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513.489.3343
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REDEVELOPMENT OPPORTUNITY on DIXIE HWY.
3126 Dixie Highway, Erlanger, KY 41018

2.08 Acres Available



Property Details:

- 2.08 acres
- Signalized entrance
- Over 215' of frontage along Dixie Highway (US 25)
- Centrally located near:



- Only blocks away from Northern Kentucky's only lifestyle center, Crestview Hills Town Center, with over 65 retailers including:



Demographics:

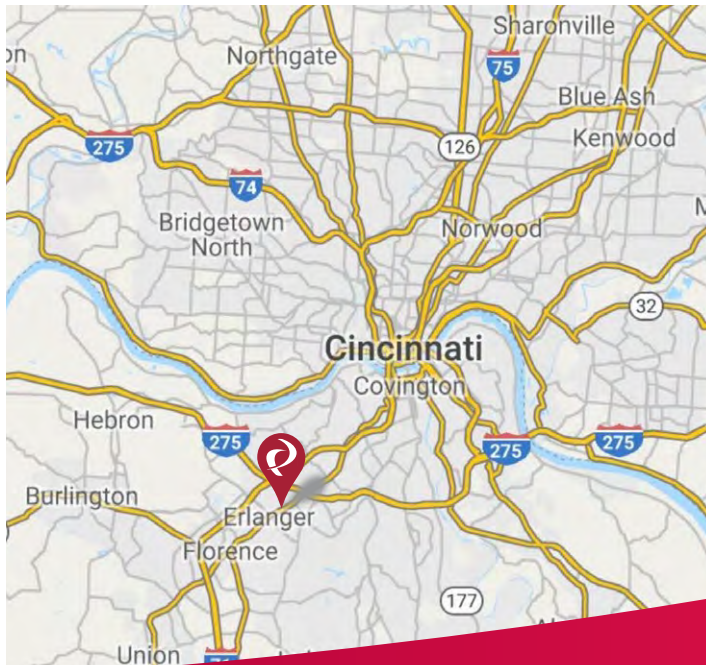
2017 Estimates	1 Mile	3 Mile	5 Mile
Population	10,018	70,828	142,231
Households	4,381	28,598	56,947
Median Household Income	\$52,583	\$66,128	\$66,740
Total Number of Employees	8,190	59,522	97,620

Traffic Counts:

	ADT	
Dixie Hwy. (US 25) at Crestview Hills TC	25,992	(KYTC 2016)
I-275 at Dixie Hwy.	104,616	(KYTC 2016)

Contact:
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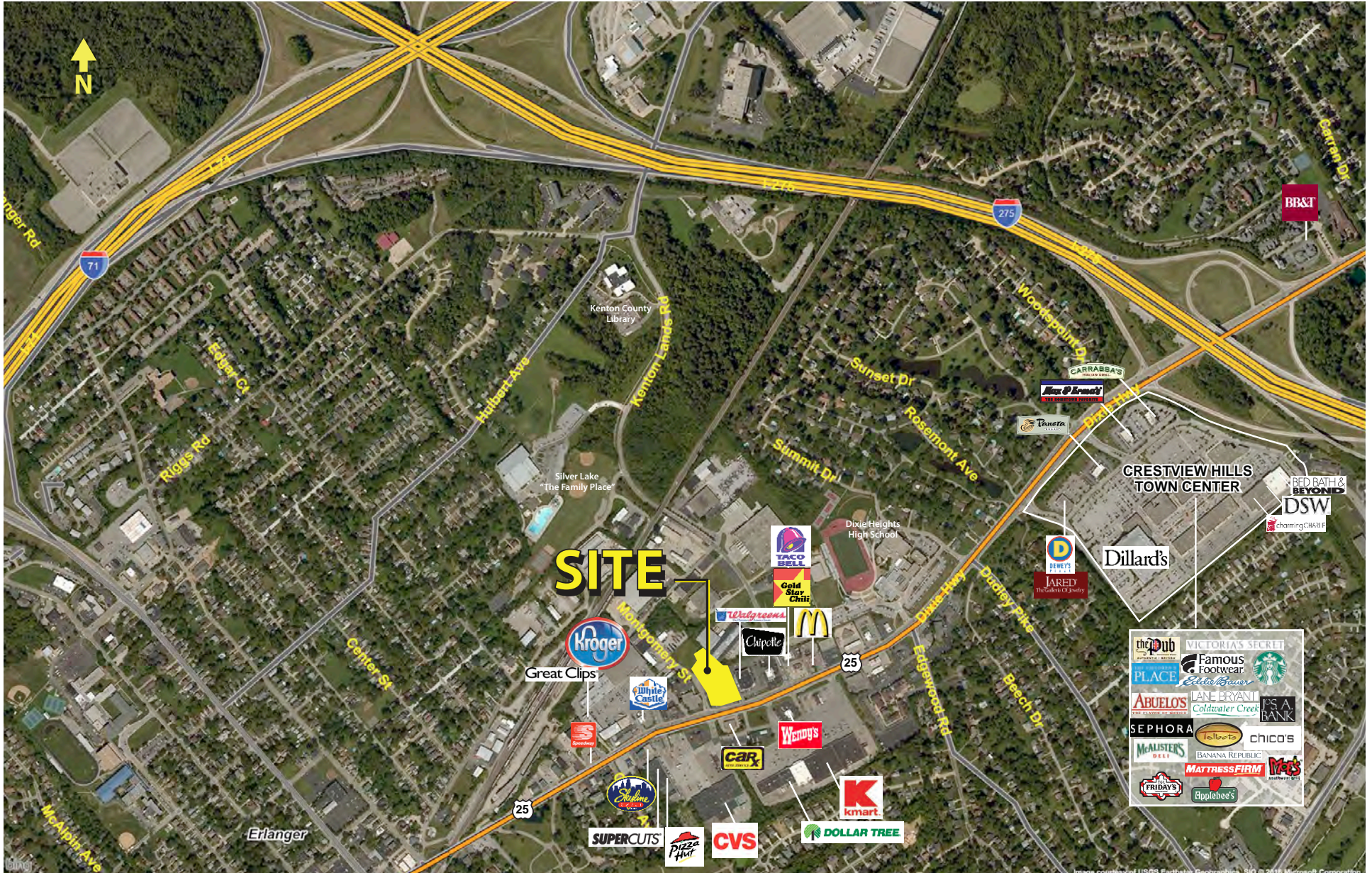
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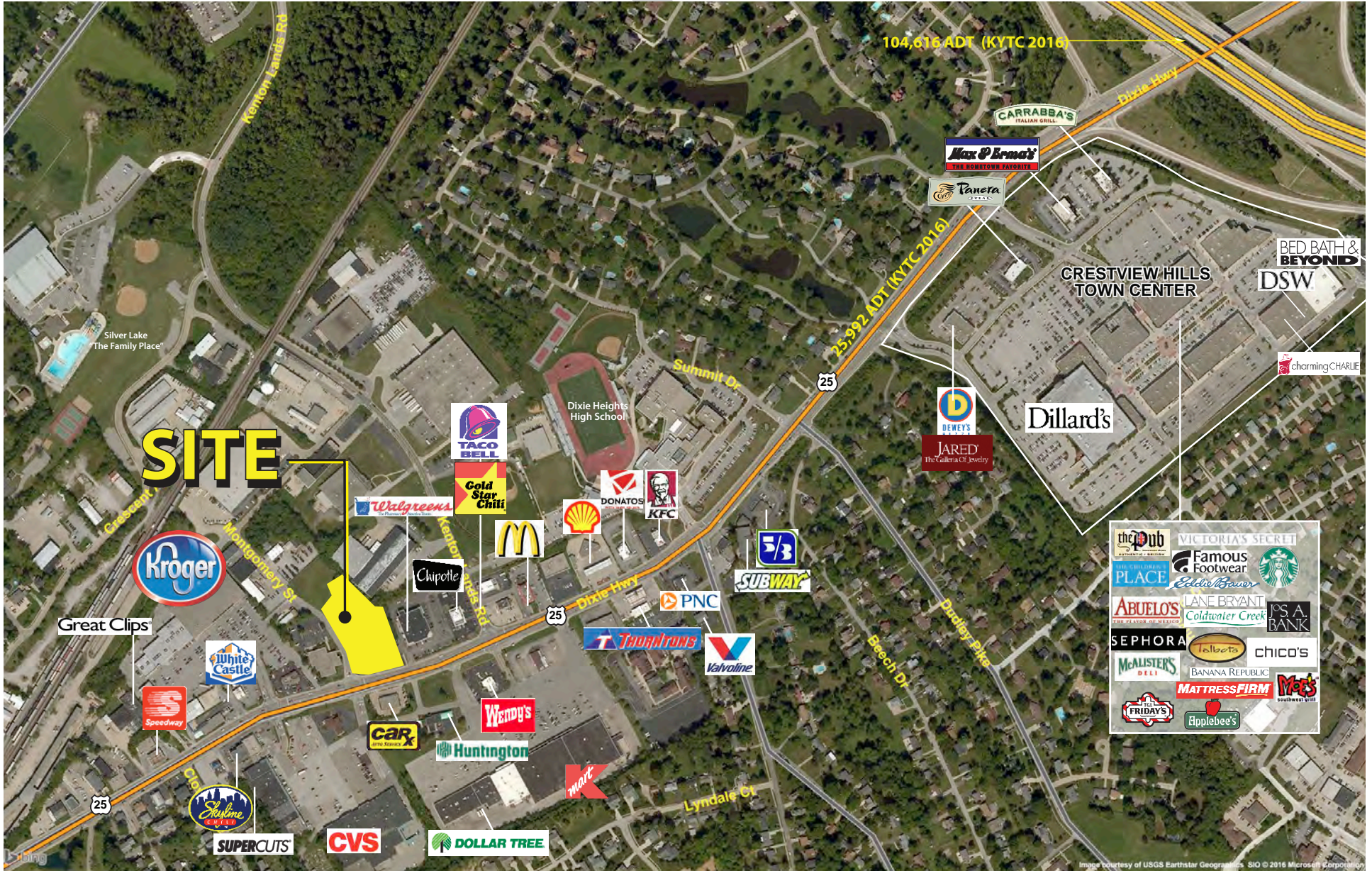
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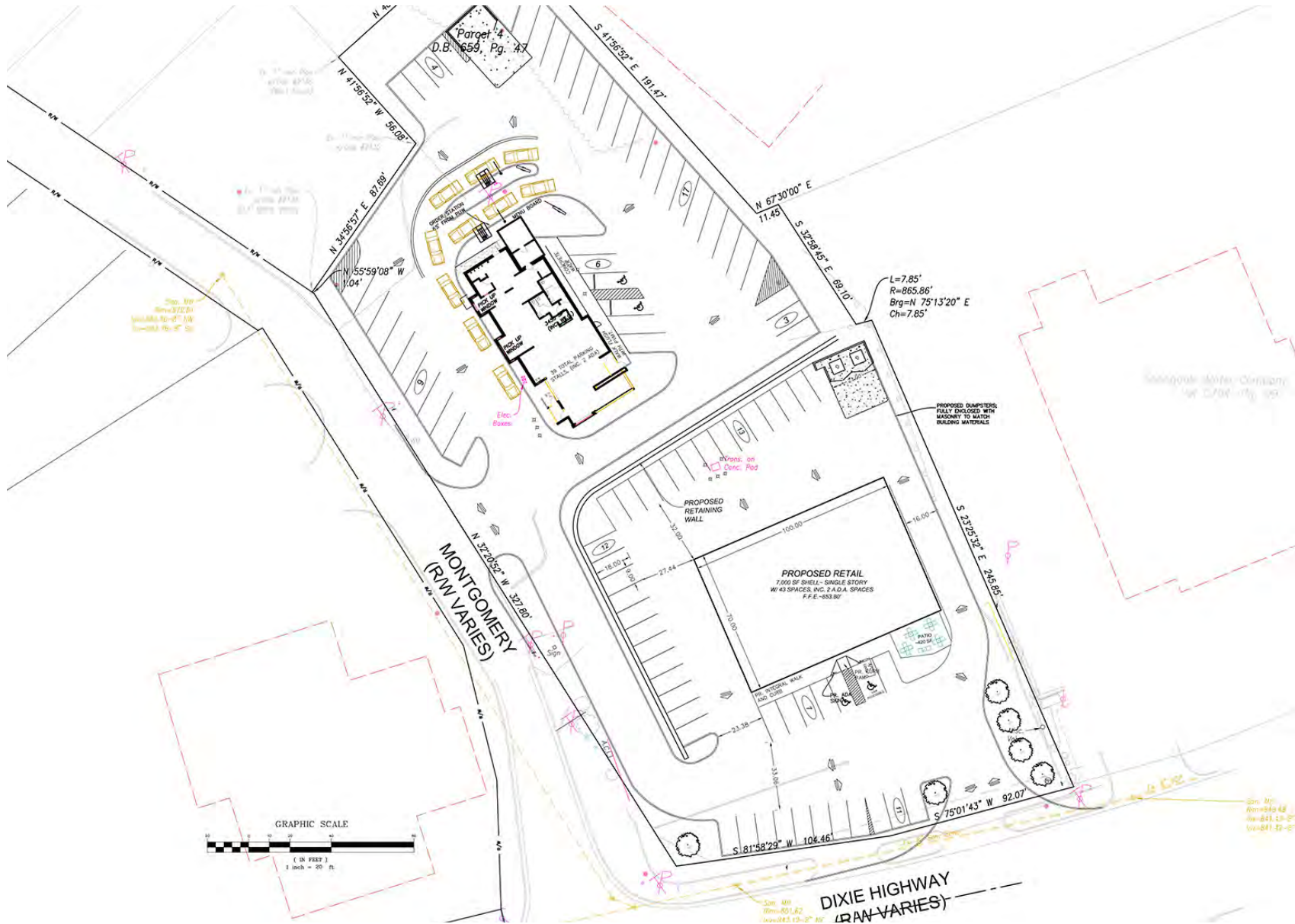


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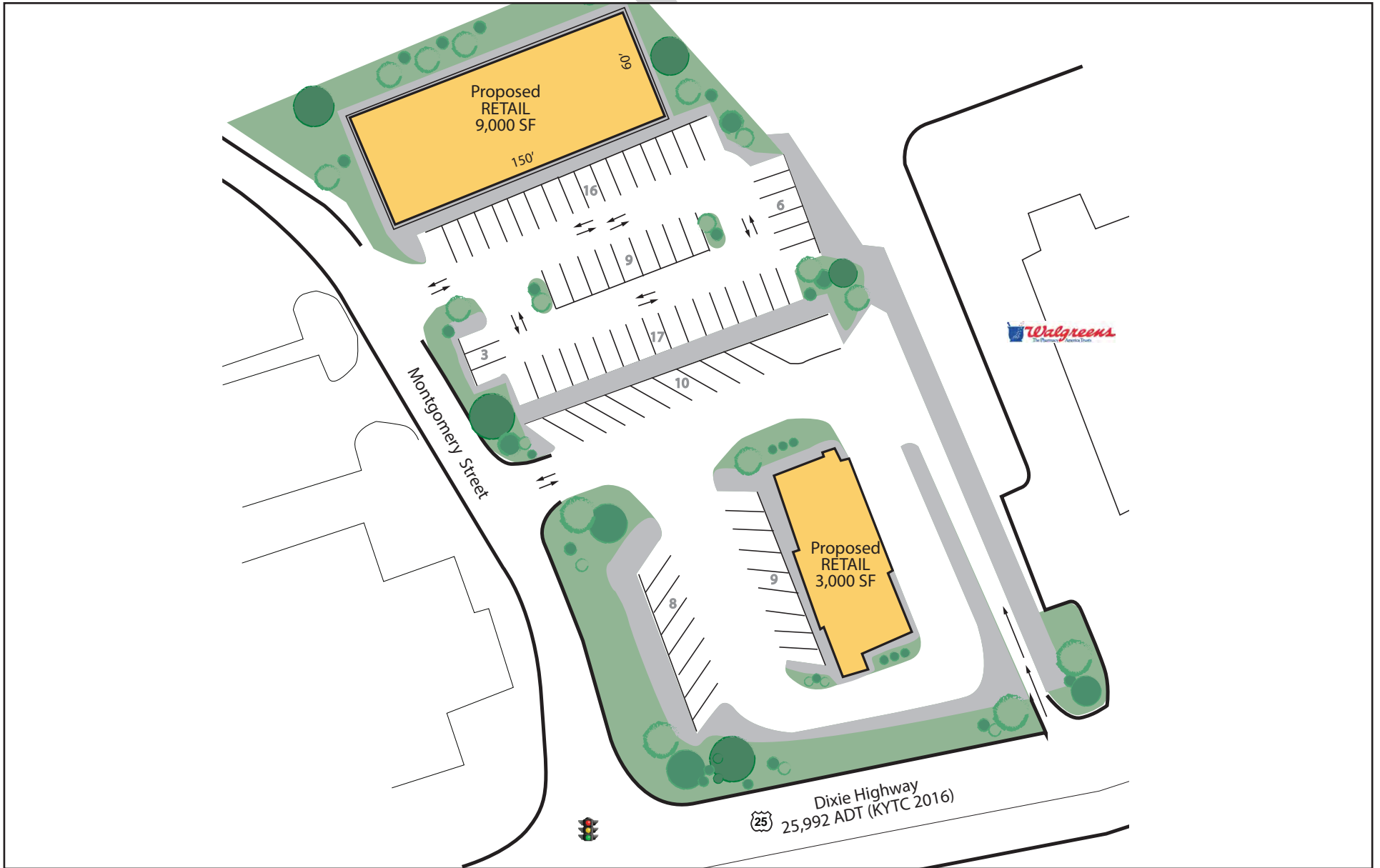


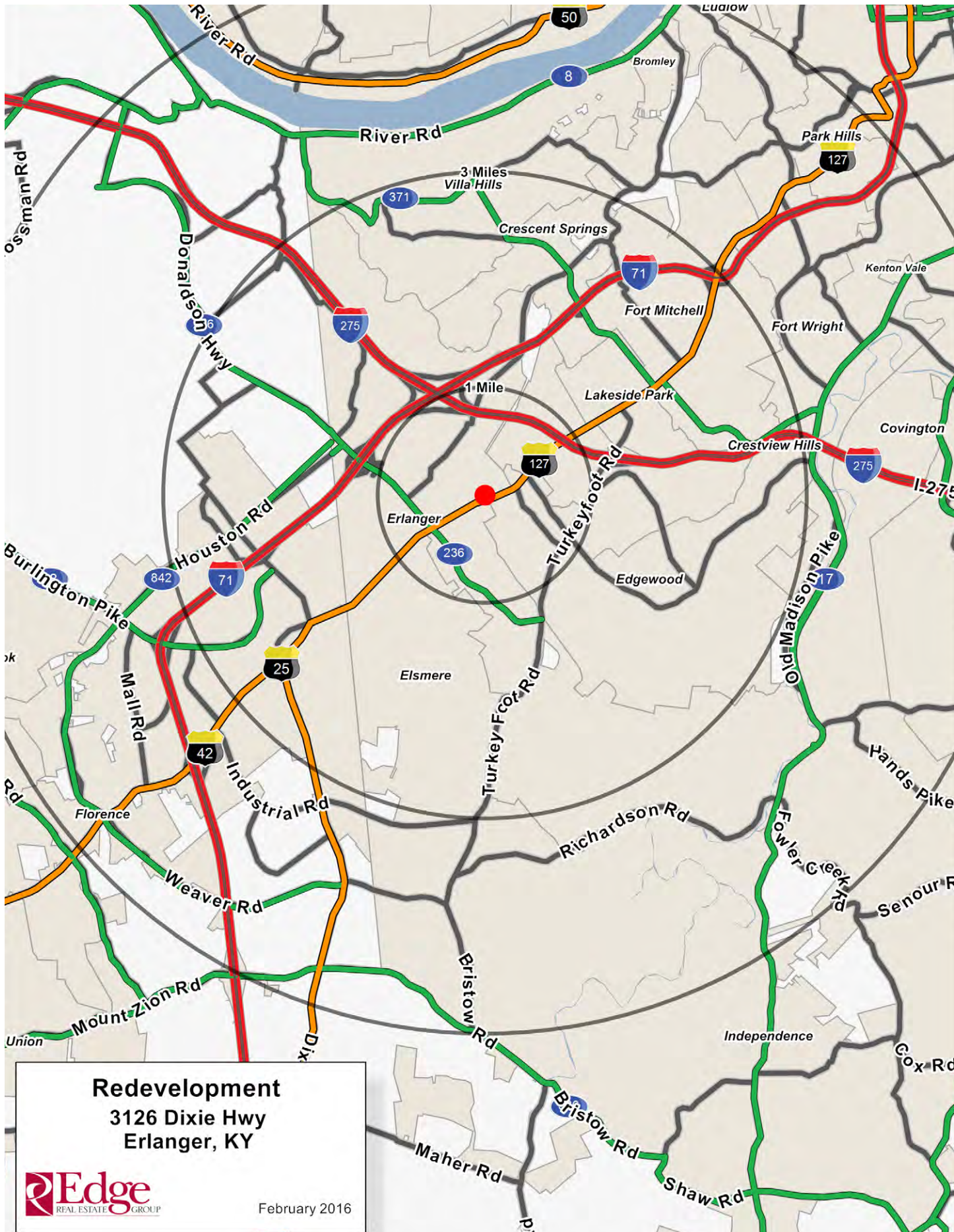
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Redevelopment
 3126 Dixie Hwy
 Erlanger, KY



February 2016

SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0212/-84.5912

RS1

3126 Dixie Hwy

1 mi radius 3 mi radius 5 mi radius

Erlanger, KY 41018

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2017 Estimated Population	10,018	70,828	142,231
	2022 Projected Population	10,092	72,258	145,202
	2010 Census Population	9,708	66,815	135,607
	2000 Census Population	9,957	66,449	133,496
	Projected Annual Growth 2017 to 2022	0.1%	0.4%	0.4%
	Historical Annual Growth 2000 to 2017	-	0.4%	0.4%
	2017 Median Age	39.2	38.2	37.3
HOUSEHOLDS	2017 Estimated Households	4,381	28,598	56,947
	2022 Projected Households	4,470	29,556	58,894
	2010 Census Households	4,123	26,685	53,653
	2000 Census Households	4,109	26,040	51,604
	Projected Annual Growth 2017 to 2022	0.4%	0.7%	0.7%
Historical Annual Growth 2000 to 2017	0.4%	0.6%	0.6%	
RACE AND ETHNICITY	2017 Estimated White	89.2%	89.2%	89.3%
	2017 Estimated Black or African American	4.7%	4.1%	4.5%
	2017 Estimated Asian or Pacific Islander	0.9%	2.0%	2.0%
	2017 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
	2017 Estimated Other Races	5.0%	4.5%	4.0%
	2017 Estimated Hispanic	4.6%	4.8%	4.1%
INCOME	2017 Estimated Average Household Income	\$76,669	\$81,554	\$78,887
	2017 Estimated Median Household Income	\$52,583	\$66,128	\$66,740
	2017 Estimated Per Capita Income	\$33,525	\$33,108	\$31,744
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.4%	2.4%
	2017 Estimated Some High School (Grade Level 9 to 11)	5.3%	6.0%	6.3%
	2017 Estimated High School Graduate	29.0%	27.5%	27.6%
	2017 Estimated Some College	28.4%	23.4%	23.8%
	2017 Estimated Associates Degree Only	7.9%	9.7%	9.3%
	2017 Estimated Bachelors Degree Only	18.1%	19.7%	19.5%
	2017 Estimated Graduate Degree	9.9%	11.3%	11.1%
BUSINESS	2017 Estimated Total Businesses	635	3,785	6,395
	2017 Estimated Total Employees	8,190	59,522	97,620
	2017 Estimated Employee Population per Business	12.9	15.7	15.3
	2017 Estimated Residential Population per Business	15.8	18.7	22.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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