

# 9796 ALEXANDRIA PIKE

9796 Alexandria Pike, Alexandria, KY 41001



## PROPERTY DESCRIPTION

An outstanding purchase opportunity in the heart of Campbell County. This impressive 5,850 SF office building is primed for success with 3,150 sq ft of Office Space and detached 2,700 sq ft of Warehouse. This building offers a versatile layout with exceptional visibility. Zoned HC, this property provides the perfect canvas for businesses seeking a strategic location and a professional environment to thrive. This property boast 8 private offices, a kitchenette and conference room. Don't miss the chance to elevate your business presence in this dynamic commercial hub.

## PROPERTY HIGHLIGHTS

- 3,150 sq ft Office Space
- 2,700 sq ft Warehouse Space
- 8 Private Offices
- Strategically located HC-zoned
- Ample parking for employees and visitors

## OFFERING SUMMARY

Sale Price:	\$1,500,000
Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	5,850 SF
Lot Size:	149,875 SF
Building Size:	5,850 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	273	847
Total Population	168	782	2,433
Average HH Income	\$111,743	\$122,766	\$125,210

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.

**T.J. SCHUTTE JR**  
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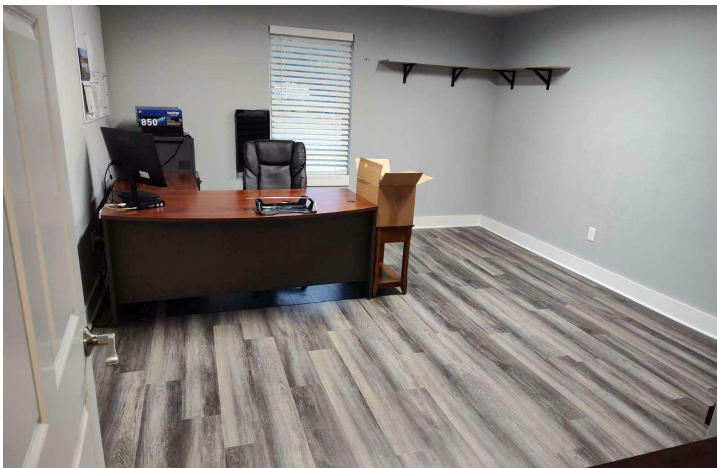
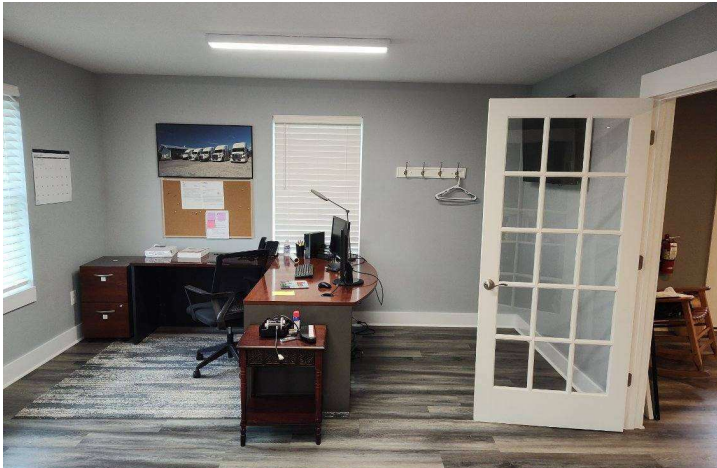
**KW COMMERCIAL**  
7210 Turfway Road  
Florence, KY 41042

**OFFICE / FLEX FOR SALE & LEASE**



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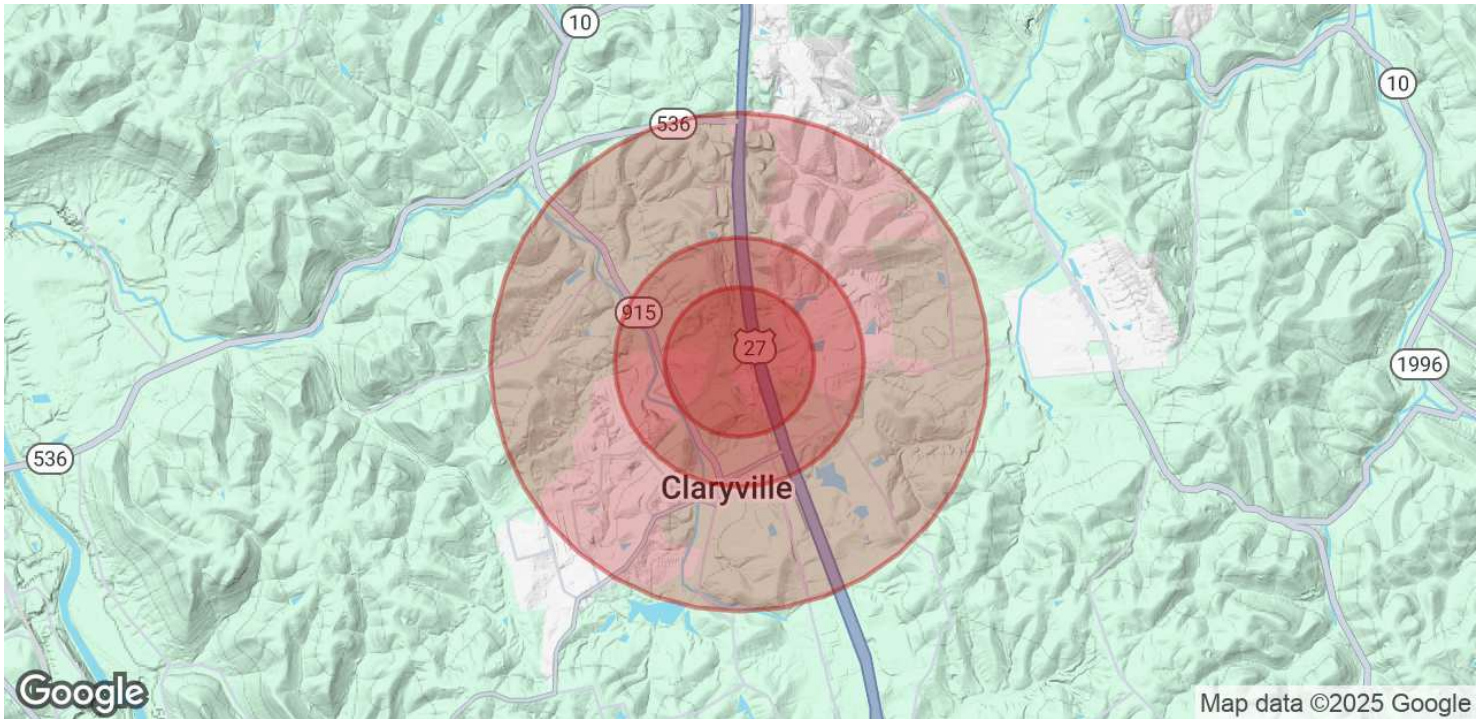
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	168	782	2,433
Average Age	40	39	39
Average Age (Male)	40	38	38
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	60	273	847
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$111,743	\$122,766	\$125,210
Average House Value	\$293,463	\$308,336	\$310,141

Demographics data derived from AlphaMap

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