

B-LOWE BUILDING

522 Main St, Elsmere, KY 41018



PROPERTY DESCRIPTION

KW Commercial is pleased to offer this ideal industrial space at 522 Main St, Elsmere, KY, 41018. This exceptional property offers 4695 sq ft of industrial space with two offices, a restroom and a kitchenette. The facility has a dock door and a drive in door. The office and warehouse space are both heated. The office has AC. The zoning is I-1.

PROPERTY HIGHLIGHTS

- - Modern, versatile layout
- - Expansive windows for natural light
- Ample parking for tenants and visitors
- High visibility in sought-after location
- Customizable office configurations
- State-of-the-art facilities for productivity and comfort
- Prime location in dynamic area
- Flexible design for various business needs

OFFERING SUMMARY

Lease Rate:	\$4,100.00 SF/yr (NNN)
Available SF:	4,640 SF
Lot Size:	0.36 Acres
Building Size:	4,695 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	545	1,694	6,312
Total Population	1,492	4,417	15,564
Average HH Income	\$79,691	\$80,479	\$82,625

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

INDUSTRIAL FOR LEASE

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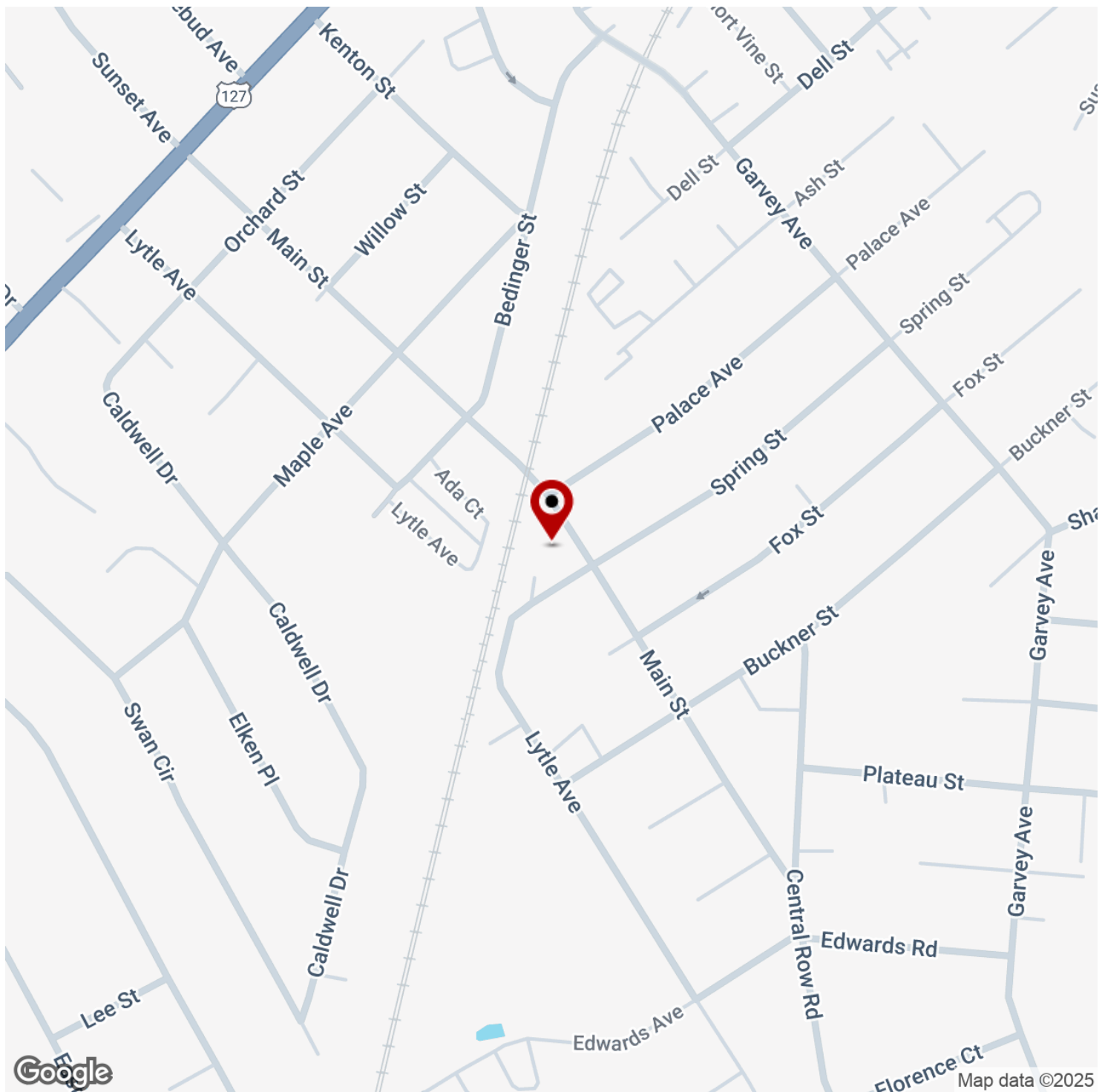
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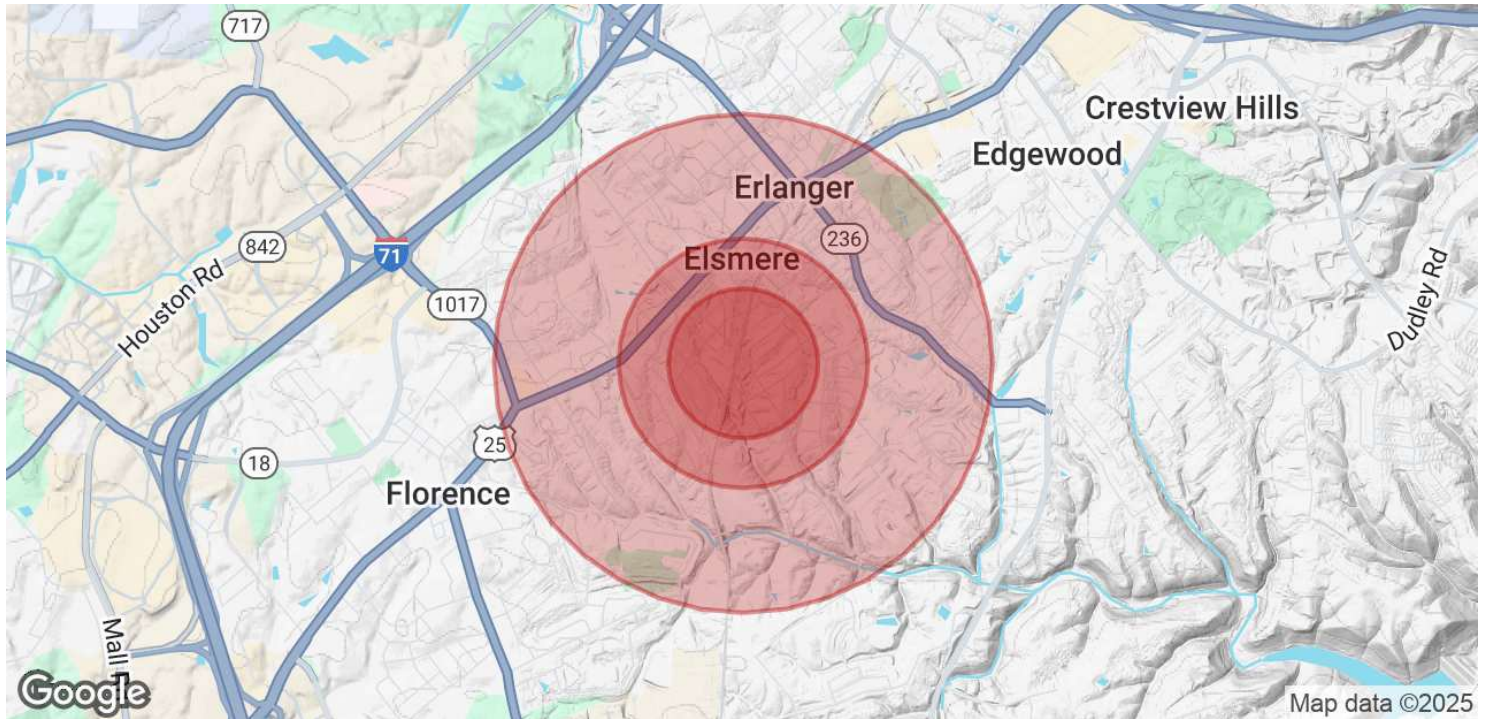
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,492	4,417	15,564
Average Age	37	37	39
Average Age (Male)	36	36	37
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	545	1,694	6,312
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$79,691	\$80,479	\$82,625
Average House Value	\$166,514	\$168,832	\$180,009

Demographics data derived from AlphaMap

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