

# KING ALEXANDER

2780 Alexandria Pike, Highland Heights, KY 41076



**PROPERTY DESCRIPTION**

Discover a prime leasing opportunity at this exceptional property in Highland Heights, KY. Boasting modern amenities and versatile spaces, this property offers an ideal environment for retail and strip center tenants located 1 block away from Northern KY University right off the Alexandria Exit. With ample parking, high visibility from Alexandria Pike, it presents an unparalleled opportunity for businesses seeking a premier retail location. The property's prominent signage options and professional management make it an attractive choice for those looking to establish or expand their retail presence. Elevate your business with this outstanding leasing option, perfectly positioned for success and convenience.

**PROPERTY HIGHLIGHTS**

- Prime location on busy Alexandria Pike
- High visibility from the road
- Modern and attractive storefronts
- Ample parking for tenants and customers
- Professional property management

**OFFERING SUMMARY**

Lease Rate:	\$30.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,400 SF
Lot Size:	0.91 Acres
Building Size:	6,988 SF

<b>DEMOGRAPHICS</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	209	961	2,880
Total Population	511	2,389	6,797
Average HH Income	\$107,614	\$93,123	\$89,604

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.

**DERRICK PLUNKETT**  
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 7210 Turfway Road  
 Florence, KY 41042

## RETAIL FOR LEASE

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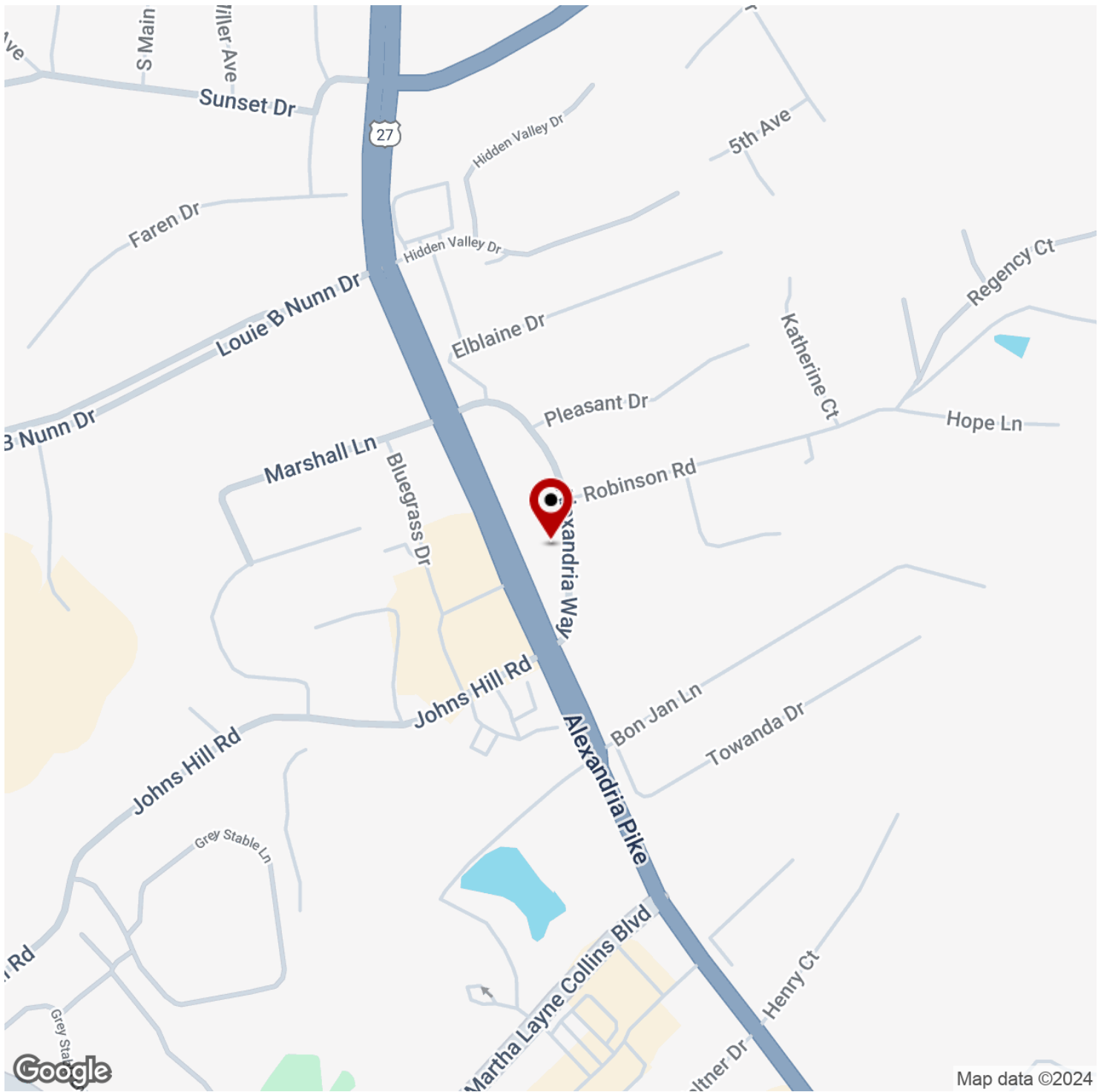
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**RETAIL FOR LEASE**

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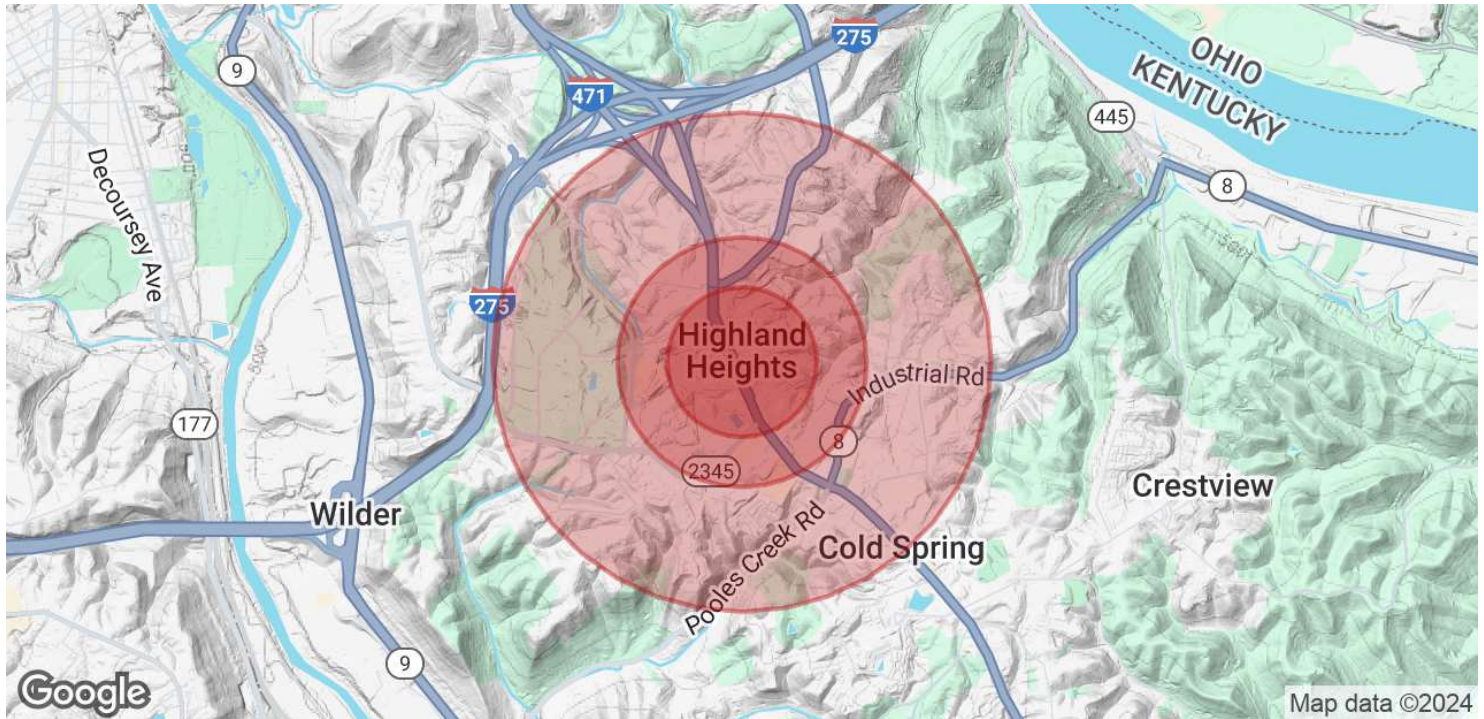
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	511	2,389	6,797
Average Age	37	35	38
Average Age (Male)	36	34	36
Average Age (Female)	39	36	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	209	961	2,880
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$107,614	\$93,123	\$89,604
Average House Value	\$274,196	\$241,793	\$239,521

*Demographics data derived from AlphaMap*

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