

DRY RIDGE RETAIL BOUTIQUES

1100 Fashion Ridge Rd, Dry Ridge, KY 41035



PROPERTY DESCRIPTION

Discover an unparalleled leasing opportunity at 1100 Fashion Ridge Rd, Dry Ridge, KY, 41035. This well-appointed property offers prime retail or street retail space in a high-traffic location, ideal for capturing the attention of discerning customers. Boasting modern architecture, ample parking, and versatile floor layouts, the property provides the perfect canvas for showcasing your brand. With high visibility, extremely competitive pricing and seamless accessibility, it ensures maximum exposure and foot traffic. The expansive storefront and customizable interior space create an inviting environment for retail success. Elevate your business in this dynamic leasing opportunity, where every detail is designed to enhance the retail experience and drive business growth.

PROPERTY HIGHLIGHTS

- Super Competitive Pricing
- Prime retail or street retail space
- Ample parking
- Versatile floor layouts

OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (Gross)
Number of Units:	11
Available SF:	1,500 - 8,100 SF
Lot Size:	10.4 Acres
Building Size:	127,735 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	8	38	165
Total Population	23	98	410
Average HH Income	\$94,500	\$82,140	\$76,819

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

Commercial Senior Director

O: 859.620.5830

dp.kwcommercial@gmail.com

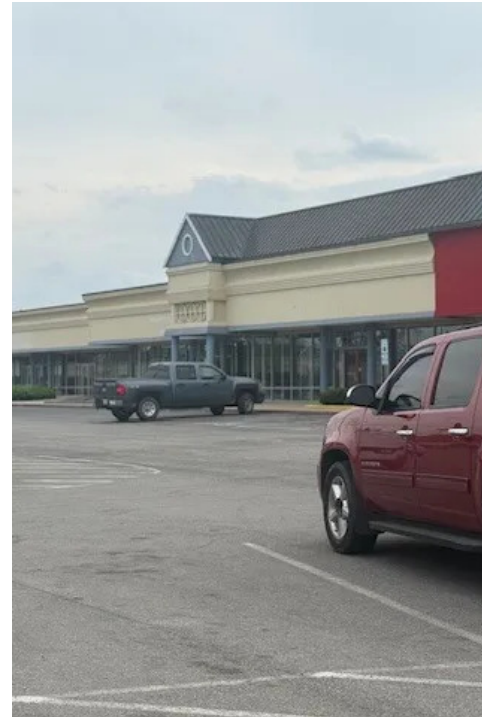
KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

RETAIL FOR LEASE



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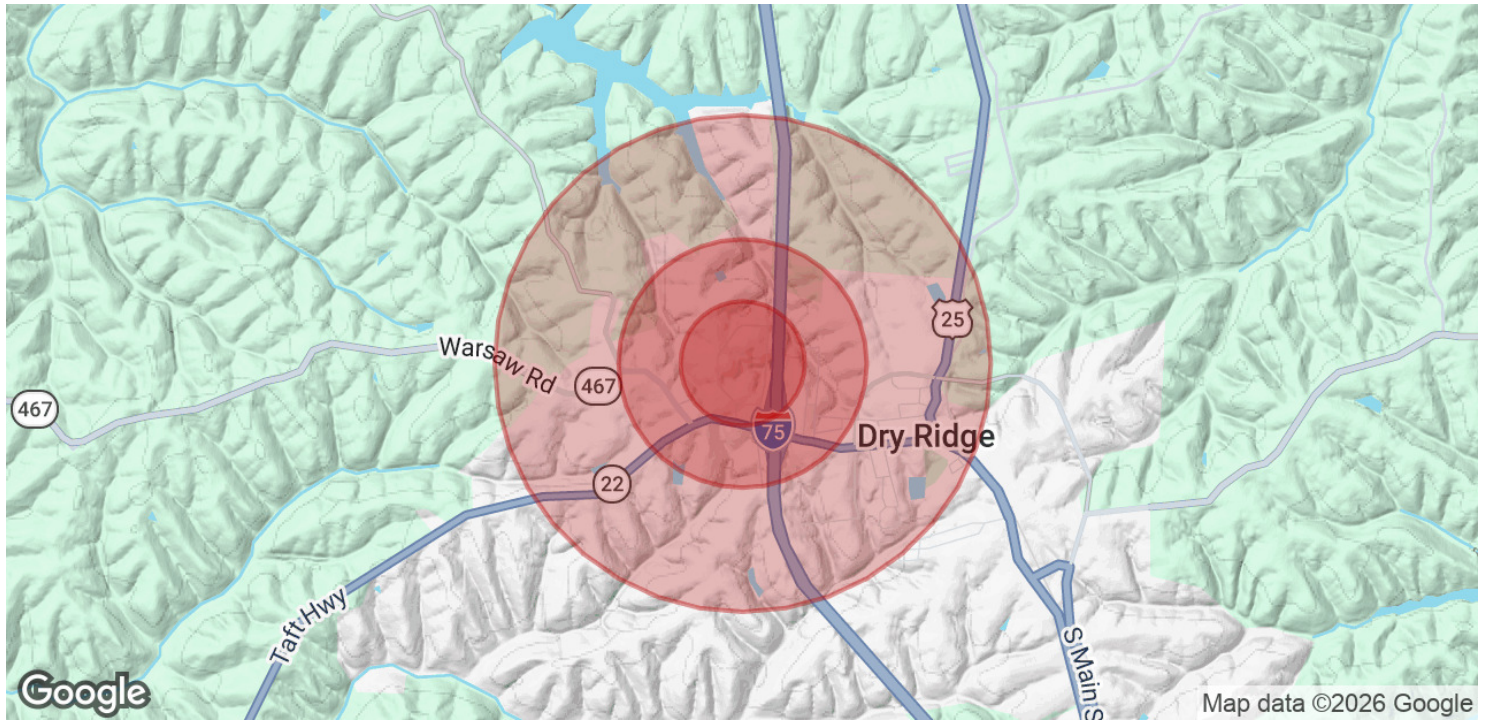
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	23	98	410
Average Age	39.5	38.3	37.3
Average Age (Male)	37.0	36.6	35.8
Average Age (Female)	45.3	41.9	39.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	8	38	165
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$94,500	\$82,140	\$76,819
Average House Value	\$322,931	\$277,247	\$265,102

2023 American Community Survey (ACS)

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