

HIGHLAND HEIGHTS

Alexandria Pike & Sunset Drive
Highland Heights, KY 41076

FOR LEASE
+/- 2 Acres Available

HIGHLIGHTS

- Great retail space opportunity located at a traffic signaled intersection
- Retailers and restaurants in the area include Lowe's, Kroger, Furniture Fair, Chipotle, City BBQ, Jimmy John's, Toppers and Smash Burger
- Just north of the main entrance to Northern Kentucky University with a 2019 enrollment of 14,795 students
- Also within a mile of the BB&T Arena, a 100,000 seat multi-purpose arena on the campus of Northern Kentucky University

TRAFFIC COUNTS

- 41,114 VPD on Alexandria Pike S of Sunset Dr
- 37,740 VPD on I-471 towards Alexandria Pike N of Sunset Dr

DEMOGRAPHICS

2019 Estimates	1 miles	3 miles	5 miles
Population	6,357	43,284	124,930
Households	2,316	18,863	54,691
Average HH Income	\$62,796	\$74,570	\$74,572
Daytime Employees	5,784	17,720	59,352

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A MEMBER OF
CHAINLINKS
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PLAN SUMMARY

<u>USE</u>	<u>SITE AREA</u>	<u>BUILDING SIZE</u>	<u>PARKING</u>
Retail	2 Ac.	16,000 SF	86

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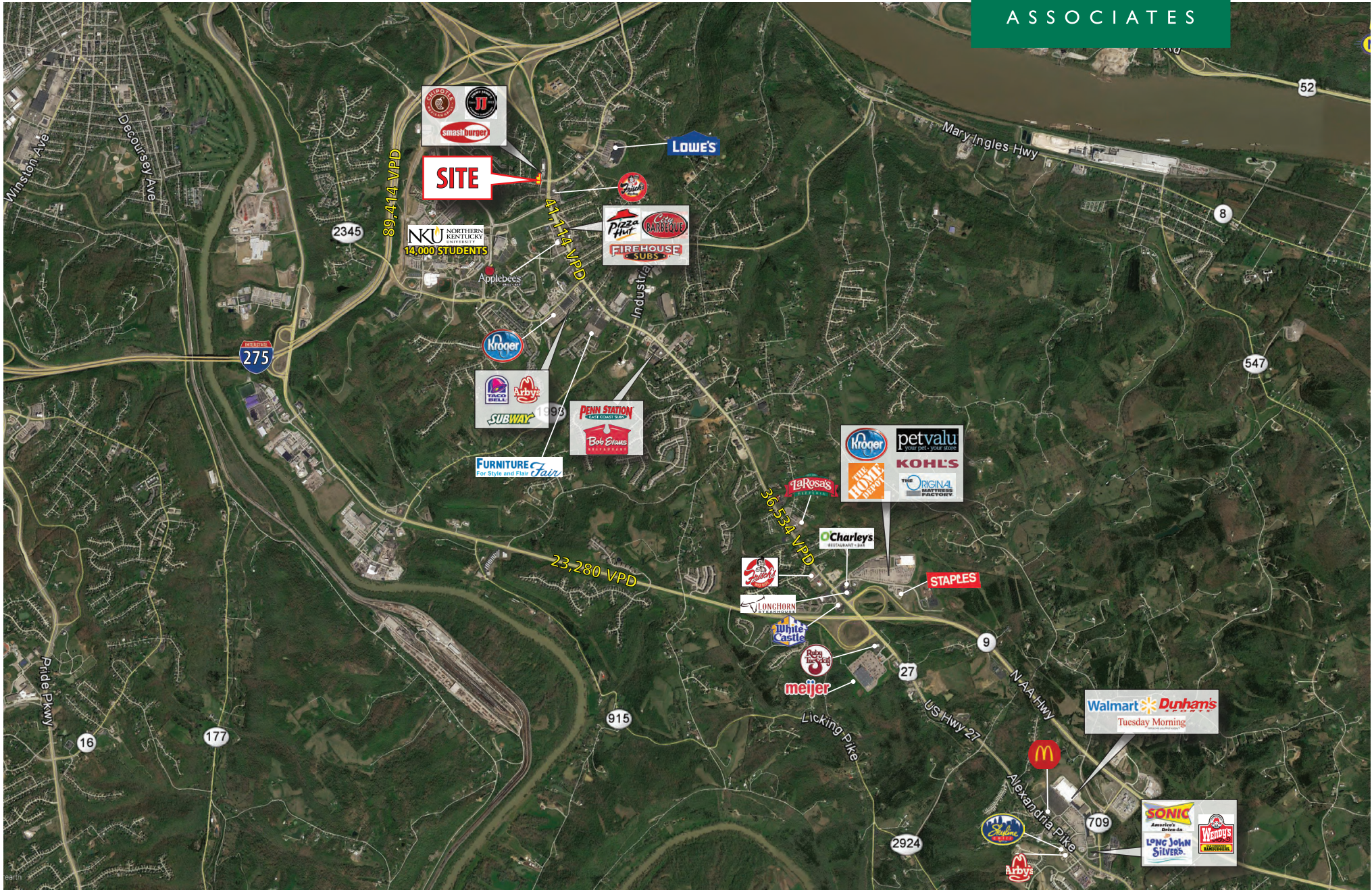


PLAN SUMMARY			
USE	SITE AREA	BUILDING SIZE	PARKING
Retail	1.3 Ac.	9,800 SF	60
Drive-thru Restaurant	0.7 Ac.	2,400 SF	12

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