



# MODEL HOMES

12952 Frogtown Connector Rd, Walton, KY 41094



### PROPERTY DESCRIPTION

Introducing an exceptional opportunity for Office / Office Building investors. This impressive property, strategically situated in the thriving Walton area, features 2 well-maintained buildings, Ranch is 1,821 sq ft / Two Story is 2,576 sq ft. Property is ideally suited for a range of commercial ventures. Built in 2006, the property is thoughtfully zoned C-3, offering flexibility and potential for diverse business applications. Enjoy the convenience of a prime location with easy access to major transportation routes and neighboring commercial centers. With its established presence in a dynamic business environment, this property presents a compelling prospect for astute investors seeking a strategic foothold in the Walton area's flourishing market.

### PROPERTY HIGHLIGHTS

- Ranch 1,821 sq ft. / Two Story 2,576 sq ft.
- Perfect for Office or Commercial Use
- Constructed in 2006, Offering Modern Infrastructure
- Zoned C-3, Providing Flexibility for Various Business Ventures

### OFFERING SUMMARY

Sale Price:	\$899,000
Lot Size:	1.03 Acres
Building Size:	4,397 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	80	297	1,003
Total Population	217	811	2,768
Average HH Income	\$142,602	\$143,892	\$142,808

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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7210 Turfway Road  
Florence, KY 41042

**OFFICE FOR SALE**

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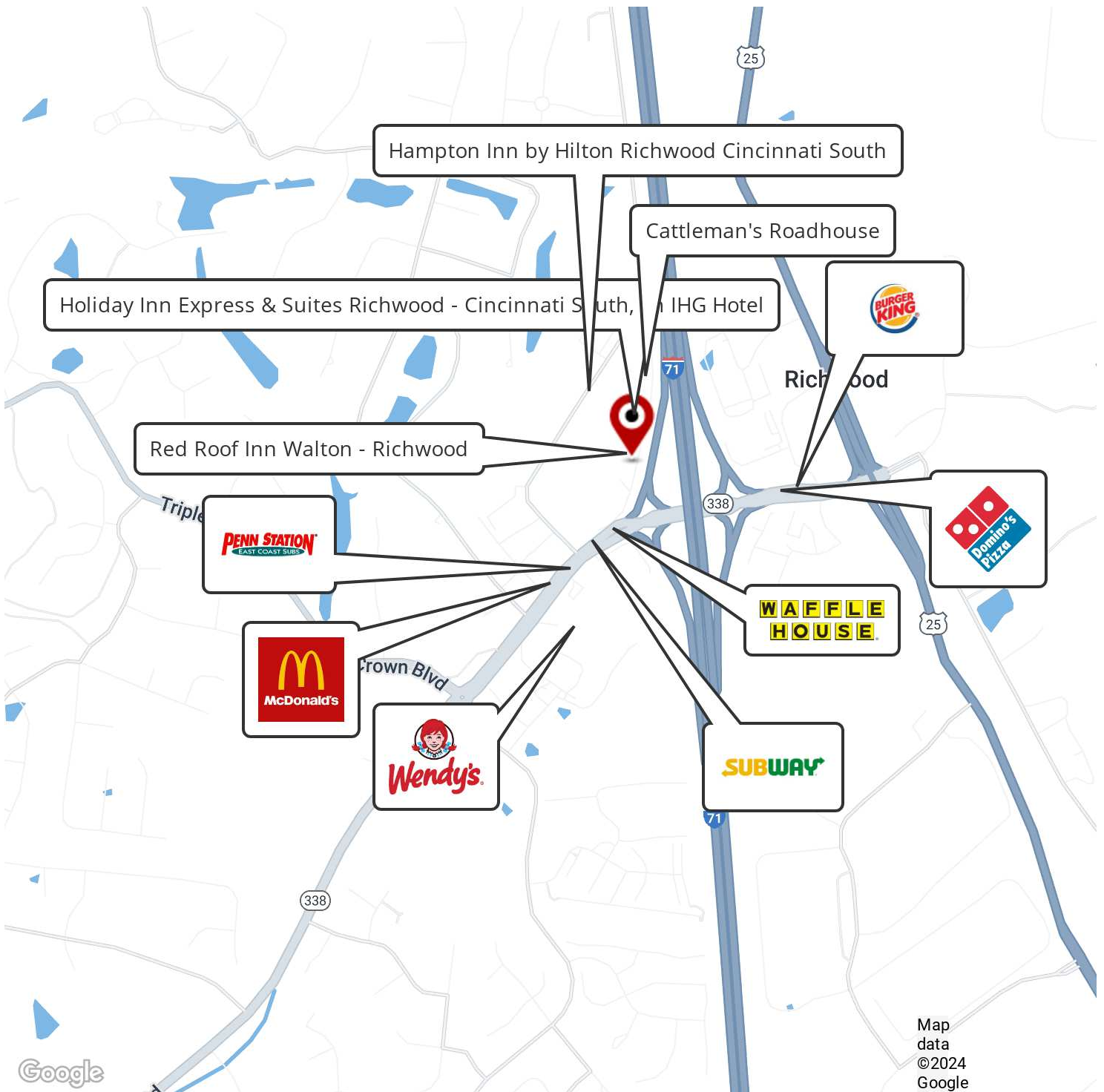
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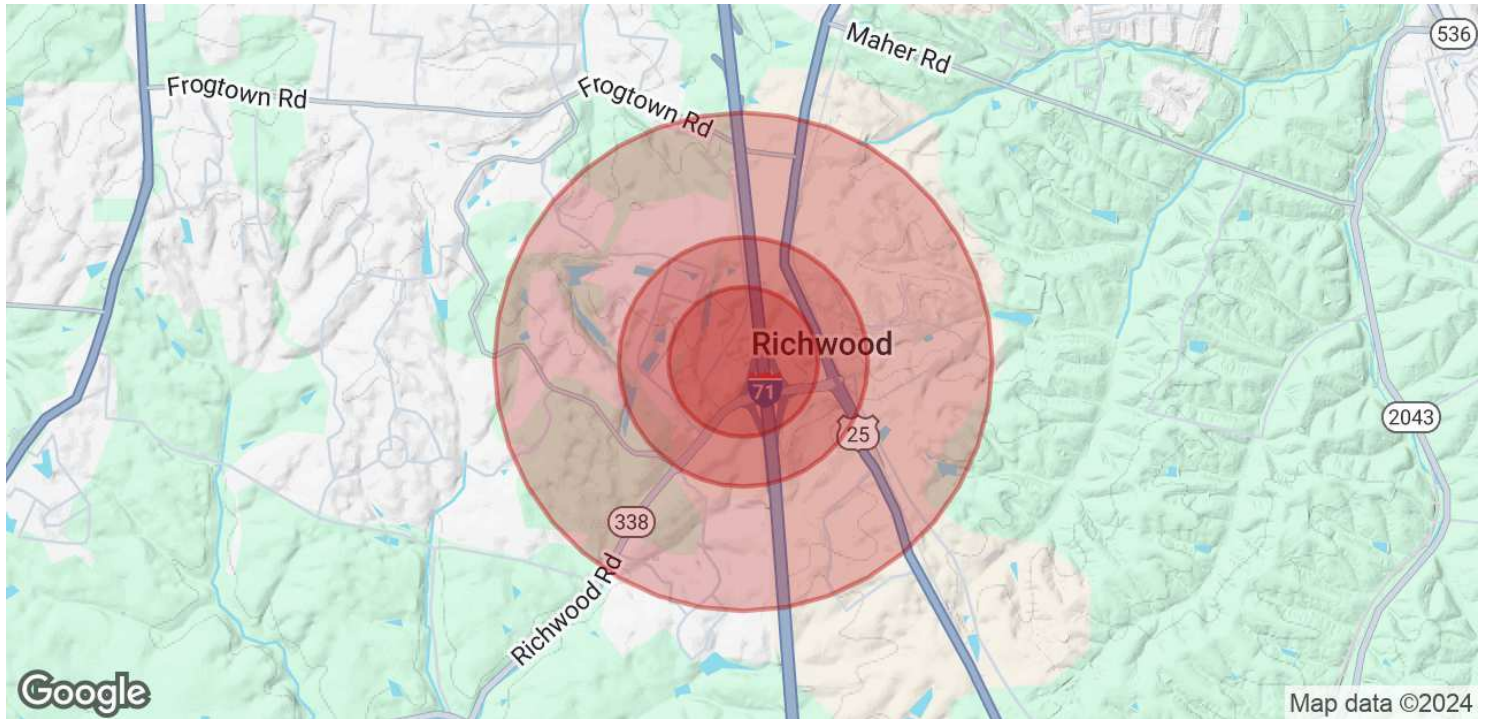
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	217	811	2,768
Average Age	44	44	42
Average Age (Male)	44	44	41
Average Age (Female)	44	45	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	80	297	1,003
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$142,602	\$143,892	\$142,808
Average House Value	\$466,307	\$465,415	\$430,341

*Demographics data derived from AlphaMap*

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