

Former Frisch's  
For Lease  
4,923 SF | 1.42 acres

# 2112 Declaration Drive

Independence, KY 41051



Gordy Hoagland

White Oak

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Melissa Ruther

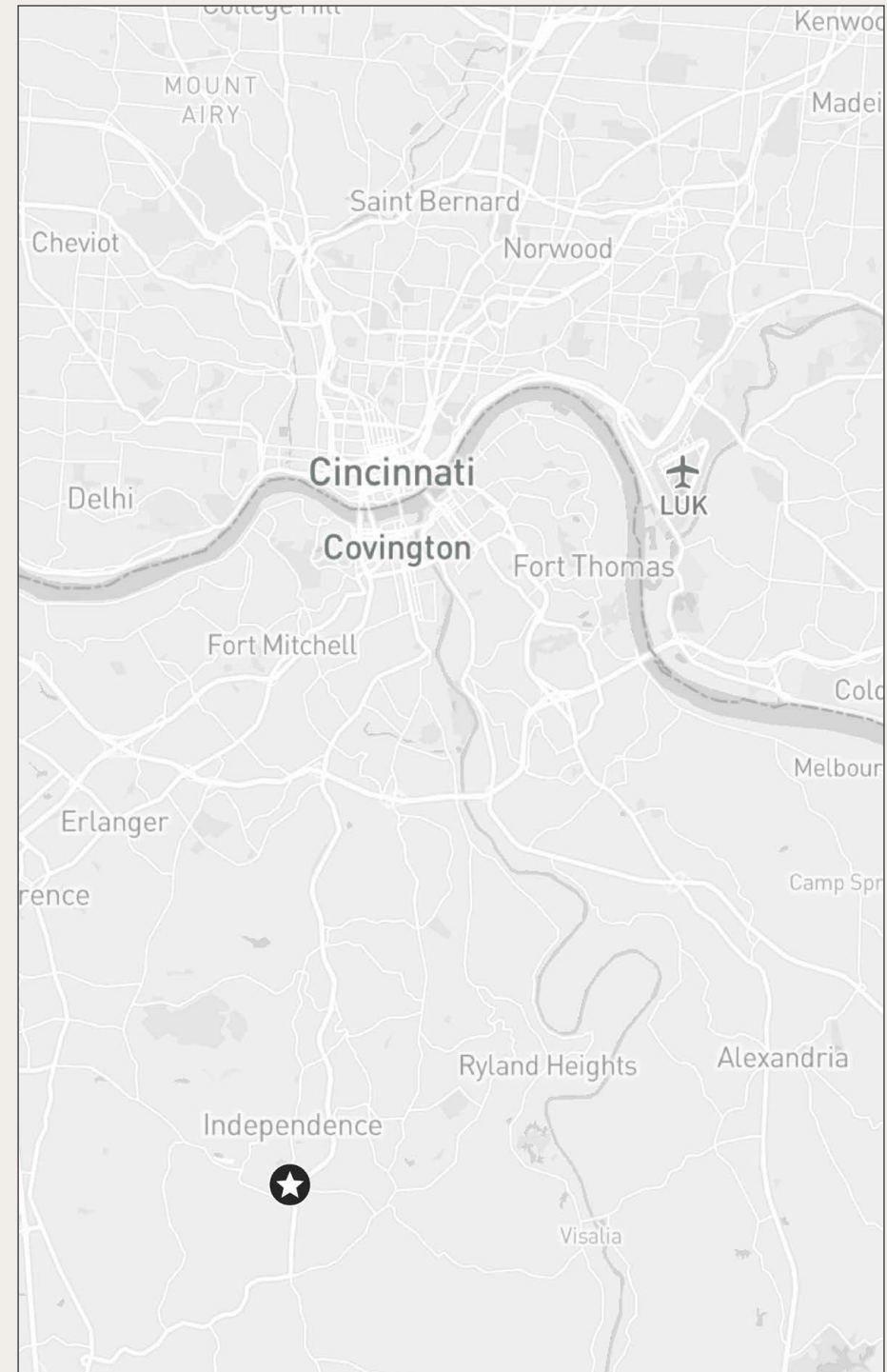
CBRE

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# Site Overview

- Independence is a Northern Kentucky suburb of Cincinnati, located approximately 13 miles south of downtown.
- Independence is the third largest city in Northern Kentucky with a population of just under 50,000 people living within five miles of the city.
- The area is served by two major thoroughfares: KY 17 serving north/south traffic, and K& 536 serving east/west traffic.
- The epicenter of the trade area is located at KY 17 and KY 536, which is just south of the subject property.
- Residential growth is concentrated to the north, west, and east of this intersection with growth along KY 17 to the south.
- Retail generators in the trade area include Kroger Marketplace, Tire Discounters, Buffalo Wild Wings, Wendy's, Ace Hardware, McDonald's, Fifth Third Bank, Bluegrass Urgent Care, Anytime Fitness, La Rosa's, Skyline Chili, Chipotle, Wendy's, Starbucks, Aldi, Walgreens, Taco Bell, Dollar Tree, Great Clips, United Dairy Farmers, AutoZone and more. Publix is also under construction on a new development in the area.
- The 1.42-acre freestanding outparcel is located in front of the Kroger Marketplace.
- The property is accessed directly off of Declaration Drive, which is the access drive immediately in front of the development.
- The property is available for lease or redevelopment.

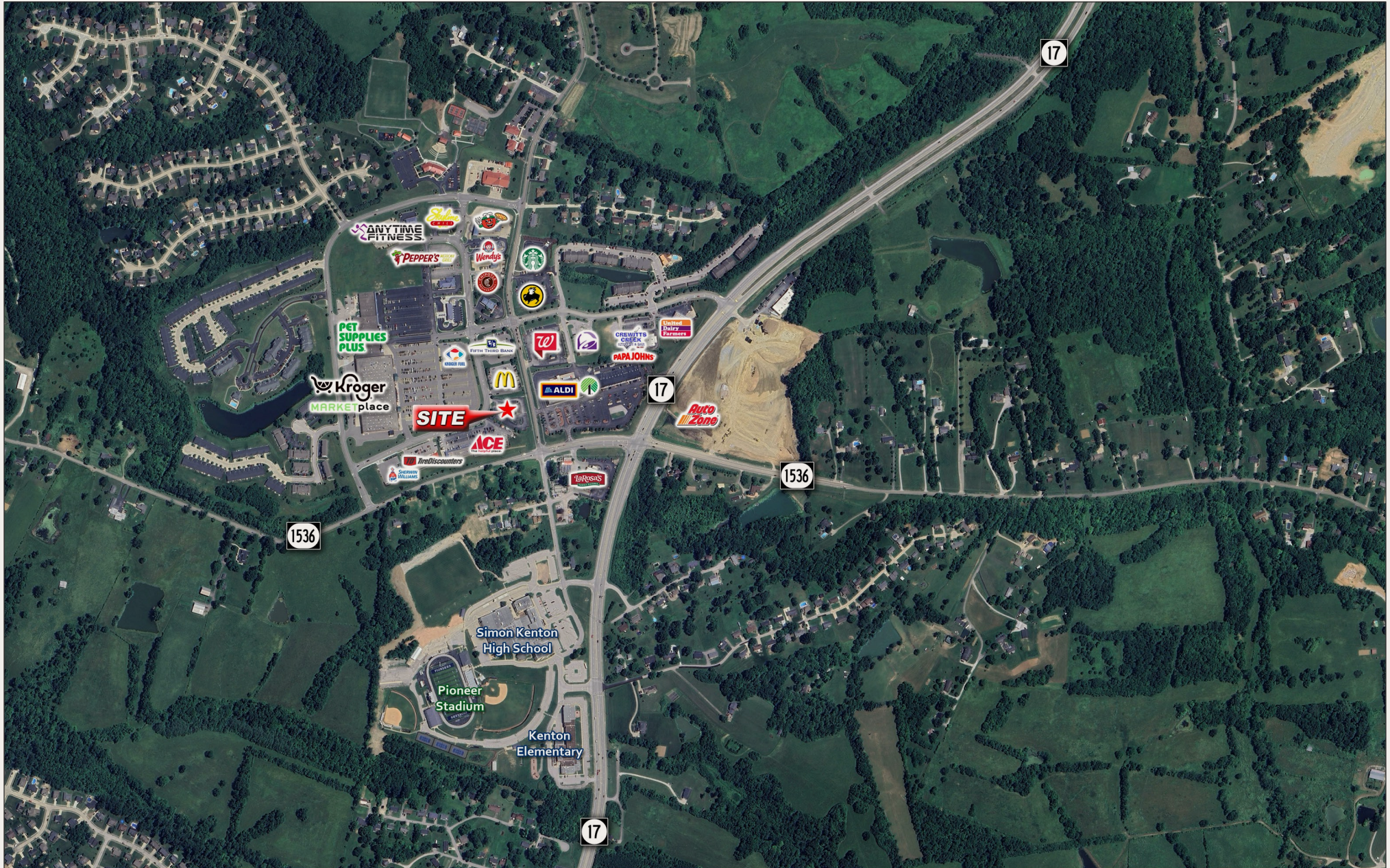


# Demographics

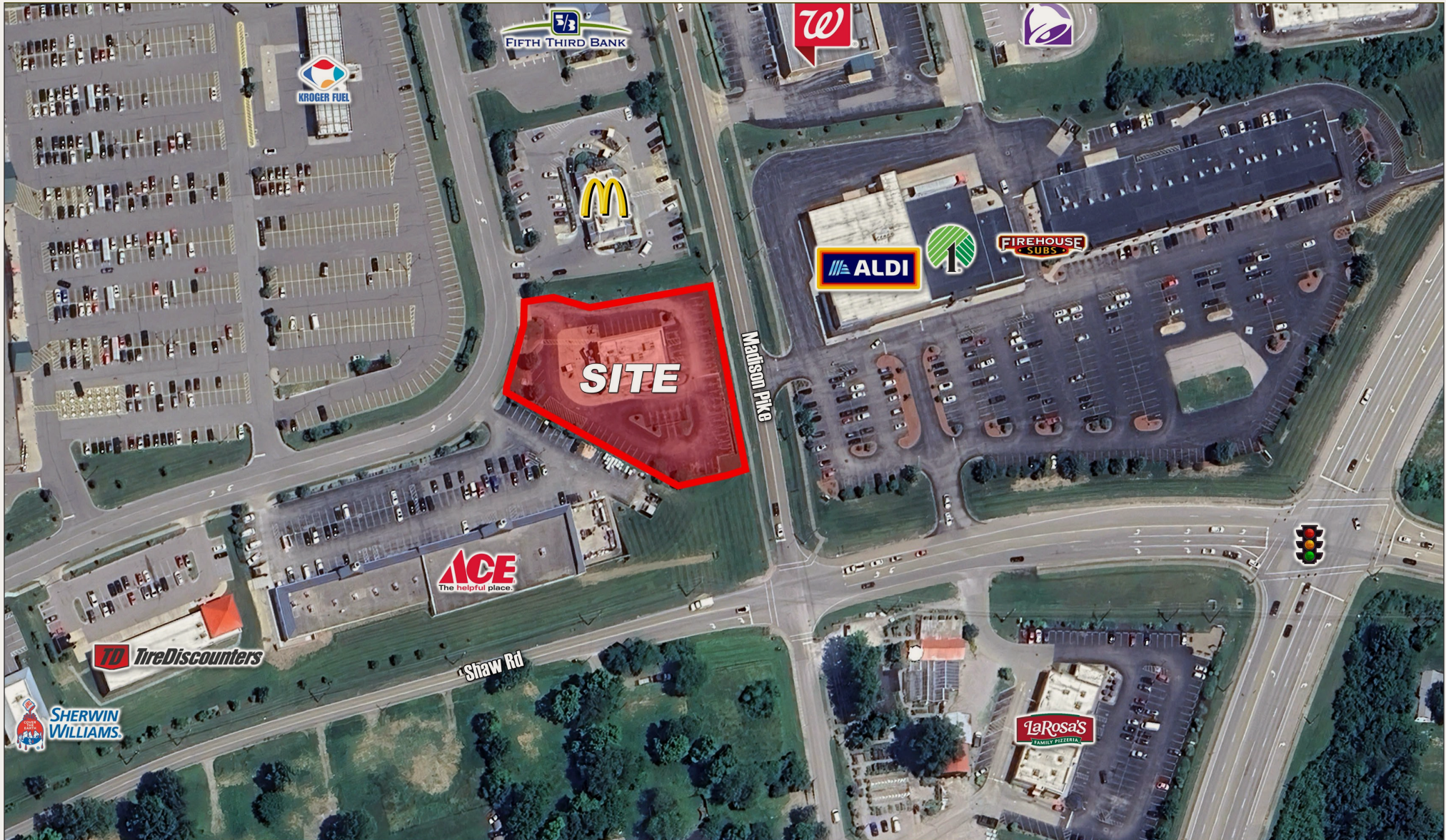
	1 MILE	3 MILES	5 MILES
 POPULATION	3,658	25,837	61,481
 COLLEGE EDUCATED	65.5%	69.9%	65.4%
 MEDIAN HH INCOME	\$95,869	\$99,526	\$92,964
 BUSINESSES	132	389	1,118
 DAYTIME POPULATION	3,479	17,097	48,025
 MEDIAN AGE	41.4	37.1	36.7



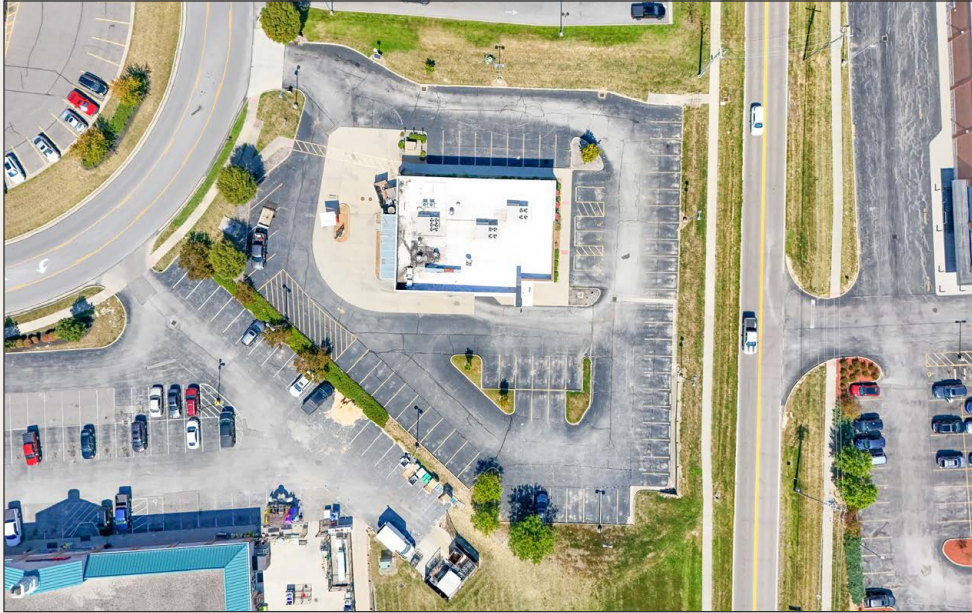
# Aerial



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# Images



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2122 Declaration Dr Independence, KY 4105

# 2112

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