

CONNER SHOPPES

3065 N Bend Road, Hebron, KY 41048

2,661 SF Available for LEASE
with Potential to Divide to 1,330 SF



Property Details:

- Outparcel to Kroger Marketplace, built in 2014
- Over 33,000 cars per day
- KY 237 and Petersburg Road intersection
- Great visibility and access from North Bend Road
- Just 1 mile south of I-275 and 2 miles west of the Cincinnati / Northern Kentucky International Airport
- Co-tenants and retail in the area include:



Demographics:

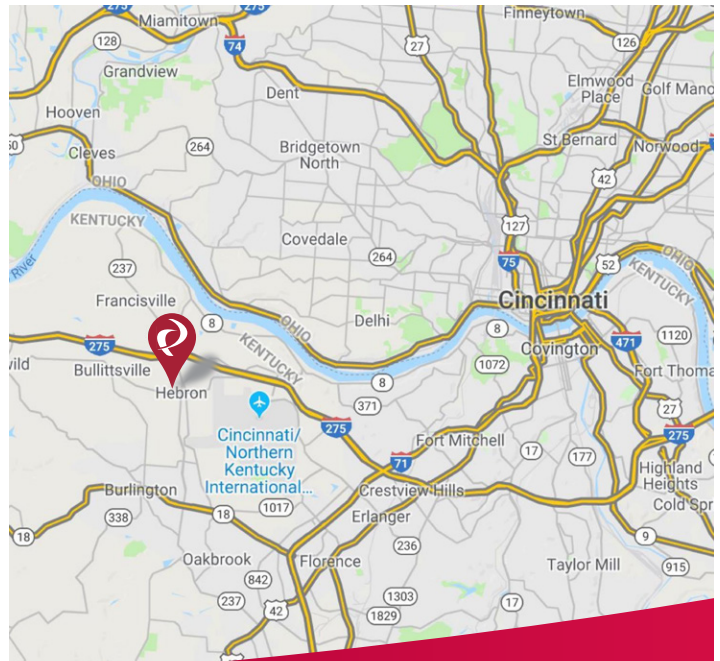
2019 Estimates	1 Mile	3 Mile	5 Mile
Population	3,985	19,661	64,568
Households	1,307	6,959	23,571
Average Household Income	\$93,041	\$98,985	\$96,632
Total Number of Employees	1,473	14,697	36,724

Traffic Counts:

	ADT
SR 237	24,221 (KYTC 2017)
I-275 at SR 237	56,161 (KYTC 2018)

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LET US GIVE YOU AN EDGE



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