

WOODSPOINT

7590 Woodspoint Drive, Florence, KY 41042



OFFERING SUMMARY

SALE PRICE:	\$475,000
LOT SIZE:	1 Acres
ZONING:	C-3/PD/HDO
MARKET:	Northern KY / Greater Cincinnati / CVG airport
SUBMARKET:	Florence Mt Zion Walton
PRICE / SF:	\$10.90

PROPERTY OVERVIEW

KW Commercial is proud to offer this 1 plus acre retail lot. Located off of the KY 18/Burlington and located between Canes and the new Homes2Suites Hotel. This site is phenomenal for restaurant or retail usage. The site is located less than a block away from Houston Road, Mall Road and World Of Sports Golf Complex. Current Zoning is C3/PD/HDO (Houston Donaldson Overlay). Possibly opportunity for a Build To Suit.

PROPERTY HIGHLIGHTS

- Close to I-75/ Houston Rd/ Mall Rd
- High Traffic Count
- Possible Monument Signage on Burlington Pike
- Build To Suit Opportunity

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

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

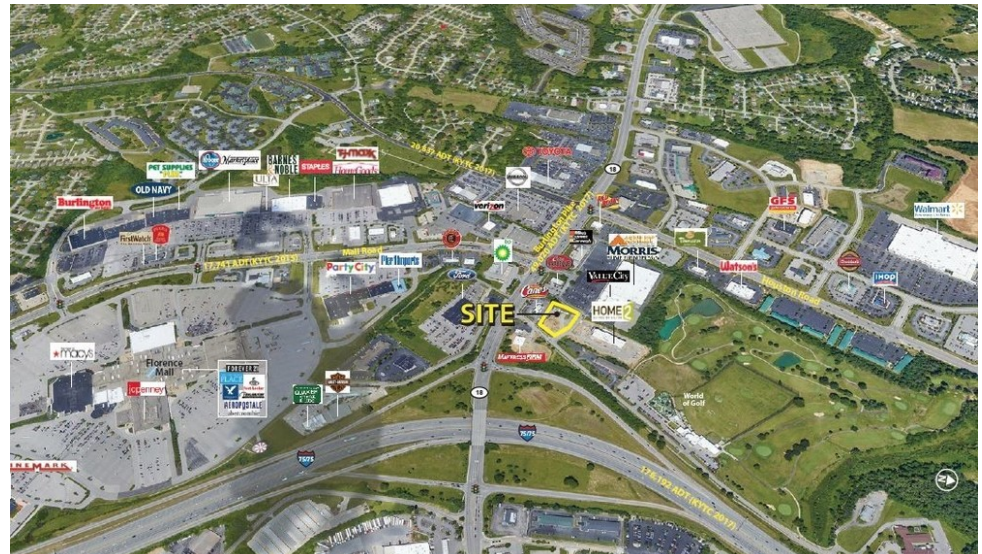
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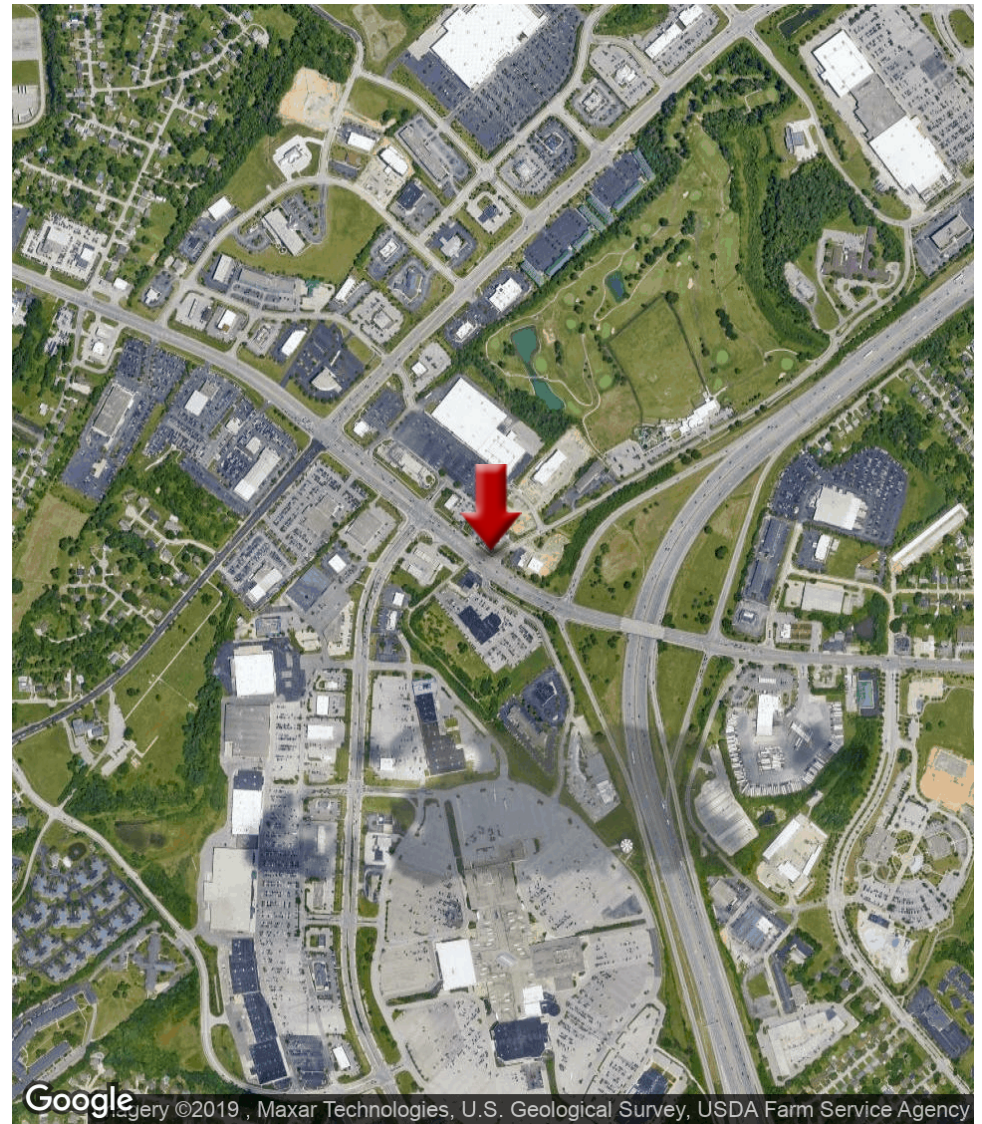
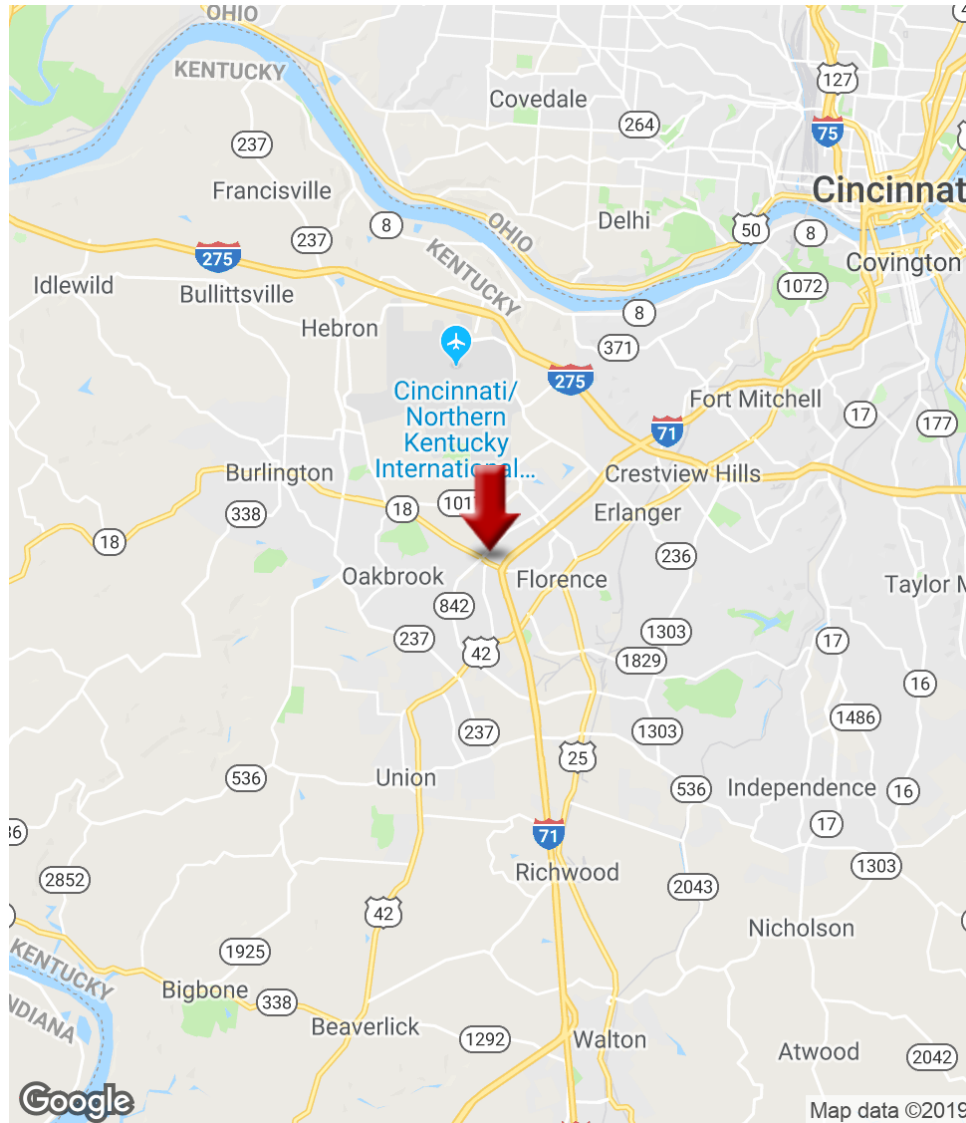
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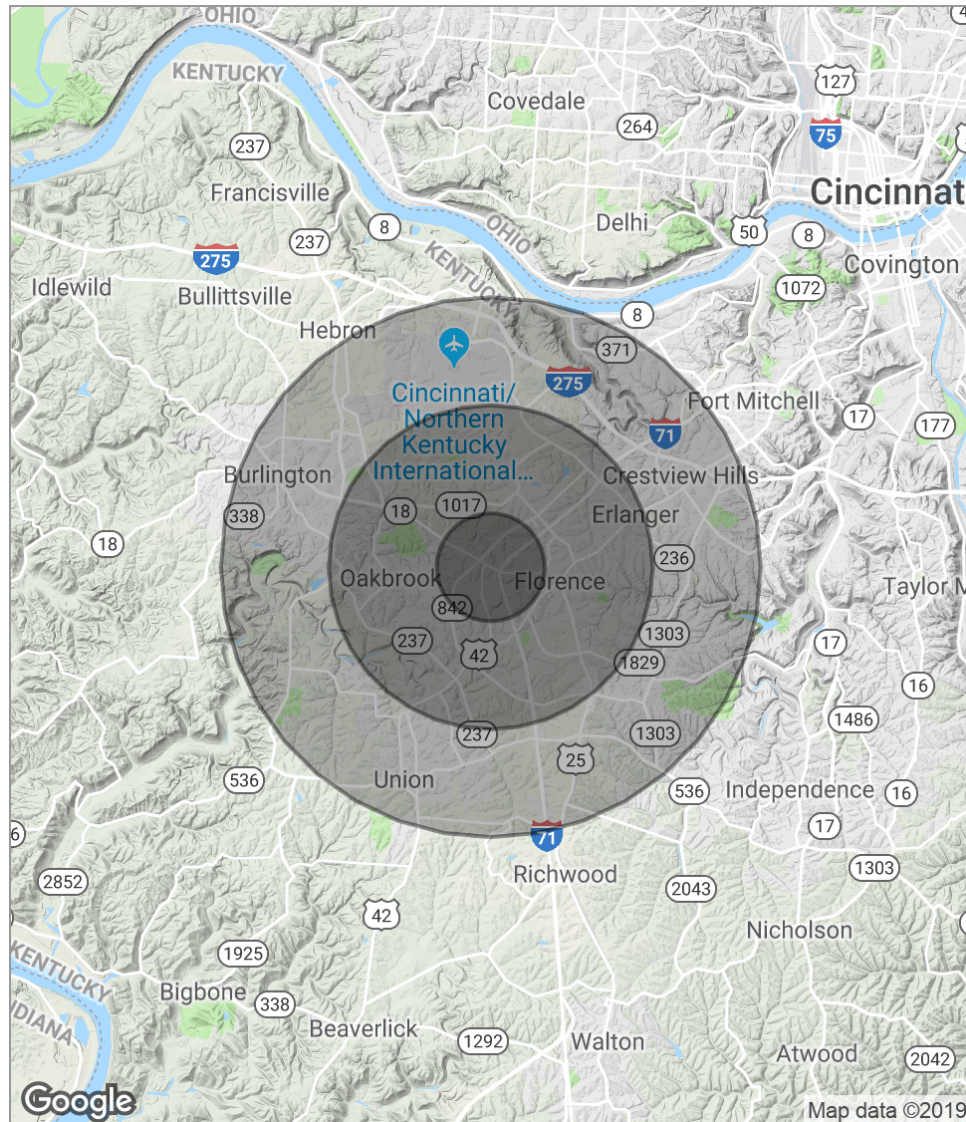
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,961	50,974	123,032
Median Age	35.7	36.3	35.6
Median Age (Male)	34.8	34.9	34.4
Median Age (Female)	36.2	37.7	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,381	20,415	47,027
# Of Persons Per HH	2.5	2.5	2.6
Average HH Income	\$56,887	\$61,012	\$67,322
Average House Value	\$166,464	\$161,157	\$167,782

* Demographic data derived from 2010 US Census

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