

# INDUSTRIAL / GARAGE SPACE

1893 American Avenue, Hebron, KY 41048



### PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Boone County, KY. This brand new industrial/garage/flex space encompasses a meticulously crafted 2,100 SF building (30' x 70'), ideal for a range of industrial and commercial uses. Built in 2025 ensuring efficiency and durability. Zoned I-1, this property offers maximum flexibility for a variety of business ventures. Situated in a strategic location close to Airport and provides access to major transportation routes.

### PROPERTY HIGHLIGHTS

- 14' Overhead Door / 10' Overhead Door
- 16' Eaves
- Zoned I-1 for versatile use
- 2 Walk In Doors
- 6" Thick Reinforced Concrete Slab and Driveway Entrance
- 200 Amp Electric Service w High Bay Led Lights

### OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	0.17 Acres
Building Size:	2,100 SF

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	4	56
Total Population	3	12	151
Average HH Income	\$59,892	\$59,892	\$64,497

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.

**DERRICK PLUNKETT**

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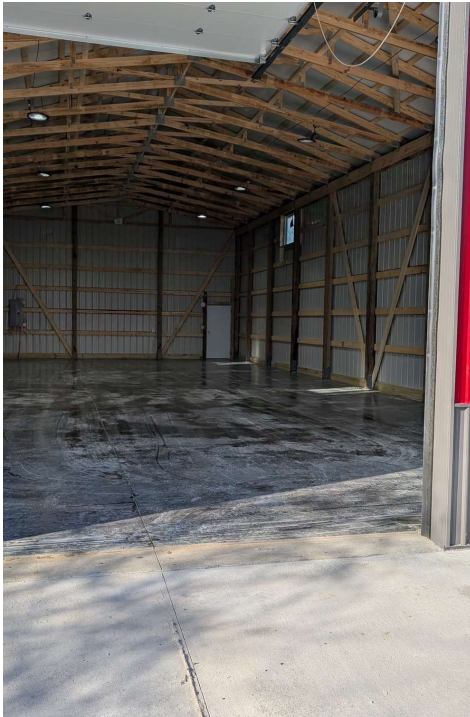
**KW COMMERCIAL**  
7210 Turfway Road  
Florence, KY 41042



**GARAGE SPACE FOR SALE**

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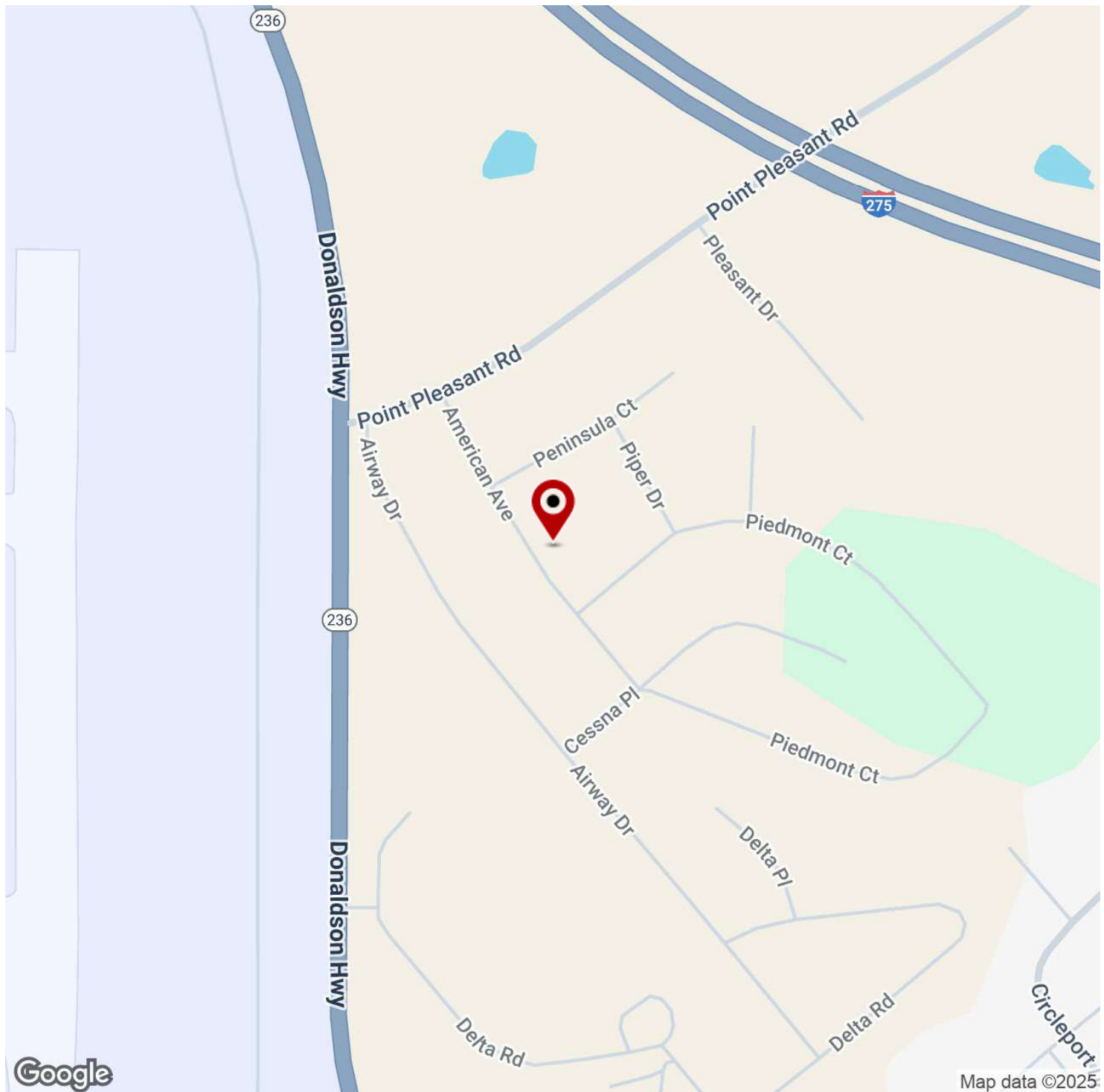
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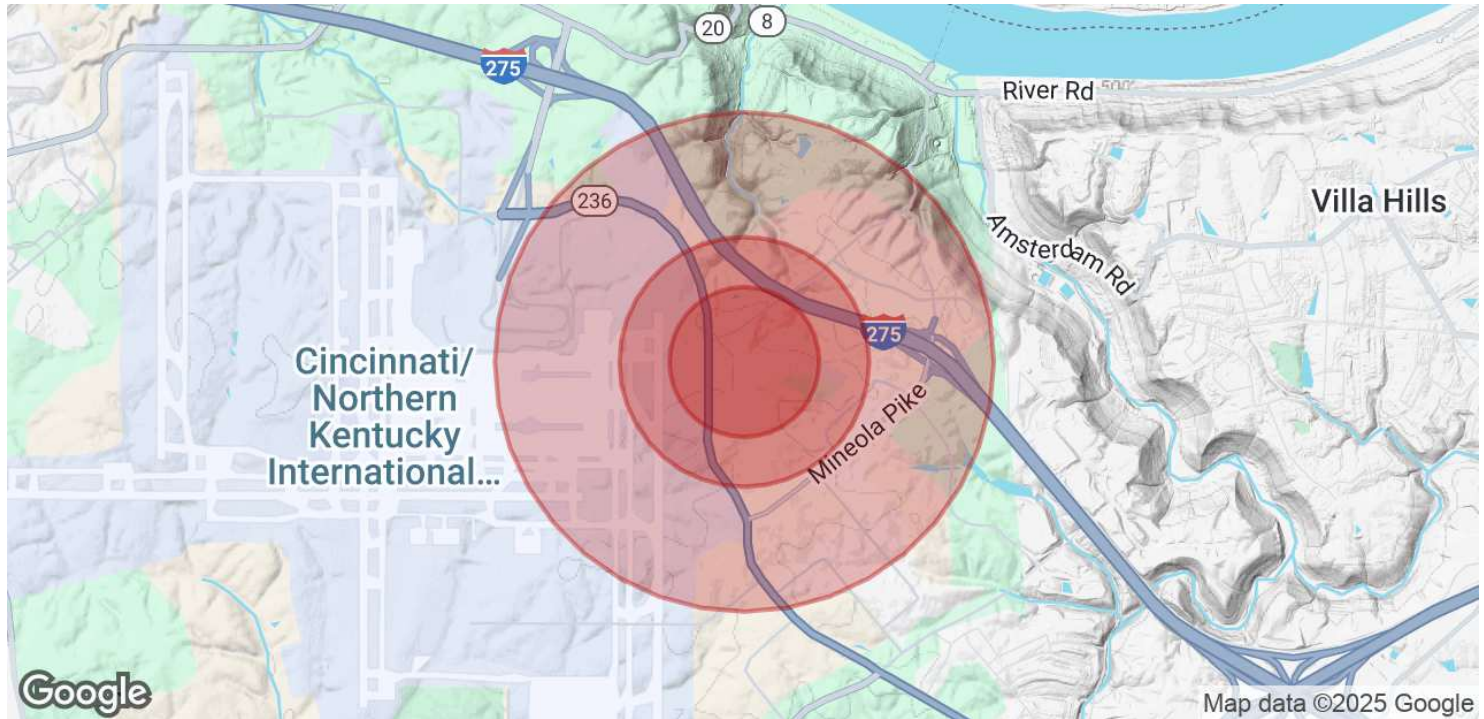
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3	12	151
Average Age	37	37	38
Average Age (Male)	37	37	38
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	4	56
# of Persons per HH	3	3	2.7
Average HH Income	\$59,892	\$59,892	\$64,497
Average House Value	\$146,747	\$146,747	\$159,508

*Demographics data derived from AlphaMap*

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