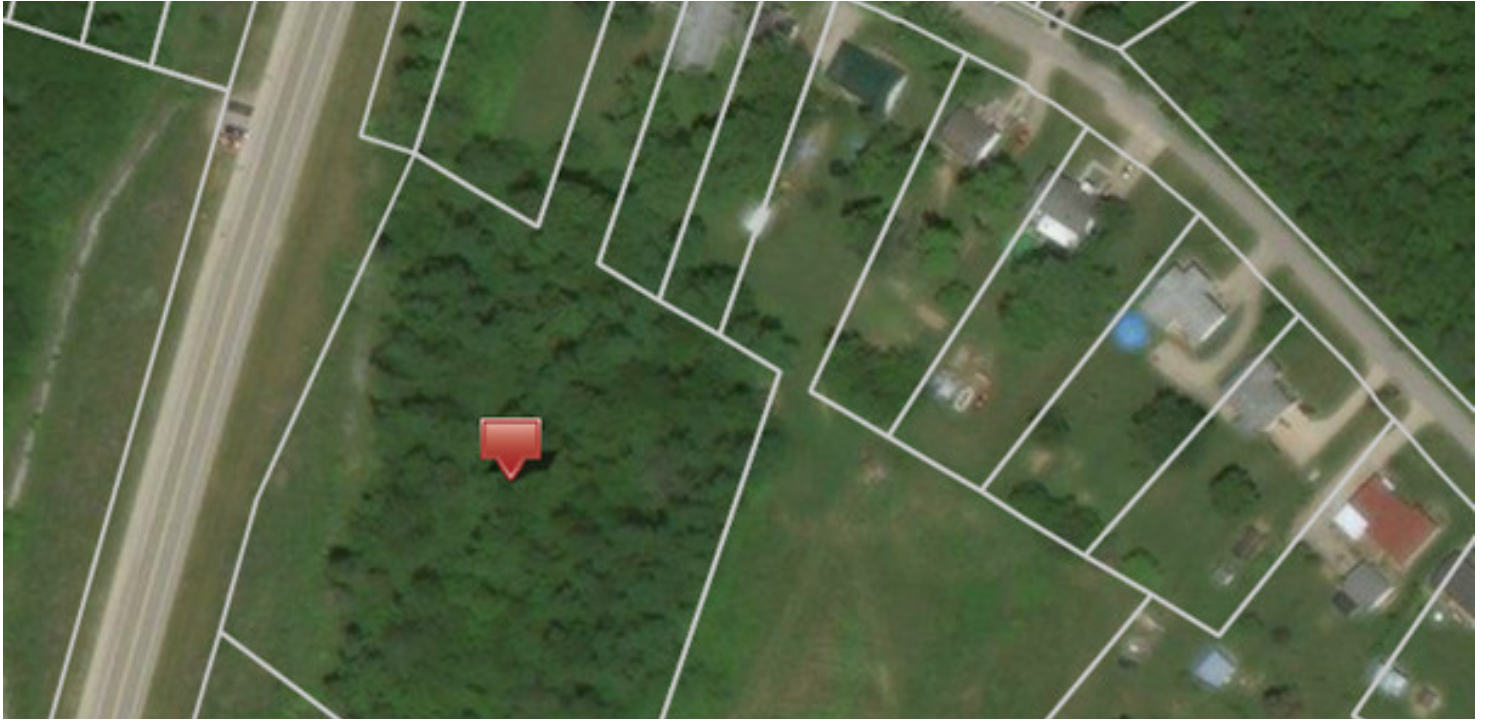


LAND FOR SALE & LEASE

34 HIGH STREET INDUSTRIAL I-2

High Street , Walton, KY 4109



OFFERING SUMMARY

SALE PRICE:	Bring An Offer
AVAILABLE SF:	
LEASE RATE:	N/A
LOT SIZE:	3.12 Acres
ZONING:	I-2
MARKET:	Northern KY / Greater Cincinnati / CVG airport / Florence / Walton / Crittenden
SUBMARKET:	Crittenden / Florence / Richwood / Independence
PRICE / SF:	

PROPERTY OVERVIEW

Just over 3 Acres Of I-2 (Industrial) Development property. Located in the Walton Industrial Complex. This property has utility access at the street. Located close to Interstate 75 . The Seller is a motivated Seller and is asking for Offers.

PROPERTY HIGHLIGHTS

- Close to Interstate 75
- I-2 Zoning
- Many Bordering Industrial users
- Central Location Between Lexington and Cincinnati

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

DERRICK PLUNKETT
Commercial Senior Director
0: 859.620.5830
dp.kwcommercial@gmail.com

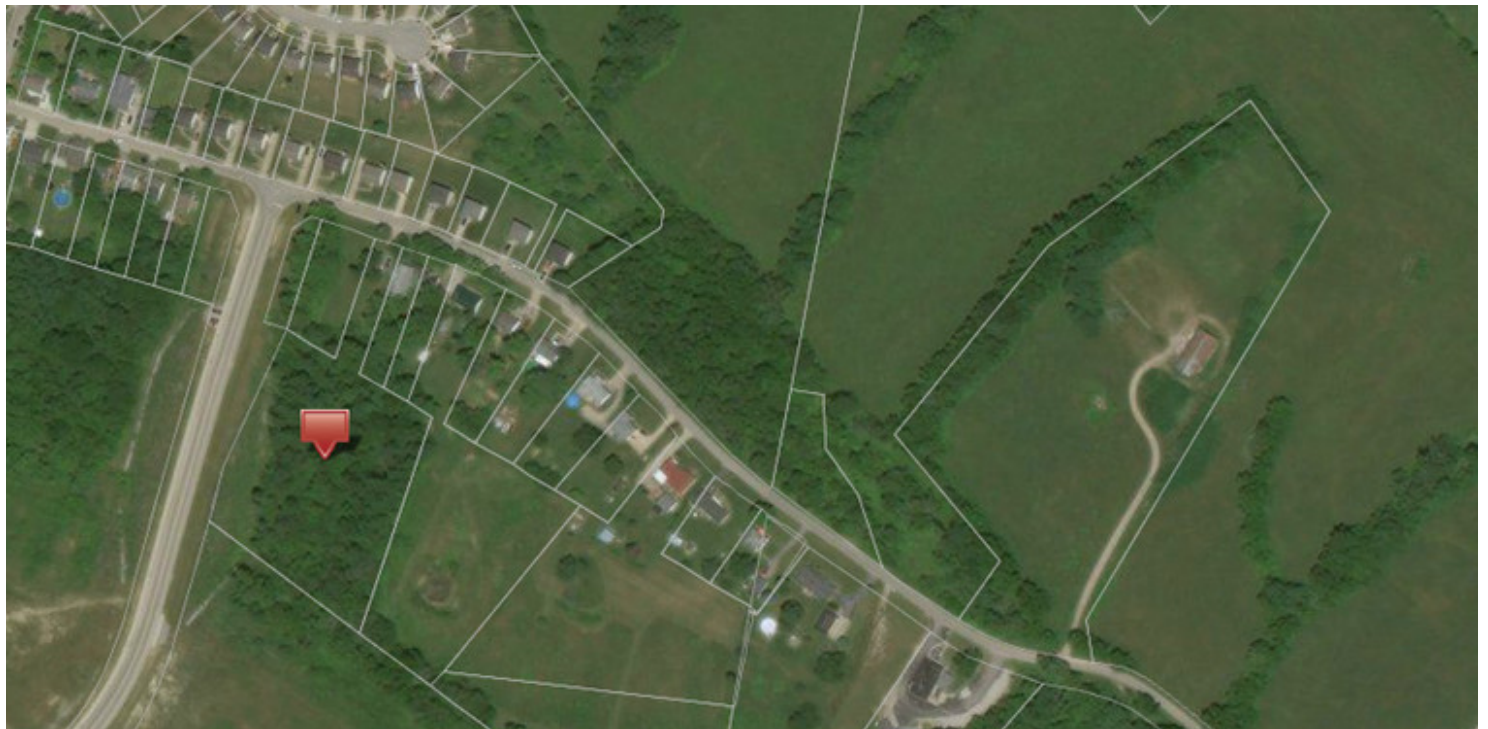
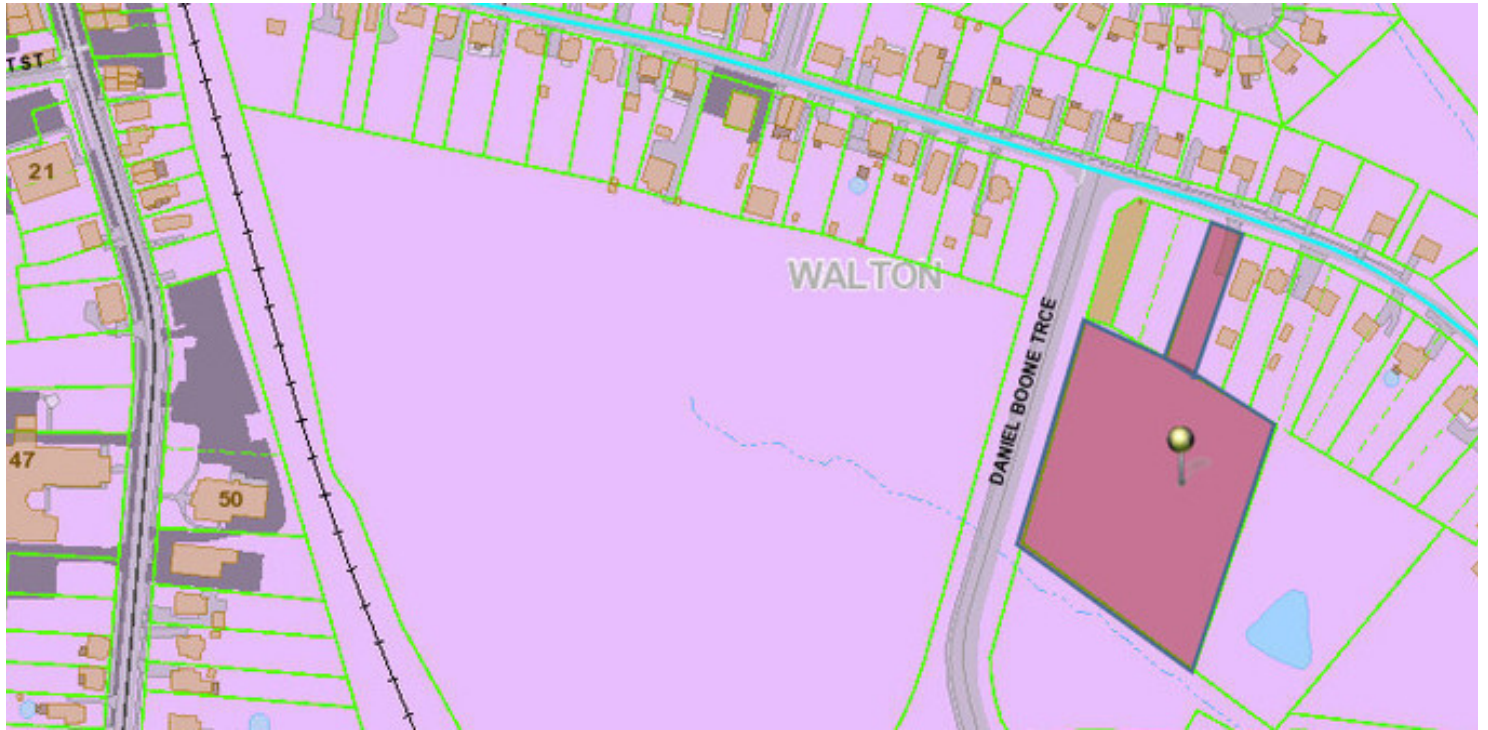
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LAND FOR SALE & LEASE

34 HIGH STREET INDUSTRIAL I-2

High Street , Walton, KY 41094



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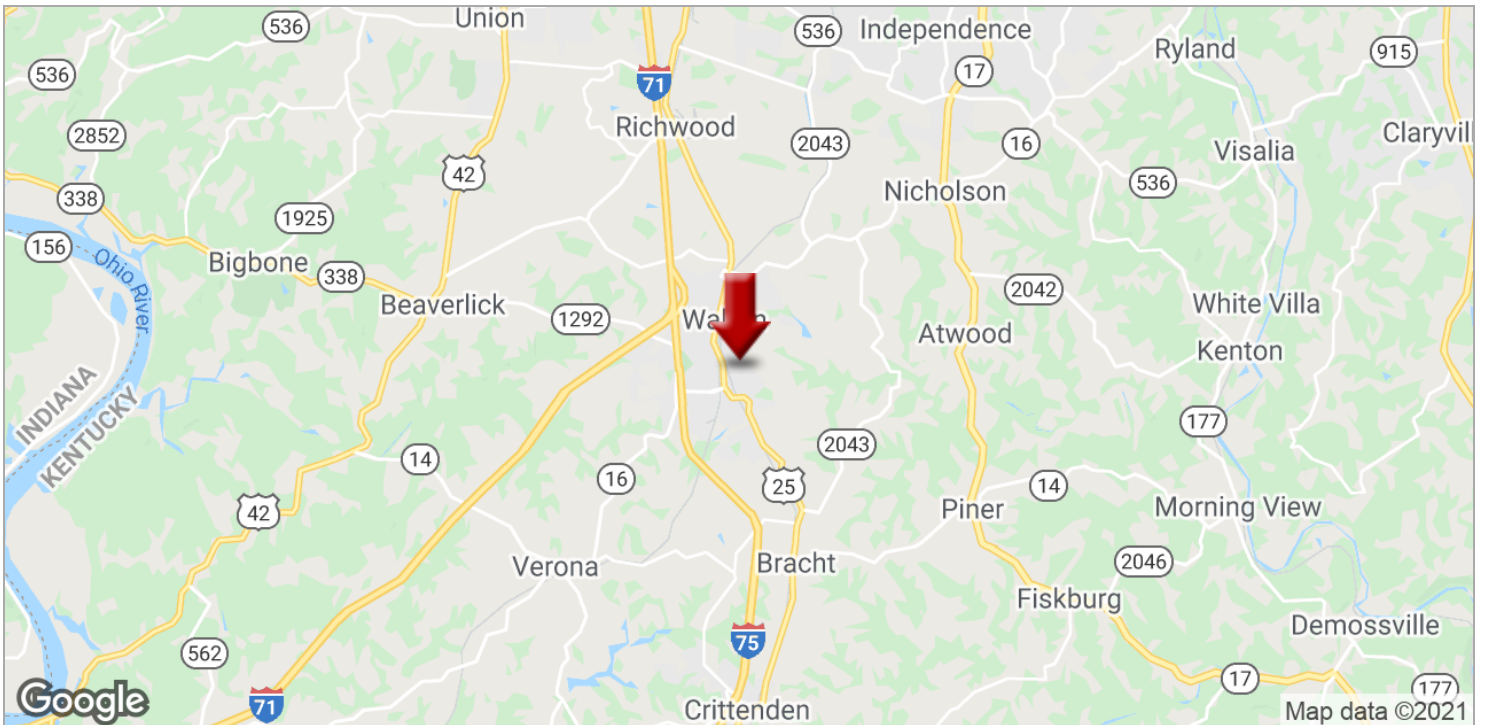
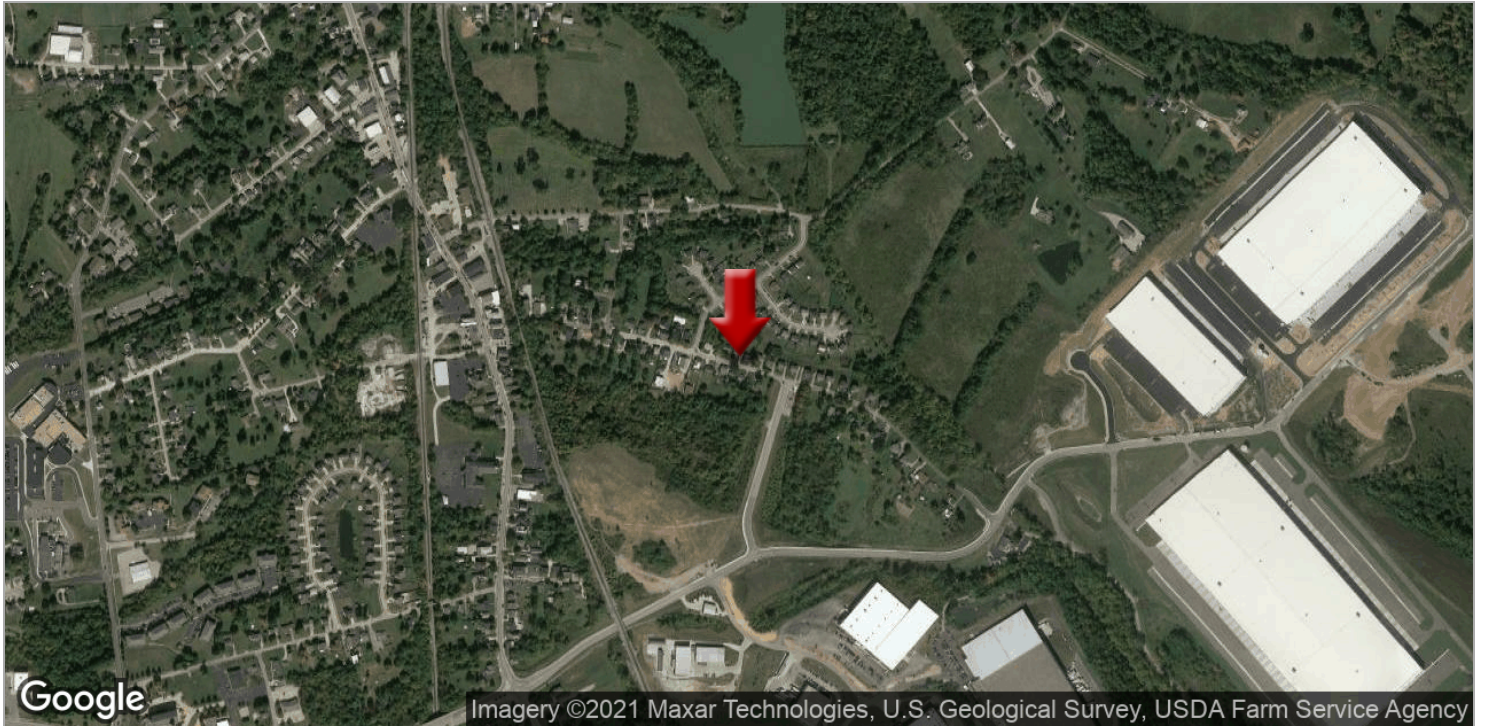
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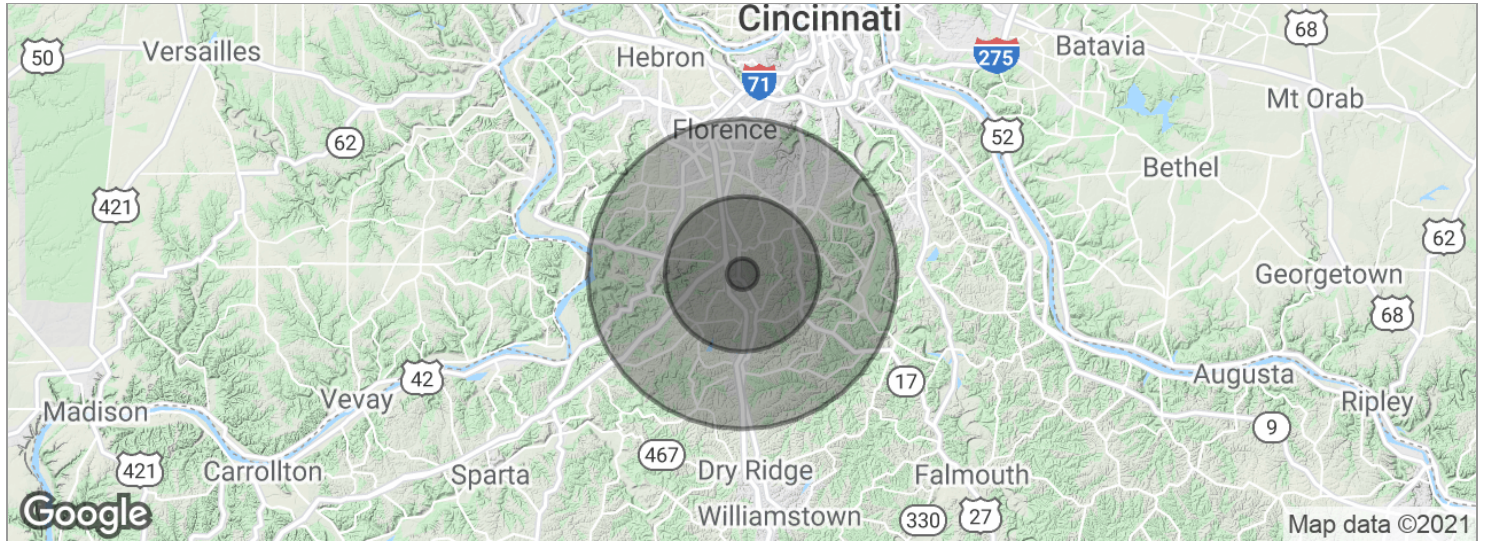
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34 HIGH STREET INDUSTRIAL I-2

High Street , Walton, KY 41094



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,126	21,398	150,718
Median age	31.5	34.6	34.7
Median age (male)	33.1	34.2	34.2
Median age (Female)	28.5	34.3	35.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	388	7,306	53,986
# of persons per HH	2.9	2.9	2.8
Average HH income	\$59,724	\$81,027	\$72,832
Average house value	\$169,282	\$194,339	\$173,347

* Demographic data derived from 2010 US Census

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