

LAND FOR SALE OR LEASE

4147 Alexandria Pike
Cold Spring, KY 41076

PROPERTY SUMMARY

Acreage: 4.5

Zoning: SDA

Price: Negotiable

DESCRIPTION

- Located on major traffic artery connecting Campbell County, KY and Cincinnati.
- Property is on the "Going to Work" side of the road.
- Traffic counts exceed 33,000 VPD.
- Potential signalized access.
- Located one mile from the Northern Kentucky University (16,000+ students).
- 4.5 acres available for potential development.
- Zoning code is SDA Commercial (Special Development Area).
- Purchase or Lease.

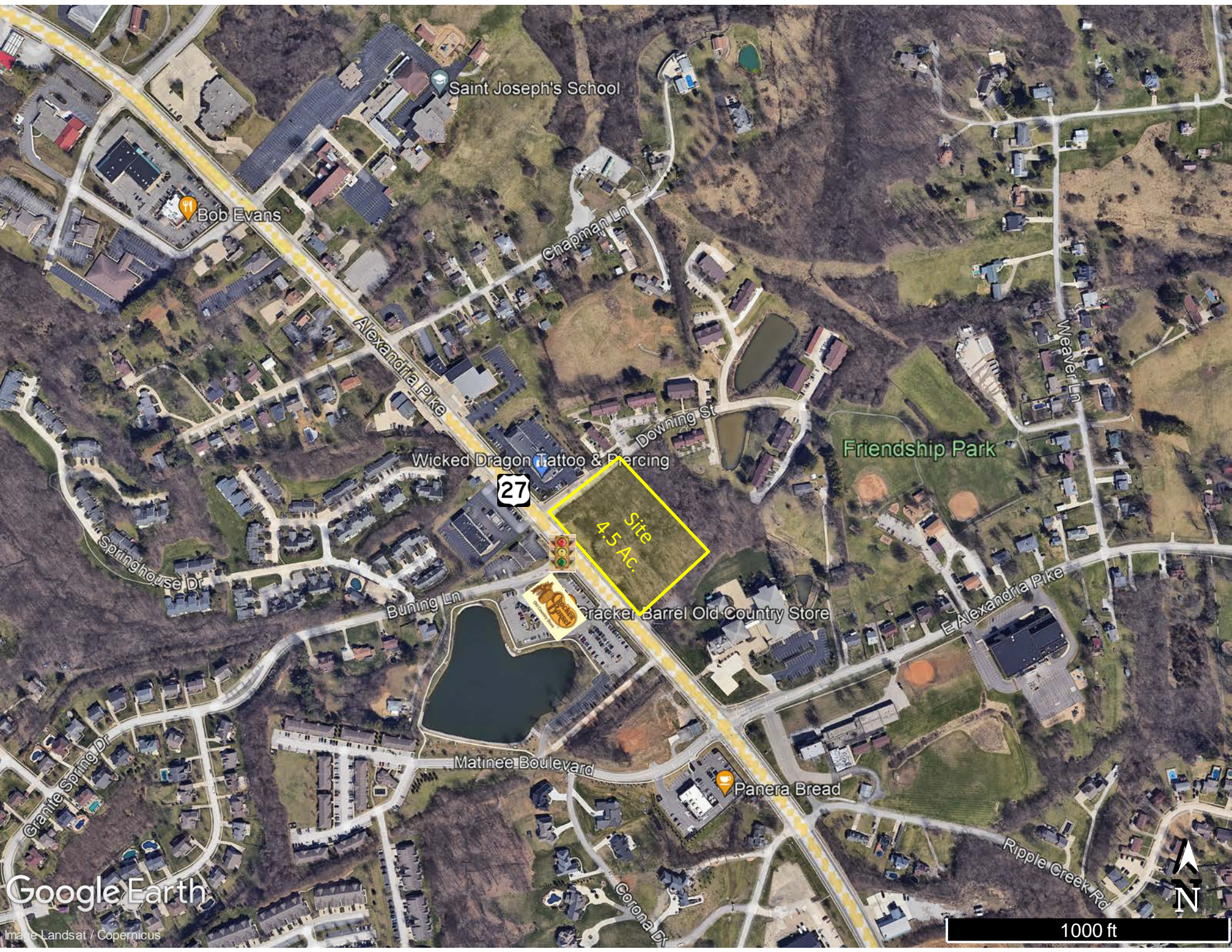


SITE



F1RST
COMMERCIAL
REALTY INC.

Bill Martin
73 Cavalier Blvd., Suite 325
Florence, KY 41042
Cell: 513-236-6200
Office: 859-371-9000
billmartin@firstcommrealty.com
www.firstcommrealty.com



Saint Joseph's School

Bob Evans

Chapman Ln

Alexandria Pike

Downing St

Weaver Ln

Wicked Dragon Tattoo & Piercing

Friendship Park

27

Site
4.5 Ac.

Springhouse Dr

Buning Ln

Cracker Barrel Old Country Store

E Alexandria Pike

Granite Spring Dr

Matinee Boulevard

Panera Bread

Google Earth

Image Landsat / Copernicus

Corona Dr

Ripple Creek Rd



1000 ft



& Magnolia Room

LOWE'S Home Improvement
Improving Home Improvement

NKU NORTHERN KENTUCKY UNIVERSITY
Northern Kentucky University

Kroger

2345

1000 27
Bob Evans

Site

Alexandra Pike
One Mile

Industrial Rd

al Wilder

9

Waffle House

Panera
BREAD

91 Knotty Pine On The Bayou

Kroger

THE HOME DEPOT

Home Depot

Google Earth

Image Landsat / Copernicus

9

1 mi



Cincinnati

Newport

Kroger Marketplace

Devou Park

Beech Acres Park

Coney Island Park

Withrow Nature Preserve

NKU NORTHERN KENTUCKY UNIVERSITY

1 Mile

Site

Google Earth

Image Landsat / Copernicus

3 mi

