FOR SALE

2343 Alexandria Pike Highland Heights, KY 41076

NAI Bergman

Land | 0.71 Acres

- Prime Location on 2343 Alexandria Pike
- Strategic Outparcel Next to Lowe's Home Improvement
- High Visibility for Retail Development or Land Investment
- General Commercial Zoning, Per N. Kentucky GIS
- Great Potential for Commercial Growth
- Contact Broker for Info & Pricing

Laurence Bergman
+1 513 322 6307
larry@bergman-group.com

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PERMITTED USES

Advertising agencies	Hobby shop
Apparel shop	Household and electrical appliance store including incidental repair
Art supplies	Interior decorating studio
Bakery and bakery goods store providing that the producs are sold exclusively on the premises	Jewelry store, including repair
Banks and other financial institutions including savings, loan, & finance companies with drive-in windows	Laundromats, self-service washing and drying
Barber and beauty shops	Leather goods and luggage store
Book, stationary, or gift shop	Library
Bowling alley	Locksmith shop
Camera and photgraphic supplies (including incidental repair)	Motels
Candy store, soda fountain, ice crea store, excluding drive-ins	Music, musical instruments and record store (inc. incidental repair)
Computer store - retail	Offices
Computer store - service	Off-street parking lots and/or garages
Delicatessen	Opticians and optical supplies
Drug store	Package liquor and wine store
Dry cleaning establishments	Paint shop, excluding boarding and outside runs
Eating and drinking places, excluding fast-food, franchise style drive-in restaurants (see conditional uses)	Photography, music, drama, or dance studio
Family dining style restaurants, including the provision of a drive-in window that is clearly incidental to the sit-down portion of the restaurant operation.	Police and fire stations
Florist shop	Post office
Food stores and supermarkets, grocery stores, convenience stores without fuel sales (see conditional uses)	Radio and television store (including repair)
Furniture store	Shoe store and shoe repair
Garden supplies	Sporting goods
General building supply	Tailor shop
Glass, china, or pottery store	Toy store
Haberdashery	Variety store, including notions and "Five and Ten" stores
Hardware store	Indoor recreation facilities such as racquetball, pickleball, arcades, virtual games, fitness clubs, self-defense, dance, yoga
Health clinics and health spas	

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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PROPERTY BOUNDARY

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LOCAL RETAIL

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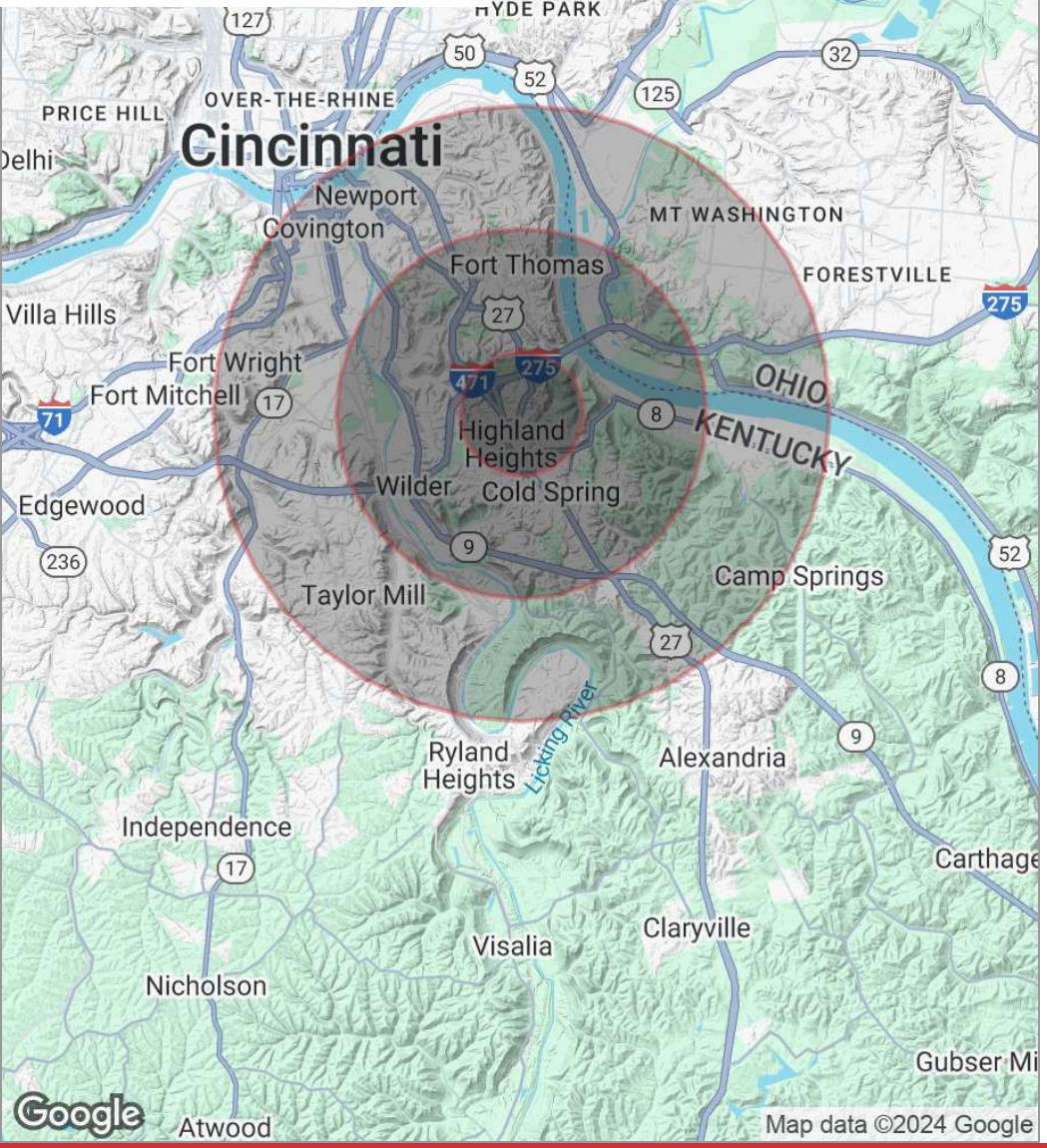
DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,986	38,790	118,565
Median age	38	41	40
Median age (male)	37	39	39
Median age (Female)	39	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,071	16,741	51,630
# of persons per HH	2.4	2.3	2.3
Average HH income	$90,456	$96,306	$95,025
Average house value	$247,638	$282,787	$298,706

** Demographic data derived from 2020 ACS - US Census*

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