

OFFICE FOR SALE

3207 DIXIE HWY, ERLANGER, KY 41018

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OFFERING SUMMARY

SALE PRICE:	\$450,000
LOT SIZE:	0.4 Acres
YEAR BUILT:	1963
BUILDING SIZE:	2,412 SF
PRICE / SF:	\$186.57

PROPERTY OVERVIEW

Busy commercial district with high traffic count. Zoned neighborhood commercial with many permitted uses. Over 2400 sq ft on main level plus basement, 2 baths and 28 parking spaces. Currently used as a clothing retail space. Building suites many usages including food service, retail pad and professional space with many other potential usages. Great location with high traffic count and abundance of other retail venues located on the same strip. The owner will also consider leasing.

75 to 275 east to Crestview Hills Exit, make a Rt off exit and travel to property on the left.

KW COMMERCIAL
2216 Dixie Highway,
Ste. 100
Fort Mitchell, KY 41017

DERRICK PLUNKETT
Associate
0 859.620.5830
dp.kwcommercial@gmail.com

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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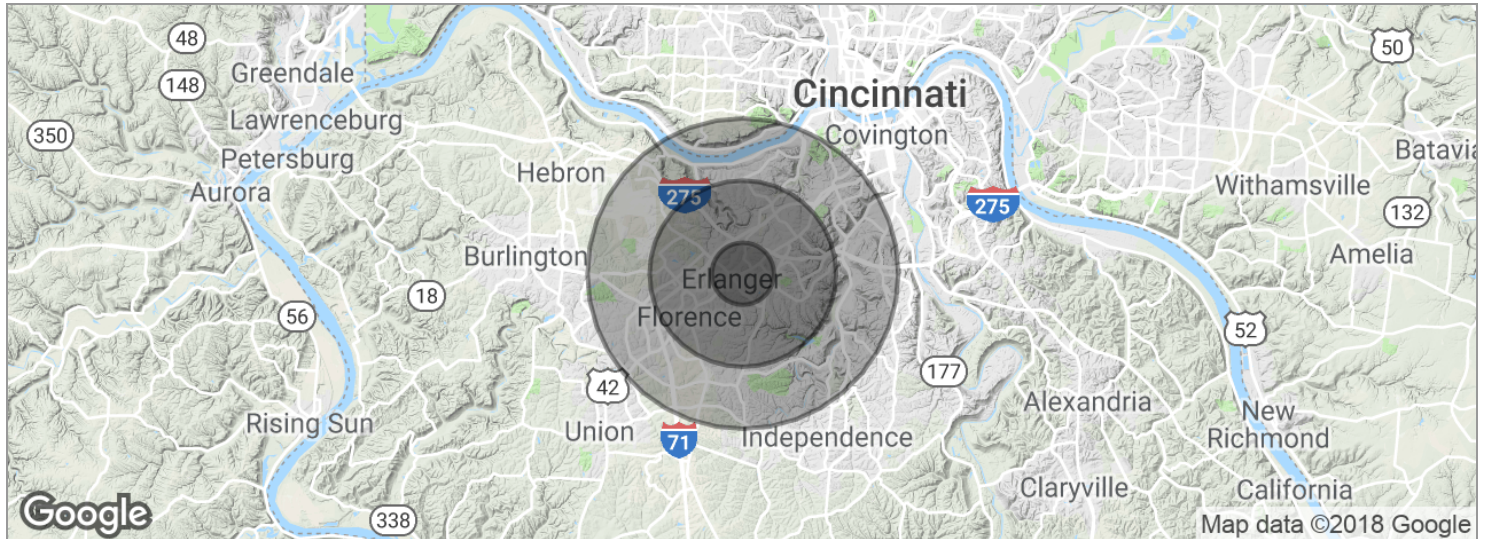
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,034	67,200	137,683
Median age	36.5	37.2	37.0
Median age (male)	33.8	35.5	35.5
Median age (Female)	38.6	38.5	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,879	26,461	53,498
# of persons per HH	2.6	2.5	2.6
Average HH income	\$63,325	\$67,593	\$70,813
Average house value	\$124,589	\$179,373	\$176,474

* Demographic data derived from 2010 US Census

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