

3307 DIXIE HWY

3307 Dixie Hwy, Erlanger, KY 41018



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity in Erlanger, KY. This prime property boasts a 1,396 SF building, offering ample space for a variety of office or office building ventures. The property combines the allure of a classic design with potential for modern updates and customization. Its strategic location in Erlanger provides easy access to major thoroughfares and essential amenities. Whether you're seeking a new headquarters or a strategic investment in the thriving Erlanger market, this property presents a compelling opportunity to establish a prominent presence in the area.

PROPERTY HIGHLIGHTS

- 1,396 SF office building
- Prime location in Erlanger
- Versatile space for office use
- Potential for modern updates
- Strategic investment opportunity
- Ample parking for employees and visitors

OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	8,693 SF
Building Size:	1,396 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	390	1,166	5,216
Total Population	924	2,688	12,230
Average HH Income	\$86,454	\$81,407	\$81,705

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.

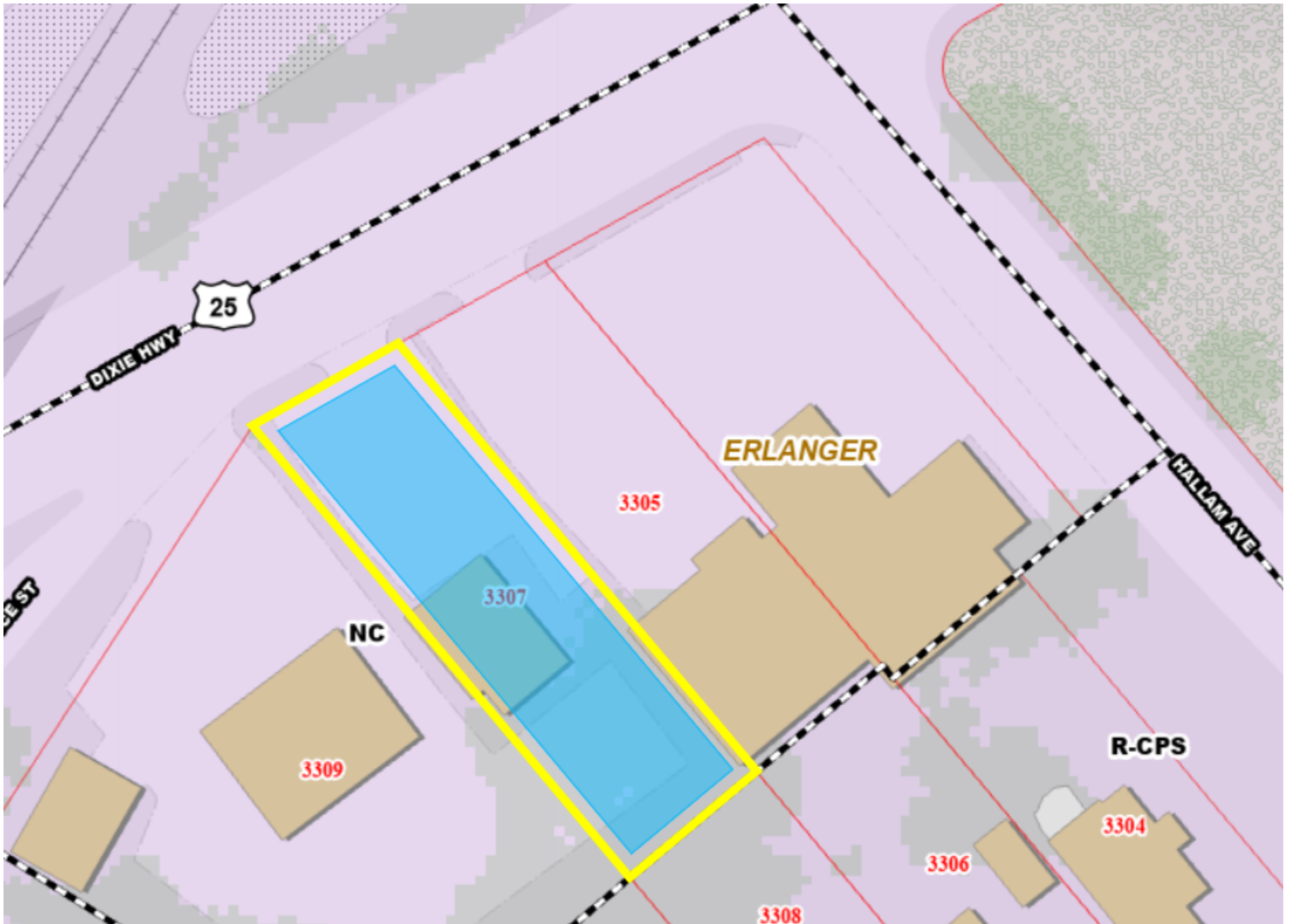
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OFFICE FOR SALE

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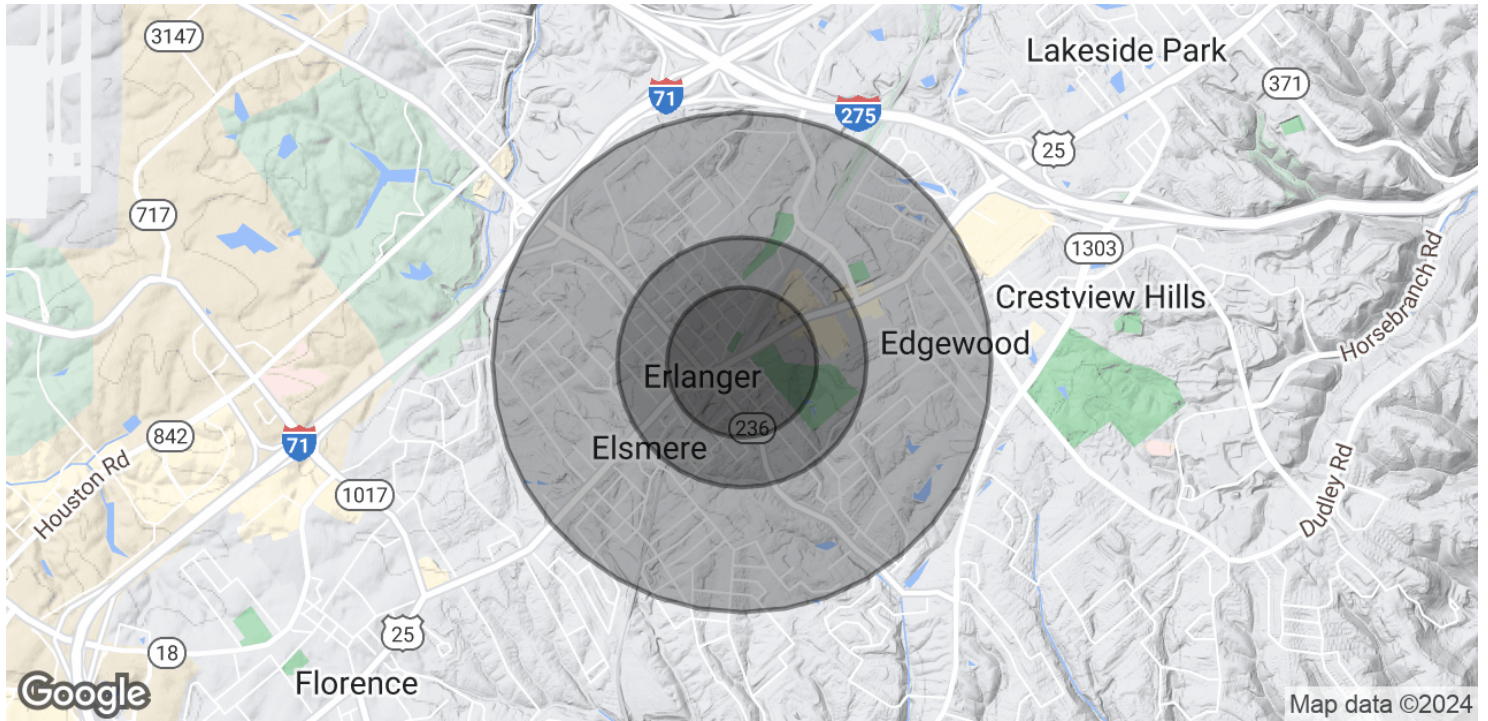
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	924	2,688	12,230
Average Age	41	41	40
Average Age (Male)	40	39	38
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	390	1,166	5,216
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$86,454	\$81,407	\$81,705
Average House Value	\$236,323	\$209,878	\$206,934

Demographics data derived from AlphaMap

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