book 588, Page 213 and the North line of the S.P.C.A. property formerly May Laidley estate, Deed Book 413, Page 3, also being S 19° 08' W, 4.8 feet from a concrete right-of-way monument, thence S 12° 02' W, along said right-of-way, 103.00 feet to a concrete right-of-way monument, thence continuing along said right-of-way S 22° 02' W, 88.05 feet to a concrete monument, thence along said right-of-way of Horsebranch Road, N 88° 38' 40" W, 182.40 feet to a concrete monument, thence being said east and parting the original 12'x34' lot with the following calls:

N 12° 02' 00" W, 103.00 feet,

N 30° 54' 02" W, 77.50 feet, and

N 28° 02' 10" E, 212.78 feet

to the North line of the S.P.C.A. property formerly May Laidley estate Deed 413, Page 3, thence S 07° 49' 44" E, 102.45 feet and S 78° 51' 20" E, 63.30 feet along said lot line to the place of beginning.

EASEMENT NOTES

1. A utility easement for ingress and egress as set forth in Official Record Book C-1978, Page 120, Official Record Book C-1979, Page 128, Eastern Book 12, Page 321, and Deed Book 918, Page 88, Kenton County, Kentucky Records.

2. Being the same property acquired by FRISCH'S RESTAURANTS, INC., a Kentucky Corporation, by Deed dated September 1, 2000, of record in Deed Book C-4105, Page 231, in the Office of the Clerk of Boone County, Kentucky.

ENCROACHMENT NOTES

A. CURB OUTSIDE PROPERTY.

B. CURB INSIDE PROPERTY.

C. OVERHEAD WIRE CROSSING PROPERTY, NO EASEMENT PROVIDED.

ENFORCEMENT NOTES

A. Restraints Covenants, dated October 9, 2003, and recorded in Official Record Book C-1919, Page 11, in the Office affected: AFFECTS THE THE INGRESS AND EGRESS EASEMENT, BLANKET IN NATURE.

B. Water Main Easements granted Northern Kentucky Water Service District, and recorded in Official Record Book C-191, Page 213, Page 218, Page 223, Page 225 and Page 230, affected: AFFECTS THE THE INGRESS AND EGRESS EASEMENT, AS SHOWN HEREON.

C. Easement with Covenants and Restrictions Affecting Land, dated March 18, 2003, between Wal-Mart Super Center Business Trust, Regency Real Group, Inc. and B&B Development, Inc., and recorded in Official Record Book C-1954, Page 103, in the affected Office: AFFECTS THE THE INGRESS AND EGRESS EASEMENT, AS SHOWN HEREON.

D. A Certificate of Land Use Restrictions, recorded on November 25, 2003, in Official Record Book C-1956, Page 140, in the Office affected: AFFECTS THE THE INGRESS AND EGRESS EASEMENT, BLANKET IN NATURE.

E. A 20' Sanitary Sewer Easement granted November 8, 2000, to Sanitation District No. 1, and recorded in Official Record Book C-448, Page 196, in the Office affected: AFFECTS THE THE INGRESS AND EGRESS EASEMENT, AS SHOWN HEREON.

F. A 20' Sanitary Sewer Easement granted August 11, 2000, to Sanitation District No. 1, Campbell and Fairfax Counties, Kentucky, and recorded in Official Record Book C-448, Page 201, in the Office affected: DOES NOT AFFECTS THE THE INGRESS AND EGRESS EASEMENT.

G. Easements and restrictions set forth on the Report of Parties A, B, and C of Valley Plaza, Section 3, and recorded as Plat 1650, and the Plat of Valley Plaza, Section 3, recorded as Plat 1647, AFFECTS THE THE INGRESS AND EGRESS EASEMENT, AS SHOWN HEREON.

H. A 34' Utility Easement granted December 9, 1986, to The Union Light, Heat and Power Company, and recorded in Eastern Book 5, Page 17, in the Office affected: AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

I. An unrecorded water main easement, as shown on the survey by Terry H. Hughes, recorded in Deed Book 958, Page 340, in the Office affected: DOES NOT AFFECT SUBJECT PROPERTY, NO WATER MAIN NOTED (See a note in area).

J. A water main easement granted March 28, 1989, to Northern Kentucky Water District, and recorded in Official Record Book C-7, Page 19, in the Office affected: AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

K. An administrative professional easement for ingress and egress granted September 17, 1991, to 7373 Covington, and recorded in Eastern Book 12, Page 321, in the Office affected: AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

L. A sign Easement Agreement, dated October 17, 2003, between Regency Realty Group, Inc., and Frisch's Restaurants, Inc., and recorded in Official Record Book C-1977, Page 125, in the Office affected: AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON. (Other easement 200' West of the subject property, along Valley Plaza Parkway).

M. An Easement Agreement, dated October 17, 2003, between Regency Realty Group, Inc., and Frisch's Restaurants, Inc., and recorded in Official Record Book C-1978, Page 129, in the Office affected: AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON; jointly vacated in Case No. 2003-000000-0000-0000.

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P. The Easement retained by the grantor, Frisch's Restaurants, Inc., in the deed dated June 2, 1998, and recorded in Deed Book 918, Page 88, in the Office affected: AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

Q. An Easement with Covenants of Interest in Prior Easement, dated January 27, 2012, between Valley Plaza and Company, LLC, and Frisch's Restaurants, Inc., and recorded in Official Record Book C-481, Page 101, in the Office affected: AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

R. Conveyed with the 1,705 acres by the deed recorded in Official Record Book C-4104, Page 231, easements for ingress and egress, as stated on page 258. These easements for ingress and egress or may be subject to the following:

A. Restraints Covenants, dated October 9, 2003, and recorded in Official Record Book C-1919, Page 11, in the Office affected: AFFECTS THE THE INGRESS AND EGRESS EASEMENT, BLANKET IN NATURE.

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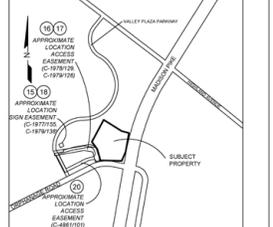
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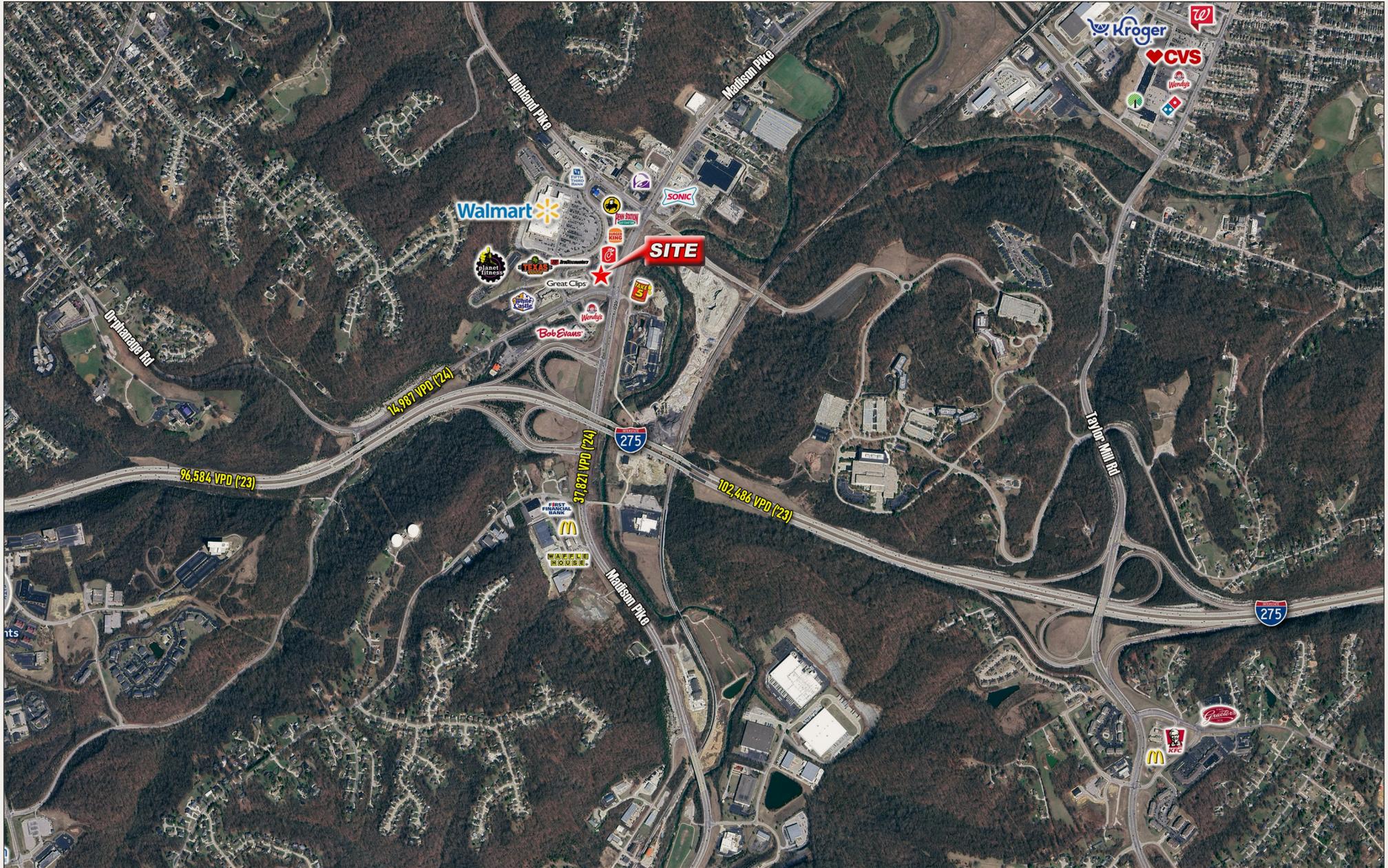
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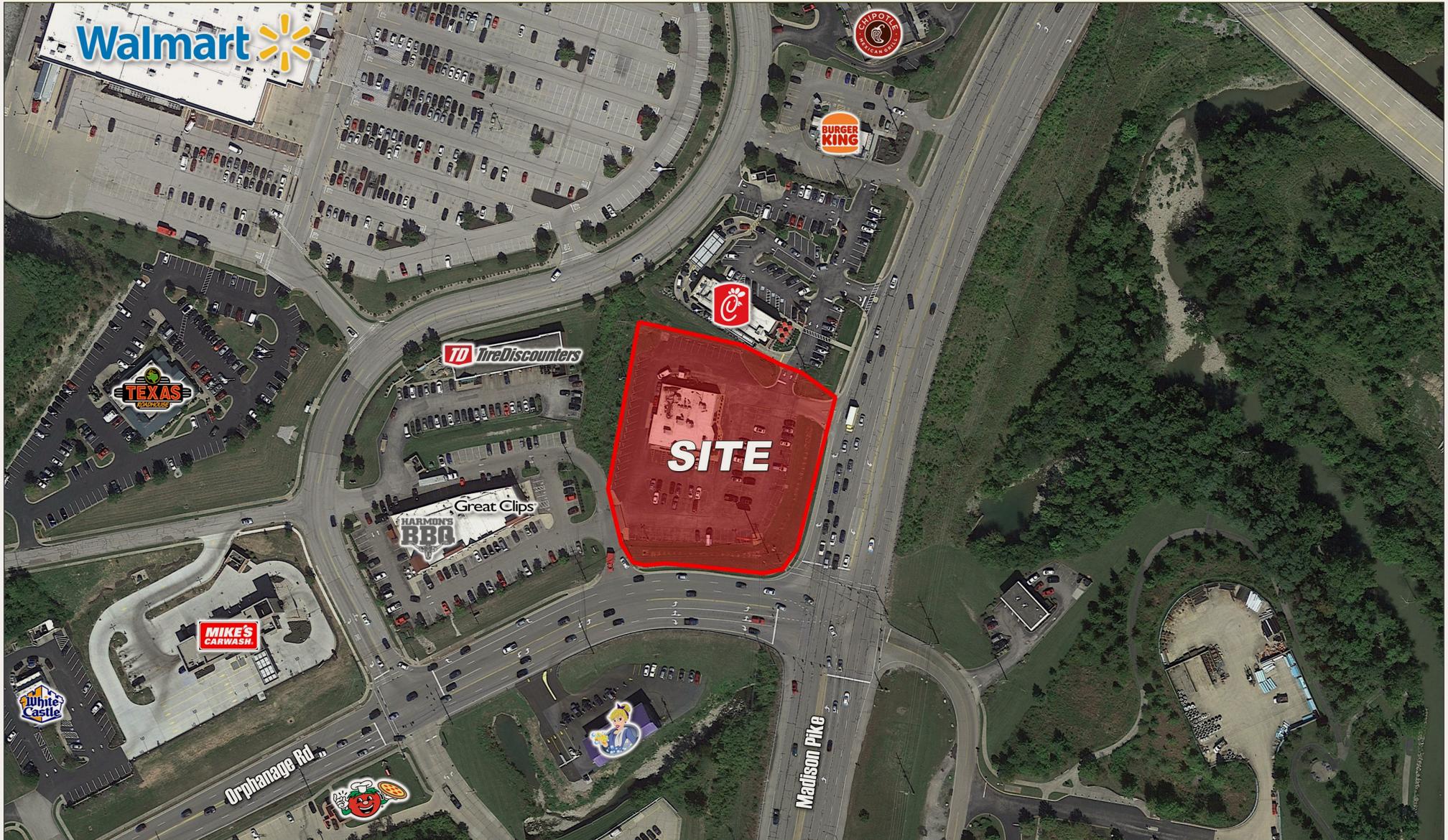
LEGEND:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(A)	FIELD LIGHT	(L)	RECORDED BLDG
(B)	LIGHT POLE	(M)	RECORDED BLDG
(C)	SHOULDER POLE	(N)	RECORDED BLDG
(D)	UTILITY POLE	(O)	RECORDED BLDG
(E)	GUW WIRE	(P)	RECORDED BLDG
(F)	CATCH BASIN	(Q)	RECORDED BLDG
(G)	CURB INLET	(R)	RECORDED BLDG
(H)	ELECTRIC METER	(S)	RECORDED BLDG
(I)	MANHOLE	(T)	RECORDED BLDG
(J)	PHONE MH	(U)	RECORDED BLDG
(K)	SANITARY MH	(V)	RECORDED BLDG
(L)	SHOULDER	(W)	RECORDED BLDG
(M)	STREAM MH	(X)	RECORDED BLDG
(N)	STORM MH	(Y)	RECORDED BLDG
(O)	WATER MH	(Z)	RECORDED BLDG
(P)	ELEC. METER	(AA)	RECORDED BLDG
(Q)	CLEANOUT	(AB)	RECORDED BLDG
(R)	GAS METER	(AC)	RECORDED BLDG
(S)	GAS VALVE	(AD)	RECORDED BLDG
(T)	WATER VALVE	(AE)	RECORDED BLDG
(U)	FACE DOWN	(AF)	RECORDED BLDG
(V)	SH HOOKUP	(AG)	RECORDED BLDG
(W)	SPRINKLER	(AH)	RECORDED BLDG
(X)	POST	(AI)	RECORDED BLDG
(Y)	NON-SCALEABLE LINE	(AJ)	RECORDED BLDG
(Z)	NON-SCALEABLE LINE	(AK)	RECORDED BLDG
(AA)	NON-SCALEABLE LINE	(AL)	RECORDED BLDG
(AB)	NON-SCALEABLE LINE	(AM)	RECORDED BLDG
(AC)	NON-SCALEABLE LINE	(AN)	RECORDED BLDG
(AD)	NON-SCALEABLE LINE	(AO)	RECORDED BLDG
(AE)	NON-SCALEABLE LINE	(AP)	RECORDED BLDG
(AF)	NON-SCALEABLE LINE	(AQ)	RECORDED BLDG
(AG)	NON-SCALEABLE LINE	(AR)	RECORDED BLDG
(AH)	NON-SCALEABLE LINE	(AS)	RECORDED BLDG
(AI)	NON-SCALEABLE LINE	(AT)	RECORDED BLDG
(AJ)	NON-SCALEABLE LINE	(AU)	RECORDED BLDG
(AK)	NON-SCALEABLE LINE	(AV)	RECORDED BLDG
(AL)	NON-SCALEABLE LINE	(AW)	RECORDED BLDG
(AM)	NON-SCALEABLE LINE	(AX)	RECORDED BLDG
(AN)	NON-SCALEABLE LINE	(AY)	RECORDED BLDG
(AO)	NON-SCALEABLE LINE	(AZ)	RECORDED BLDG
(AP)	NON-SCALEABLE LINE	(BA)	RECORDED BLDG
(AQ)	NON-SCALEABLE LINE	(BB)	RECORDED BLDG
(AR)	NON-SCALEABLE LINE	(BC)	RECORDED BLDG
(AS)	NON-SCALEABLE LINE	(BD)	RECORDED BLDG
(AT)	NON-SCALEABLE LINE	(BE)	RECORDED BLDG
(AU)	NON-SCALEABLE LINE	(BF)	RECORDED BLDG
(AV)	NON-SCALEABLE LINE	(BG)	RECORDED BLDG
(AW)	NON-SCALEABLE LINE	(BH)	RECORDED BLDG
(AX)	NON-SCALEABLE LINE	(BI)	RECORDED BLDG
(AY)	NON-SCALEABLE LINE	(BJ)	RECORDED BLDG
(AZ)	NON-SCALEABLE LINE	(BK)	RECORDED BLDG
(BA)	NON-SCALEABLE LINE	(BL)	RECORDED BLDG
(BB)	NON-SCALEABLE LINE	(BM)	RECORDED BLDG
(BC)	NON-SCALEABLE LINE	(BN)	RECORDED BLDG
(BD)	NON-SCALEABLE LINE	(BO)	RECORDED BLDG
(BE)	NON-SCALEABLE LINE	(BP)	RECORDED BLDG
(BF)	NON-SCALEABLE LINE	(BQ)	RECORDED BLDG
(BG)	NON-SCALEABLE LINE	(BR)	RECORDED BLDG
(BH)	NON-SCALEABLE LINE	(BS)	RECORDED BLDG
(BI)	NON-SCALEABLE LINE	(BT)	RECORDED BLDG
(BJ)	NON-SCALEABLE LINE	(BU)	RECORDED BLDG
(BK)	NON-SCALEABLE LINE	(BV)	RECORDED BLDG
(BL)	NON-SCALEABLE LINE	(BW)	RECORDED BLDG
(BM)	NON-SCALEABLE LINE	(BX)	RECORDED BLDG
(BN)	NON-SCALEABLE LINE	(BY)	RECORDED BLDG
(BO)	NON-SCALEABLE LINE	(BZ)	RECORDED BLDG
(BP)	NON-SCALEABLE LINE	(CA)	RECORDED BLDG
(BQ)	NON-SCALEABLE LINE	(CB)	RECORDED BLDG
(BR)	NON-SCALEABLE LINE	(CC)	RECORDED BLDG
(BS)	NON-SCALEABLE LINE	(CD)	RECORDED BLDG
(BT)	NON-SCALEABLE LINE	(CE)	RECORDED BLDG
(BU)	NON-SCALEABLE LINE	(CF)	RECORDED BLDG
(BV)	NON-SCALEABLE LINE	(CG)	RECORDED BLDG
(BW)	NON-SCALEABLE LINE	(CH)	RECORDED BLDG
(BX)	NON-SCALEABLE LINE	(CI)	RECORDED BLDG
(BY)	NON-SCALEABLE LINE	(CJ)	RECORDED BLDG
(BZ)	NON-SCALEABLE LINE	(CK)	RECORDED BLDG
(CA)	NON-SCALEABLE LINE	(CL)	RECORDED BLDG
(CB)	NON-SCALEABLE LINE	(CM)	RECORDED BLDG
(CC)	NON-SCALEABLE LINE	(CN)	RECORDED BLDG
(CD)	NON-SCALEABLE LINE	(CO)	RECORDED BLDG
(CE)	NON-SCALEABLE LINE	(CP)	RECORDED BLDG
(CF)	NON-SCALEABLE LINE	(CQ)	RECORDED BLDG
(CG)	NON-SCALEABLE LINE	(CR)	RECORDED BLDG
(CH)	NON-SCALEABLE LINE	(CS)	RECORDED BLDG
(CI)	NON-SCALEABLE LINE	(CT)	RECORDED BLDG
(CJ)	NON-SCALEABLE LINE	(CU)	RECORDED BLDG
(CK)	NON-SCALEABLE LINE	(CV)	RECORDED BLDG
(CL)	NON-SCALEABLE LINE	(CW)	RECORDED BLDG
(CM)	NON-SCALEABLE LINE	(CX)	RECORDED BLDG
(CN)	NON-SCALEABLE LINE	(CY)	RECORDED BLDG
(CO)	NON-SCALEABLE LINE	(CZ)	RECORDED BLDG
(CP)	NON-SCALEABLE LINE	(DA)	RECORDED BLDG
(CQ)	NON-SCALEABLE LINE	(DB)	RECORDED BLDG
(CR)	NON-SCALEABLE LINE	(DC)	RECORDED BLDG
(CS)	NON-SCALEABLE LINE	(DD)	RECORDED BLDG
(CT)	NON-SCALEABLE LINE	(DE)	RECORDED BLDG
(CU)	NON-SCALEABLE LINE	(DF)	RECORDED BLDG
(CV)	NON-SCALEABLE LINE	(DG)</	

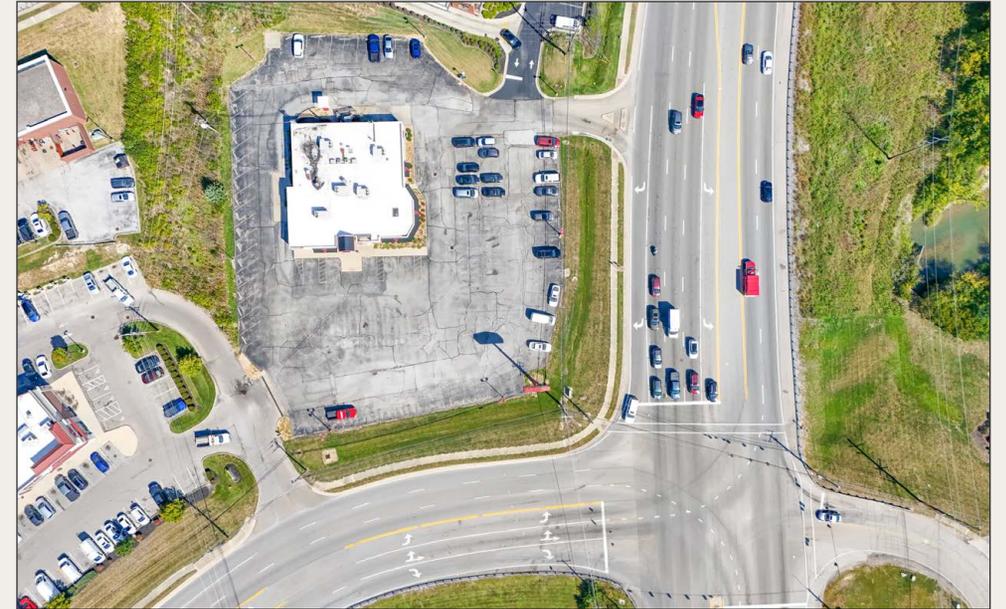
Aerial



Aerial



Images



Former Frisch's
For Lease
6,605 SF | 1.71 acres

494 Orphange Road, Fort Wright, KY 41017

494

Orphange Road

Fort Wright, KY 41017

Gordy Hoagland

White Oak

+1 502 387 1734

ghoagland@whiteoakcre.com

Melissa Ruther

CBRE

+1 513 477 1858

melissa.ruther@cbre.com

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