

## BUILDING FOR SALE OR LEASE

# 106 S MAIN STREET

Dry Ridge, KY 41035



### OFFERING SUMMARY

|                       |            |
|-----------------------|------------|
| <b>SALE PRICE:</b>    | \$159,900  |
| <b>AVAILABLE SF:</b>  | 1,000 SF   |
| <b>LOT SIZE:</b>      | 0.21 Acres |
| <b>YEAR BUILT:</b>    | 1997       |
| <b>BUILDING SIZE:</b> | 1,000 SF   |
| <b>ZONING:</b>        | Commercial |
| <b>PRICE / SF:</b>    | \$159.90   |

### PROPERTY OVERVIEW

\*\*\*For Sale Or Lease \*\*\$1300/month NNN\*Medical/Professional Office Space\*Convenient Location Minutes From I-75\*All Brick Facility Includes Multiple Work Spaces And Storage Ideal For Unlimited Business Opportunities\*Large Parking Lot Provides Off Street, Private Parking\*

### PROPERTY HIGHLIGHTS

- For Sale Or Lease
- Convenient Location Minutes From I-75
- Large Parking Lot Provides Off Street, Private Parking

**KW COMMERCIAL**  
2216 Dixie Highway, Ste. 100  
Fort Mitchell, KY 41017

**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.

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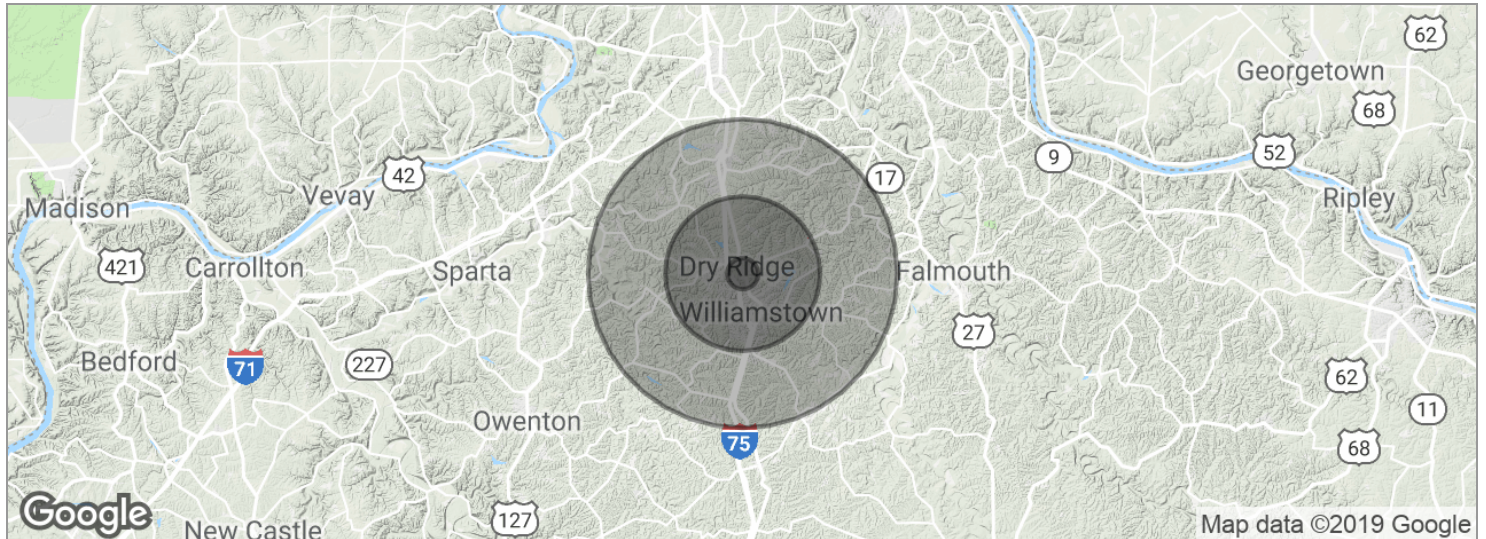
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| POPULATION          | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population    | 304    | 7,468   | 28,668   |
| Median age          | 36.3   | 35.7    | 35.4     |
| Median age (male)   | 30.9   | 32.1    | 34.0     |
| Median age (Female) | 40.3   | 38.1    | 35.8     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 108       | 2,729     | 10,383    |
| # of persons per HH | 2.8       | 2.7       | 2.8       |
| Average HH income   | \$58,180  | \$55,528  | \$56,278  |
| Average house value | \$144,366 | \$143,130 | \$149,167 |

*\* Demographic data derived from 2010 US Census*

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