

## LAND FOR SALE

# 3850 TURKEYFOOT ROAD

3850 Turkeyfoot Road, Erlanger, KY 41018



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$200,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	1.77 Acres
<b>ZONING:</b>	R-1B
<b>PRICE / SF:</b>	\$2.59

### PROPERTY OVERVIEW

This Turkey Ft Rd property has a phenomenal traffic count in an area that has experienced tremendous new growth and development over the last several years. This location is zoned R-1B .

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
7210 Turfway Road  
Florence, KY 41042

**DERRICK PLUNKETT**  
Commercial Senior Director  
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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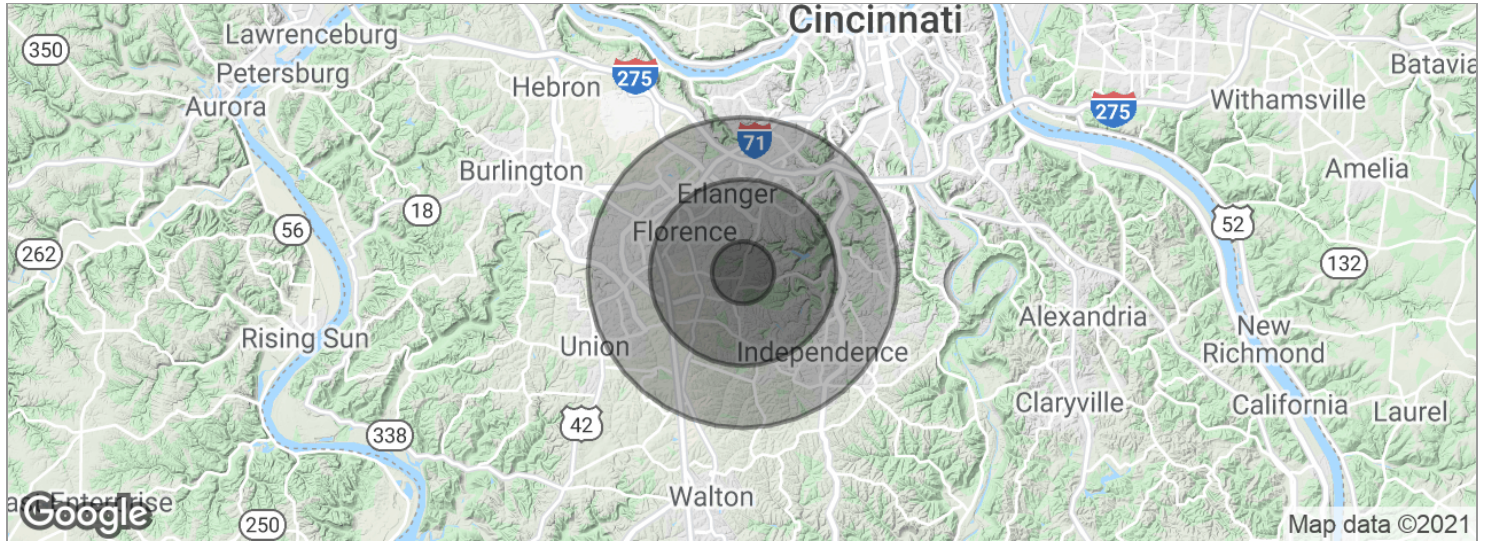
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,532	54,104	128,430
Median age	34.7	35.9	35.6
Median age (male)	34.0	35.3	34.5
Median age (Female)	35.9	36.7	36.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,618	20,814	48,423
# of persons per HH	2.8	2.6	2.7
Average HH income	\$76,036	\$64,904	\$68,885
Average house value	\$168,770	\$150,318	\$167,463

\* Demographic data derived from 2010 US Census

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