

Interstate Richwood- Land + Lots

Interstates 71 & 75 | Union/Richwood, KY



Property Summary

County	Boone
Property Type	Land
Lot Sizes	Lot 2: 2.2 Acres- <i>Incredible highway visibility</i> Lot 3: 19.3 Acres- <i>Divisible</i>
Zoning	C-4, Commercial

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

For more information contact:



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Property Description

- **Lot 1 sold for future hotel**
- Longnecks Richwood now open
- Excellent frontage along the merged I-75 and I-71
- More than 3,000 feet of public roads showcase site
- Site is perfect for a broad range of development
 - Restaurant → Retail
 - Medical Office → Commercial
- All utilities available
- Holiday Inn at site has no vacancy most weekends
- Low tax rates are favorable for business development.

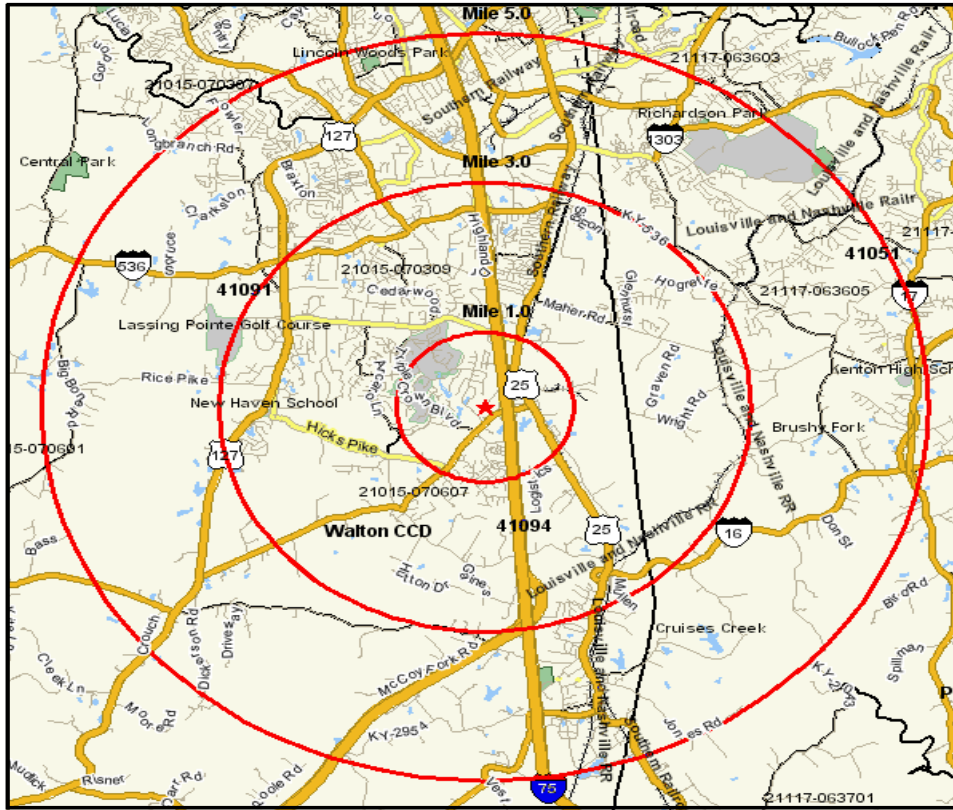
Location Highlights

- High Interstate visibility—more than 112,000 vehicles daily
- Easy access to Interstates 71 & 75
- **Centrally located retail hub**
- Downtown Cincinnati, 17 miles north
- Kentucky Speedway, 25 miles west
- Ark Encounter, 11 miles south now open
- Funding approved, KY Department of Transportation will begin Interstate ramp improvements.
- Triple Crown, NKY's exclusive neighborhood, is located directly to the west; "Triple Crown is the fastest growing residential development in all of Greater Cincinnati". – Cincinnati Business Courier.

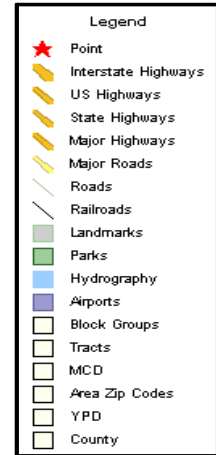
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Area Map



12928 FROGTOWN CONNECTOR RD
 Union, KY 41094-8388
 Coord: 38.918300, -84.633800
 Radius - See Appendix for Details



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Nielsen Solution Center 1 800 866 6511

Prepared For:

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 Prepared By:

Area Demographics

Distance	One Mile	Three Mile	Five Mile	10 Mile
2013 Estimated Population	2,553	26,864	65,474	213,862
2013 Estimated Average Income	\$98,882	85,487	76,536	71,348
2013 Estimated # of Households	5,590	15,061	23,306	79,295
2013 Estimated Median Age	43.1	36.2	35.3	36.2

- Interstate Richwood site is just to the west of the Triple Crown neighborhood which is considered NKY's premiere residential development with approximately 1400 single family homes averaging more than \$400,000 to purchase and 855 upscale landminiums constructed to date. There are 1,046 single family lots remain in Triple Crown and 514 , approved units in Steeple Chase.
- Union Ky. is considered part of the "boomburbs" which are home to younger families who live a busy upscale lifestyle- *The Cincinnati Business Courier*
- " Northern Kentucky had five of Kentucky's fastest growing cities, with Union's 3.5% increase making it Northern Kentucky's fastest growing city."- *The Cincinnati Enquirer*

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