

# GROUND LEASE

DEVELOPMENT SITE | 0.5 ACRES | ZONED "CC"

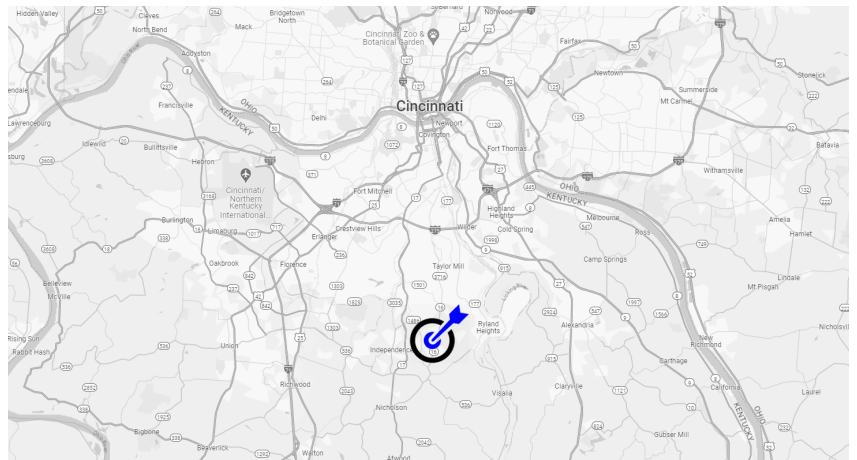
## 6463 TAYLOR MILL RD

INDEPENDENCE, KY 41051



## OFFERING SUMMARY

Address	6463 Taylor Mill Rd Independence, KY 41051
Ground Lease	Negotiable
Acreage	Approx. 0.5 acres
County	Kenton County
Municipality	City of Independence
Parcel ID	061-10-00-275.00
Zoning	CC - Community Commercial



## MIKE BASTIN

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2181 VICTORY PARKWAY | SUITE 102  
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## PROPERTY DESCRIPTION

Outlot available for ground lease (approx. 0.5 acres) with frontage along Taylor Mill Rd at the Cherokee Shopping Center in Independence, KY offers a developer or small business owner plenty of options for new development. This well-located site on Taylor Mill Rd is zoned CC - Community Commercial and perfectly suited for a new retail pad. Easily accessible to I-275 - join in on the new commercial and residential development happening all around Independence and Taylor Mill.



### DEMOGRAPHIC INFO

POPULATION SUMMARY	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	4,781	26,411	55,662
NUMBER OF HOUSEHOLDS	1,637	9,010	19,716
NUMBER OF HOUSING UNITS	1,696	9,300	20,367
OWNER OCCUPIED UNITS	84.1%	84.3%	80.8%
RENTER OCCUPIED UNITS	12.4%	12.6%	16.0%
VACANT UNITS	3.5%	3.1%	3.2%
MEDIAN AGE	36.3	36.5	36.9
HOUSEHOLD SUMMARY	1 MILE	3 MILE	5 MILE
MEDIAN HH INCOME	\$96,873	\$96,638	\$91,956
AVERAGE HH INCOME	\$112,349	\$110,503	\$109,990
MEDIAN HOME VALUE	\$275,566	\$233,502	\$238,904
AVERAGE HOME VALUE	\$289,103	\$264,654	\$271,155

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