

RETAIL FOR SALE/LEASE

2001 DIXIE HIGHWAY

2001 Dixie Highway, Fort Wright, KY 41011



OFFERING SUMMARY

Sale Price:	Call For Details
Lease Rate:	Call For Details
Building Size:	3,400 SF
Lot Size:	0.53 Acres
Year Built:	1973
Last Renovated:	2012

PROPERTY HIGHLIGHTS

- 3,400 Freestanding Retail Building
- Former US Bank with Drive Thru & Built-In Vault
- Pylon Sign Available
- Easy Access to I-75
- On Primary Retail Corridor of Fort Wright
- Conversion Possibilities with Option to Ground Lease
- Outparcel to Christ Hospital Outpatient Facility



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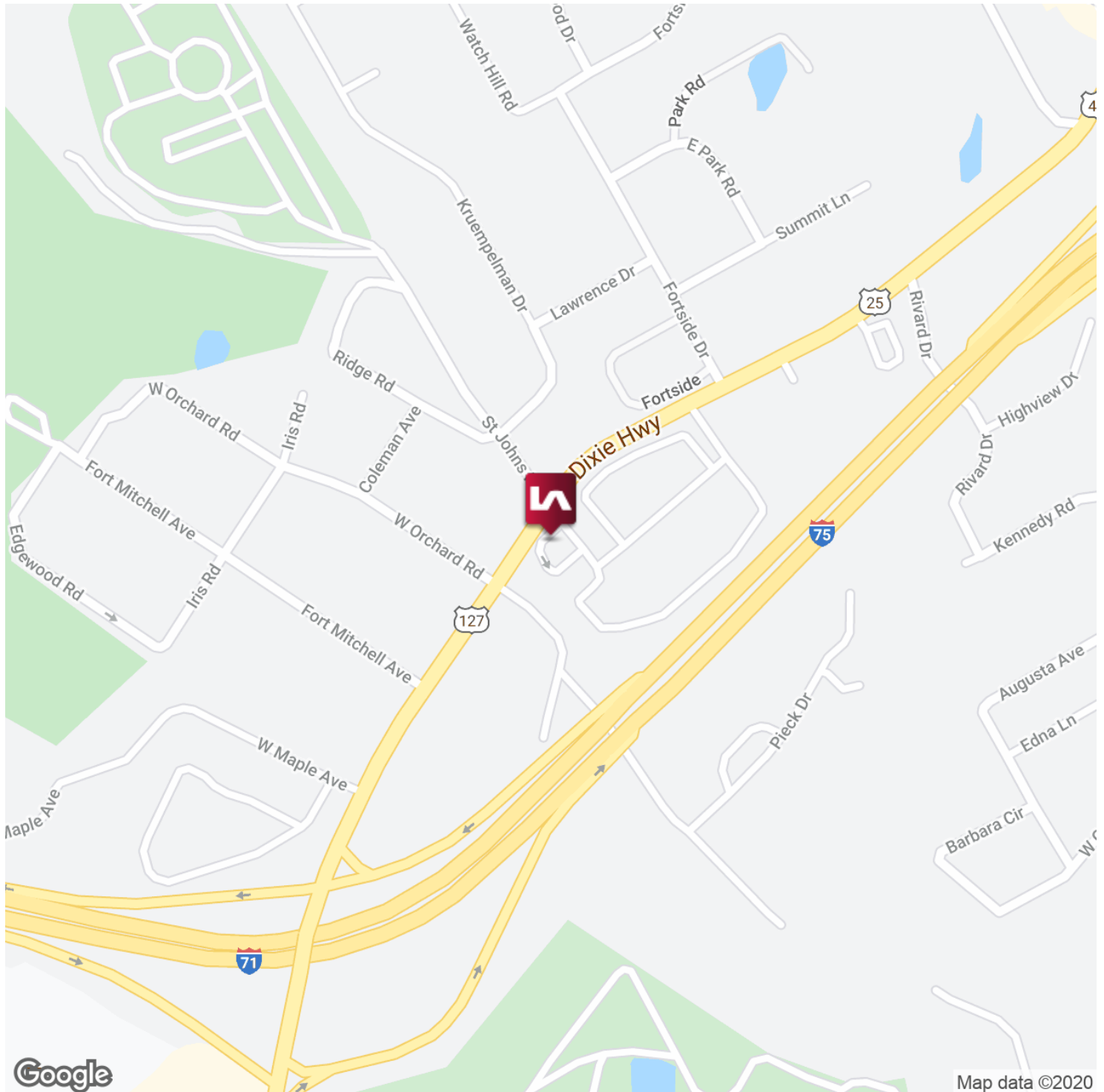
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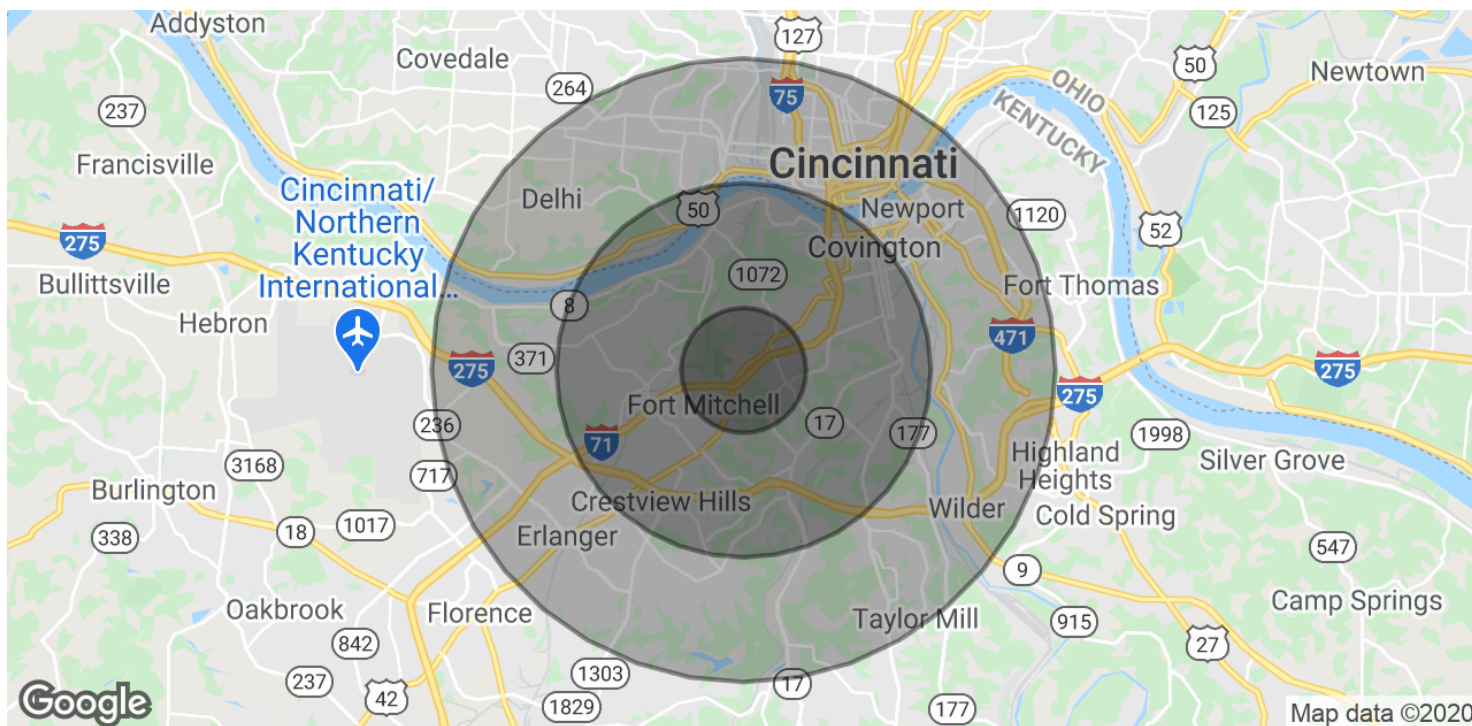
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,796	69,525	225,741
Average age	38.6	37.2	35.1
Average age (Male)	35.5	35.7	34.1
Average age (Female)	41.0	38.6	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,799	29,446	91,945
# of persons per HH	2.4	2.4	2.5
Average HH income	\$85,675	\$67,736	\$59,046
Average house value	\$287,533	\$196,419	\$171,437

* Demographic data derived from 2010 US Census

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