

RETAIL SPACE FOR LEASE

# SHOPPES OF FT. WRIGHT

3420 VALLEY PLAZA PARKWAY, FORT WRIGHT, KY 41017

RETAIL



## CONTACT US

### MEGAN FAIR

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**CBRE**

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## PROPERTY INFO

- + Lease Rate: \$16.00 PSF NNN
- + Located in the southwest quadrant of Madison Pike (KY 17) and Highland Pike in Fort Wright approximately .7 miles north of I-275
- + Area retailers include Walmart Supercenter, Petco, Buffalo Wild Wings, Petco, Tire Discounters, Frisch's, Texas Roadhouse, Golden Corral and Bob Evans
- + Located directly across from Fidelity Investments HQ building
- + In excess of 20,000 vpd at the intersection of KY 17 at Highland Pike
- + Immediate availability in a well located and nicely maintained strip center featuring: Pure Barre, Vivid Nails & Spa and Jet's Pizza

## 2018 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population	3,307	62,994	189,574
Estimated Households	1,352	26,234	78,174
Estimated Household Income	\$95,530	\$83,146	\$72,918



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## SITE PLAN



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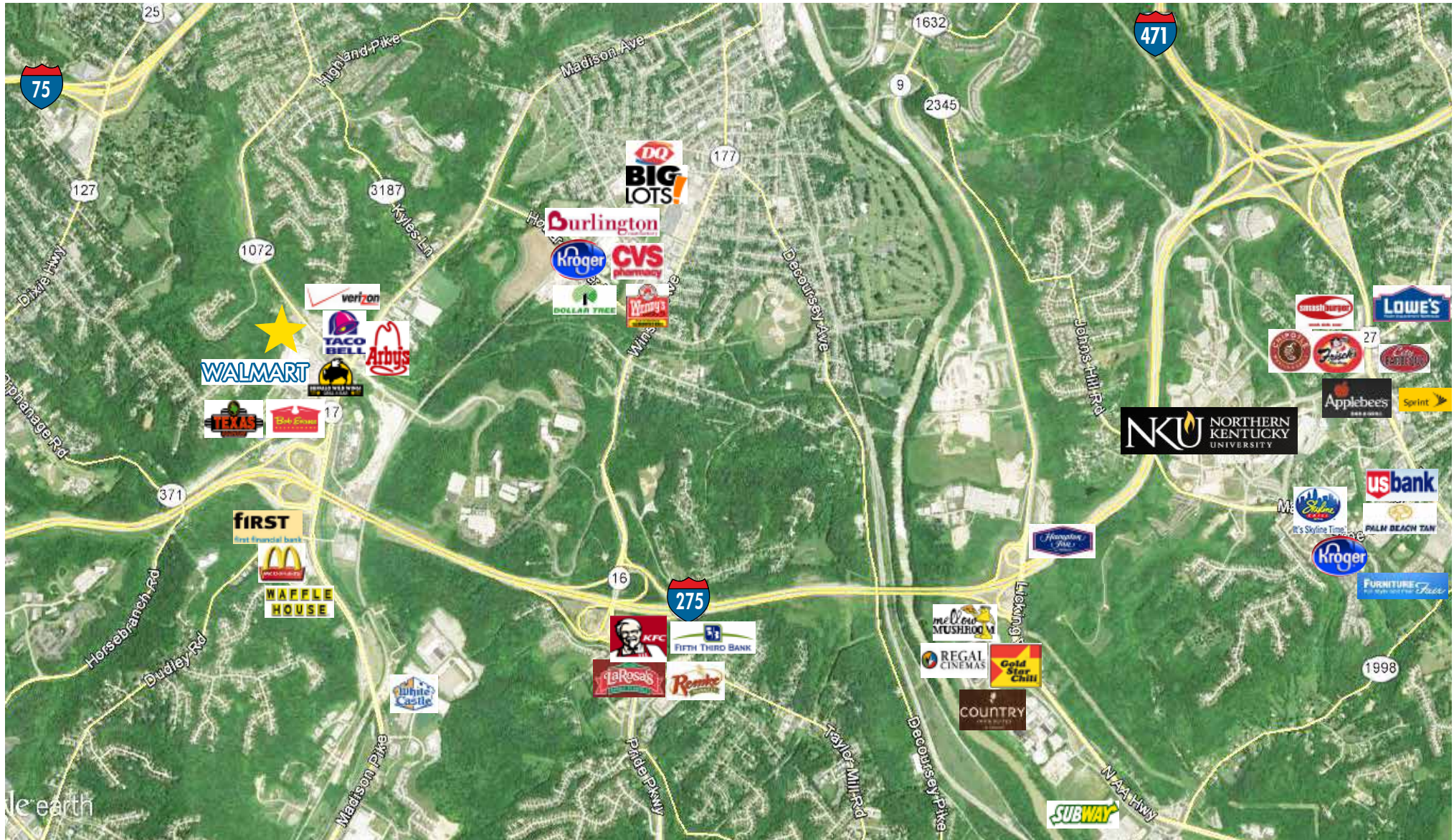
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## SITE PLAN





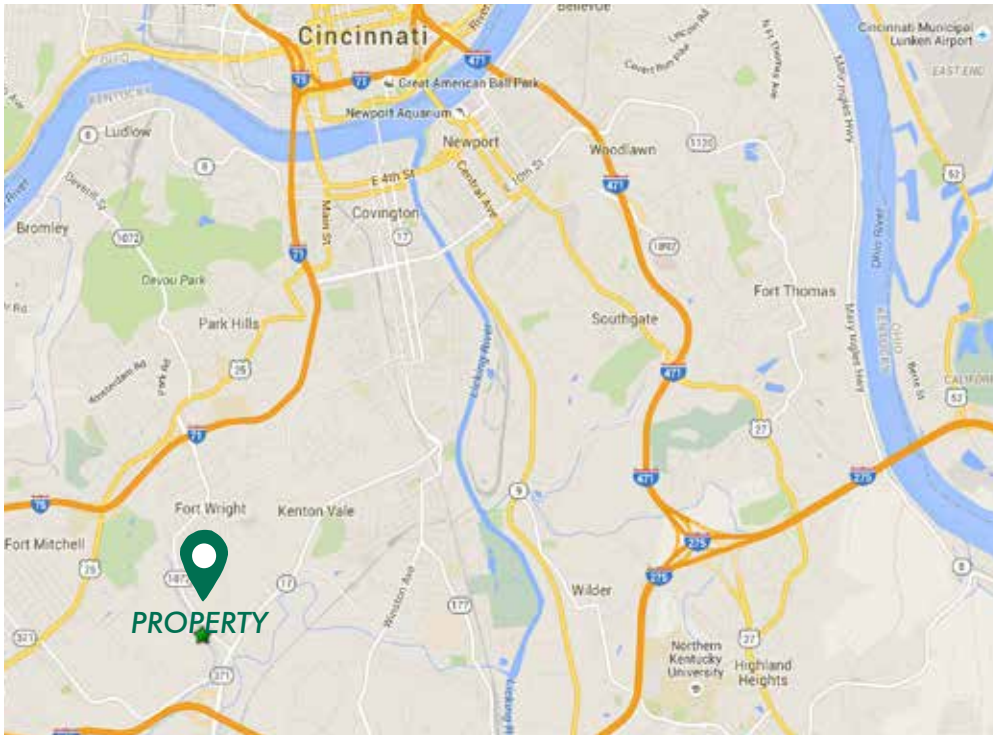
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## LOCATION MAP



## ZOOMED IN AERIAL



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