

LAND FOR SALE

TAYLOR MILL COMMERCIAL LOT

6430 Taylor Mill Rd, Independence, KY 41051



OFFERING SUMMARY

SALE PRICE:	\$189,900
LOT SIZE:	2.22 Acres
ZONING:	Office
PRICE / SF:	\$1.96

PROPERTY OVERVIEW

Empty lot on Taylor Mill Rd across from Cherokee Plaza between Independence and Taylor Mill.

PROPERTY HIGHLIGHTS

- Level Commercial lot
- Could be used for Retail or Office Spaces
- All utilities to site

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

DERRICK PLUNKETT
Associate
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.

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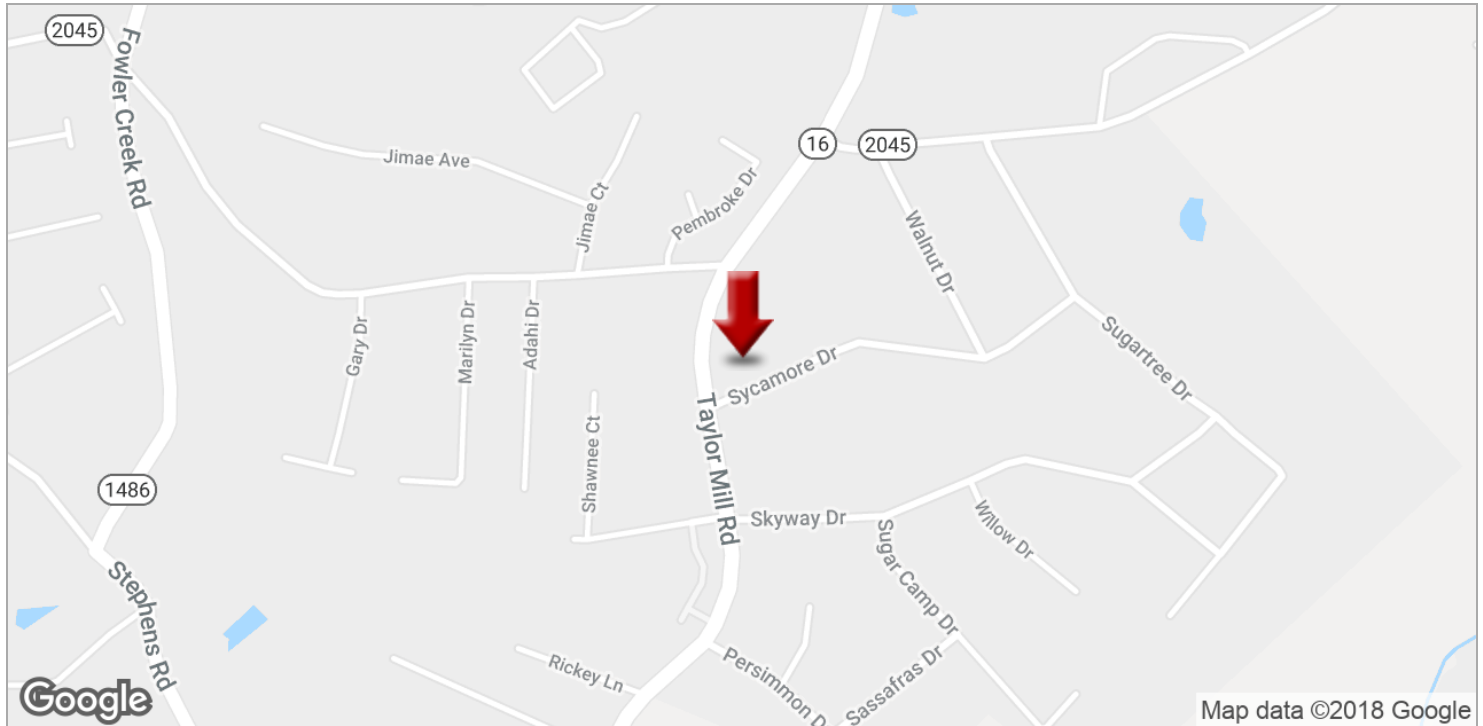
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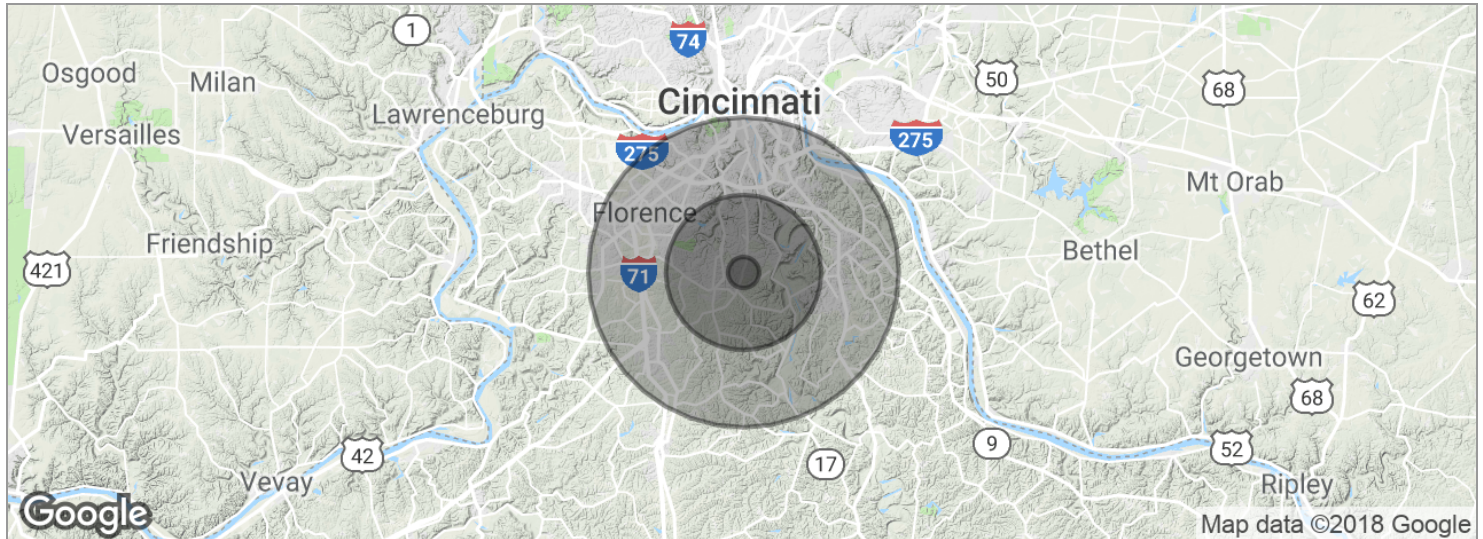
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,349	48,758	287,219
Median age	32.4	34.3	36.4
Median age (male)	31.9	33.0	35.0
Median age (Female)	32.4	35.7	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,122	16,627	111,525
# of persons per HH	3.0	2.9	2.6
Average HH income	\$73,130	\$76,157	\$66,827
Average house value	\$159,017	\$170,907	\$170,725

** Demographic data derived from 2010 US Census*

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