

BAR AND GRILL SPACE

404 Pike Street , Covington , KY 41011



OFFERING SUMMARY

AVAILABLE SF:	1,800 - 3,200 SF
LEASE RATE:	\$2,500.00 per month (NNN)
LOT SIZE:	0.07 Acres
YEAR BUILT:	1965
BUILDING SIZE:	12,000 SF
RENOVATED:	2018
ZONING:	CBD-7P (HP-O)
MARKET:	Covington / Northern KY / Main Strauss
SUBMARKET:	Greater Cincinnati / Airport / Florence / Ft Mitchell / Wilder / Ludlow

PROPERTY OVERVIEW

Bar /Grill location with furniture fixtures and equipment in place. Great location on heavily trafficked Pike Street. Location also has great walk traffic. Location has its own parking lot across the street.

PROPERTY HIGHLIGHTS

- -Great Location
- -Furniture, Fixtures and Equipment in place.
- -Amazing Patio

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

DERRICK PLUNKETT
Commercial Agent
O: 859.620.5830
dp.kwcommercial@gmail.com

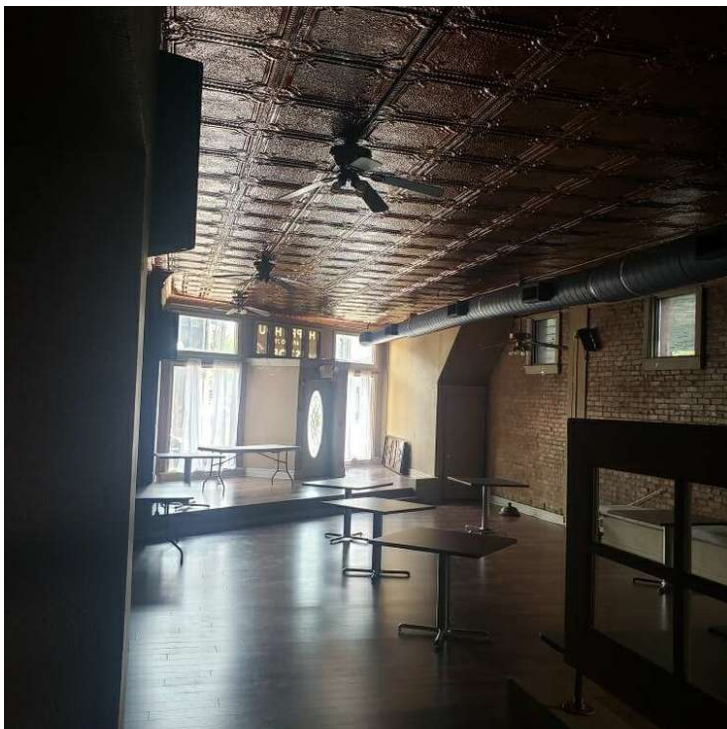
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

BAR AND GRILL SPACE

404 Pike Street , Covington , KY 41011



KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

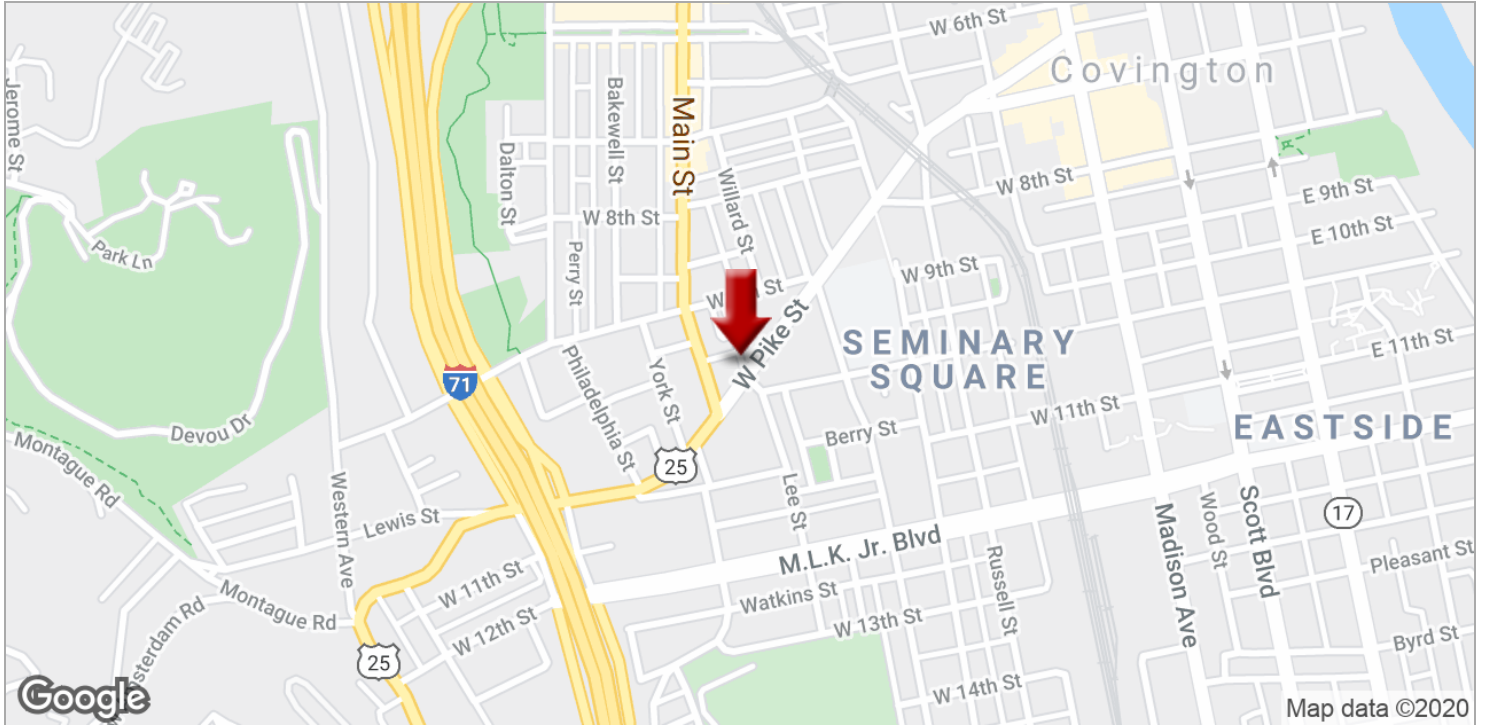
DERRICK PLUNKETT
Commercial Agent
O: 859.620.5830
dp.kwcommercial@gmail.com

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.

Each Office Independently Owned and Operated kwcommercial.com

BAR AND GRILL SPACE

404 Pike Street , Covington , KY 41011



KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

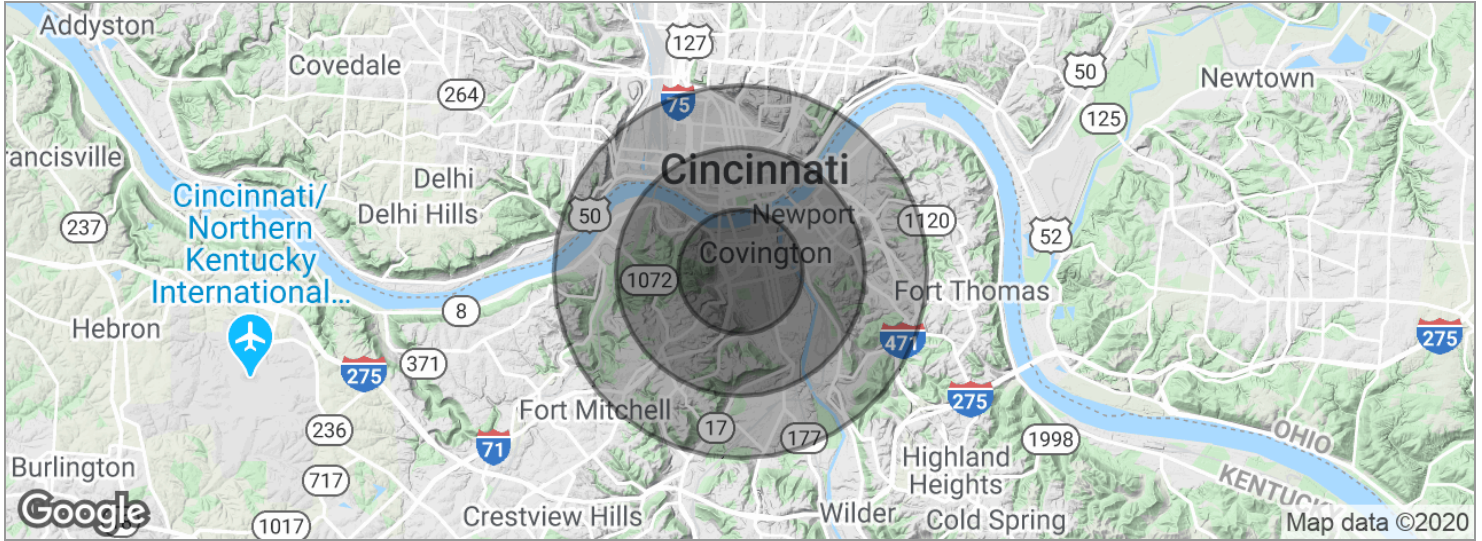
DERRICK PLUNKETT
Commercial Agent
O: 859.620.5830
dp.kwcommercial@gmail.com

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.

Each Office Independently Owned and Operated kwcommercial.com



KW
COMMERCIAL



POPULATION	1 MILE	2 MILES	3 MILES
Total population	15,769	57,646	112,844
Median age	38.1	34.7	35.3
Median age (male)	37.6	34.8	34.9
Median age (Female)	39.0	35.5	36.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,731	26,029	50,451
# of persons per HH	2.0	2.2	2.2
Average HH income	\$44,357	\$48,861	\$52,122
Average house value	\$121,181	\$155,141	\$170,541

* Demographic data derived from 2010 US Census

DERRICK PLUNKETT
Commercial Agent
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.

Each Office Independently Owned and Operated kwcommercial.com