

OFFICE FOR LEASE

3699 ALEXANDRIA PIKE

Cold Spring, KY 41076



PROPERTY DESCRIPTION

Immerse your business in the bustling heart of Cold Spring. This 2,500 sqft office space sits on Alexandria Pk (US 27). Convenient access to major thoroughfares including I-275, I-471 & Rt 9, ensures seamless connectivity for clients and employees. Property allows for Immediate Occupancy!

PROPERTY HIGHLIGHTS

- Gross Lease
- 2,500 sqft
- 6-9 private offices
- Access I-275, I-471, SR 27 & Rt-9
- Adjacent to Kroger Shopping Center
- Approx 500 sq ft of Open Space
- 2 Private ADA Restrooms - 1 with Shower

OFFERING SUMMARY

| | |
|------------------|------------------------------|
| Lease Rate: | \$3,250.00 per month (Gross) |
| Number of Units: | 7 |
| Available SF: | 2,500 SF |
| Building Size: | 2,500 SF |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,271 | 12,928 | 48,455 |
| Total Population | 5,691 | 29,847 | 108,682 |
| Average HH Income | \$59,294 | \$71,983 | \$70,822 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TRACY WARNER
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KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

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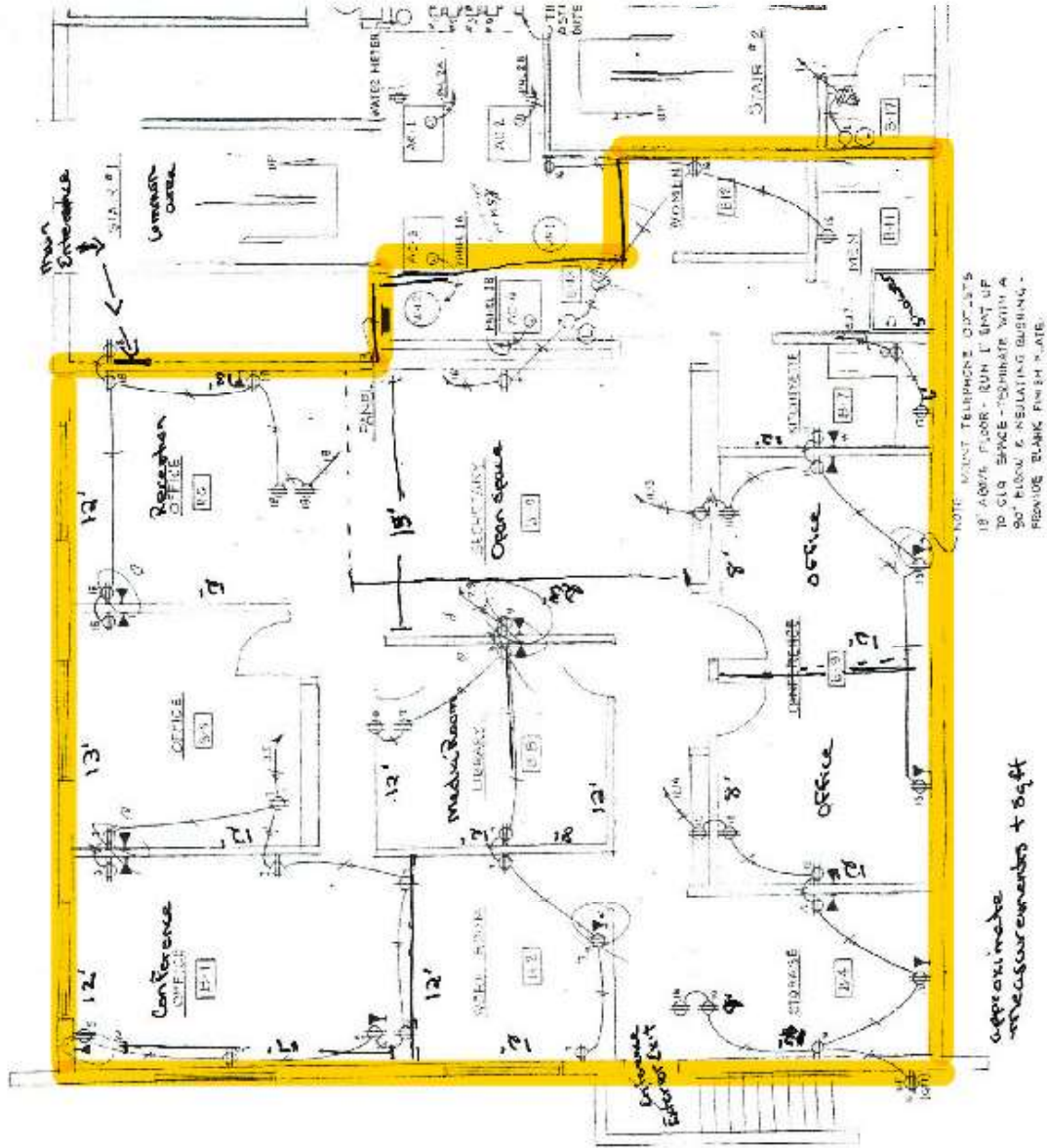
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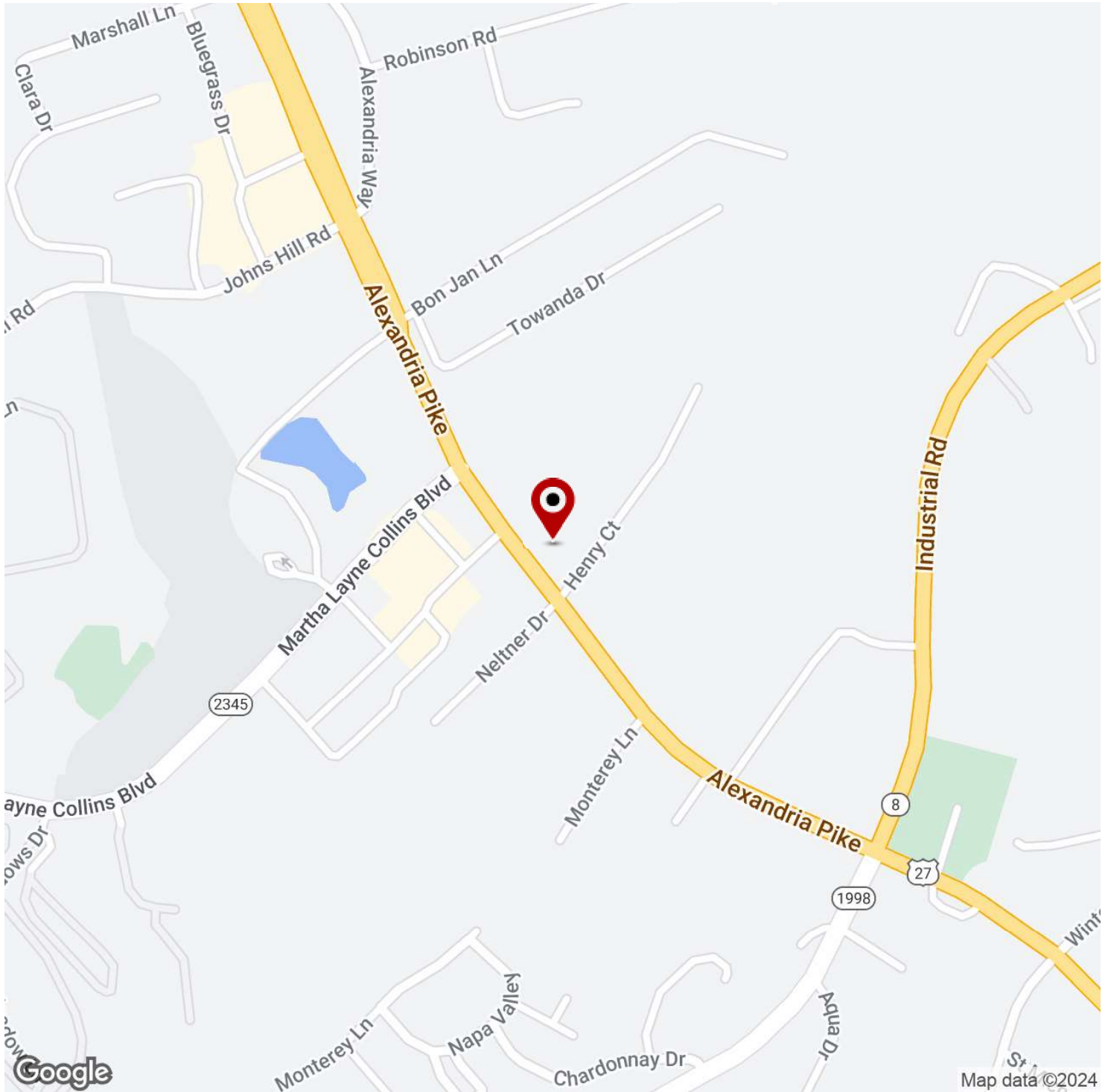
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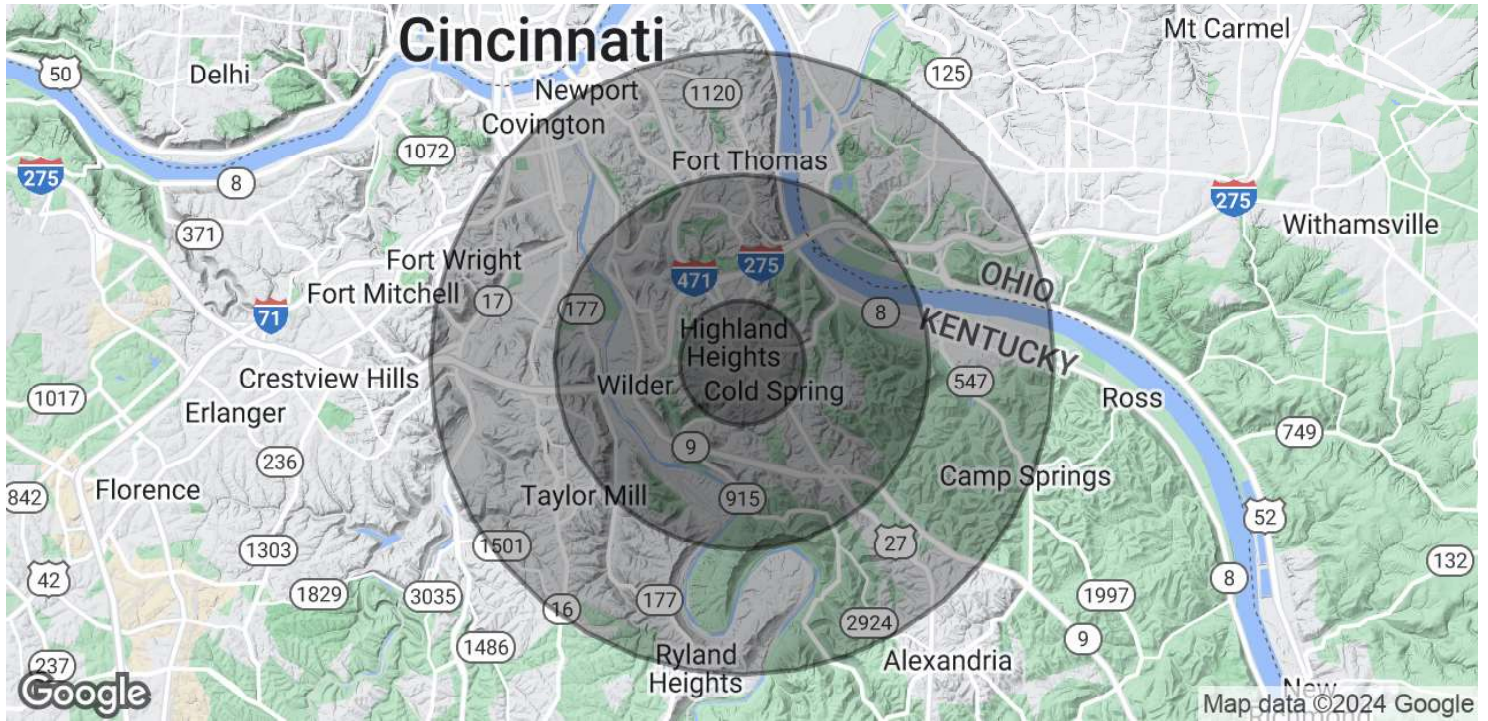
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 5,691 | 29,847 | 108,682 |
| Average Age | 31.9 | 39.9 | 39.1 |
| Average Age (Male) | 31.0 | 39.0 | 36.9 |
| Average Age (Female) | 34.3 | 40.8 | 41.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 2,271 | 12,928 | 48,455 |
| # of Persons per HH | 2.5 | 2.3 | 2.2 |
| Average HH Income | \$59,294 | \$71,983 | \$70,822 |
| Average House Value | \$148,464 | \$161,259 | \$165,836 |

* Demographic data derived from 2020 ACS - US Census

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