

PRIME RETAIL SPACE FOR LEASE

2501 Dixie Highway

Fort Mitchell, KY 41017

FINAL SPACE IN A NORTHERN
KENTUCKY LANDMARK RE-IMAGINED

1,500 SF

AVAILABLE RETAIL SPACE



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COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

FOR LEASE: 1,500 SF

PRICING: \$29.00 NNN + \$5.73

- Parking Spaces: 121
- \$72,565 Median HH income in a 1-mile radius
- Central location with multiple points of access to I-71/I-75 and I-275
- Retailers in a 3-mile radius include Walmart, Bed Bath and Beyond, Dillard's, Kroger, Home Depot and more



1,500 SF
AVAILABLE

SITE

Huntington

GREYHOUND
Tavern

BIGGBY
COFFEE

Edward Jones

VECTOR SECURITY

Clarkson
Eyecare

16,178 VPD
BUTTERMILK PIKE

24,467 VPD

DIXIE HIGHWAY

ORPHANAGE ROAD



The Christ Hospital



SITE

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	9,825	61,627	176,245
	2025 Projected Population	9,988	62,393	182,074
	2010 Census Population	9,631	59,952	171,882
	2000 Census Population	9,547	61,399	175,770
	Projected Annual Growth 2020 to 2025	0.3%	0.2%	0.7%
	Historical Annual Growth 2000 to 2020	0.1%	-	-
HOUSEHOLDS	2020 Estimated Households	4,308	25,602	71,719
	2025 Projected Households	4,354	25,784	74,048
	2010 Census Households	4,181	24,712	69,369
	2000 Census Households	4,187	24,475	70,040
	Projected Annual Growth 2020 to 2025	0.2%	0.1%	0.6%
	Historical Annual Growth 2000 to 2020	0.1%	0.2%	0.1%
AGE	2020 Est. Population Under 10 Years	11.4%	11.8%	12.7%
	2020 Est. Population 10 to 19 Years	12.7%	12.3%	12.3%
	2020 Est. Population 20 to 29 Years	14.1%	12.6%	14.4%
	2020 Est. Population 30 to 44 Years	18.5%	18.0%	19.6%
	2020 Est. Population 45 to 59 Years	19.1%	19.4%	18.4%
	2020 Est. Population 60 to 74 Years	17.0%	18.3%	16.2%
	2020 Est. Population 75 Years or Over	7.2%	7.6%	6.4%
	2020 Est. Median Age	38.9	40.5	37.4
MARITAL STATUS & GENDER	2020 Est. Male Population	48.0%	48.4%	49.1%
	2020 Est. Female Population	52.0%	51.6%	50.9%
	2020 Est. Never Married	33.4%	31.0%	36.4%
	2020 Est. Now Married	49.5%	50.5%	41.2%
	2020 Est. Separated or Divorced	12.4%	13.2%	16.7%
	2020 Est. Widowed	4.7%	5.3%	5.7%
INCOME	2020 Est. HH Income \$200,000 or More	11.2%	10.0%	6.0%
	2020 Est. HH Income \$150,000 to \$199,999	7.7%	7.3%	5.1%
	2020 Est. HH Income \$100,000 to \$149,999	14.5%	17.8%	15.0%
	2020 Est. HH Income \$75,000 to \$99,999	16.7%	13.9%	13.7%
	2020 Est. HH Income \$50,000 to \$74,999	19.6%	18.7%	20.0%
	2020 Est. HH Income \$35,000 to \$49,999	13.3%	11.4%	12.0%
	2020 Est. HH Income \$25,000 to \$34,999	6.7%	7.2%	9.0%
	2020 Est. HH Income \$15,000 to \$24,999	4.7%	6.5%	8.2%
	2020 Est. HH Income Under \$15,000	5.7%	7.0%	10.9%
	2020 Est. Average Household Income	\$108,450	\$102,109	\$82,130
	2020 Est. Median Household Income	\$76,363	\$80,159	\$66,061
	2020 Est. Per Capita Income	\$47,624	\$42,497	\$33,596
	2020 Est. Total Businesses	395	2,475	6,389
	2020 Est. Total Employees	6,117	32,201	93,319

