

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

- Hampton Inn Now Open
- 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.

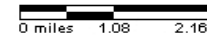
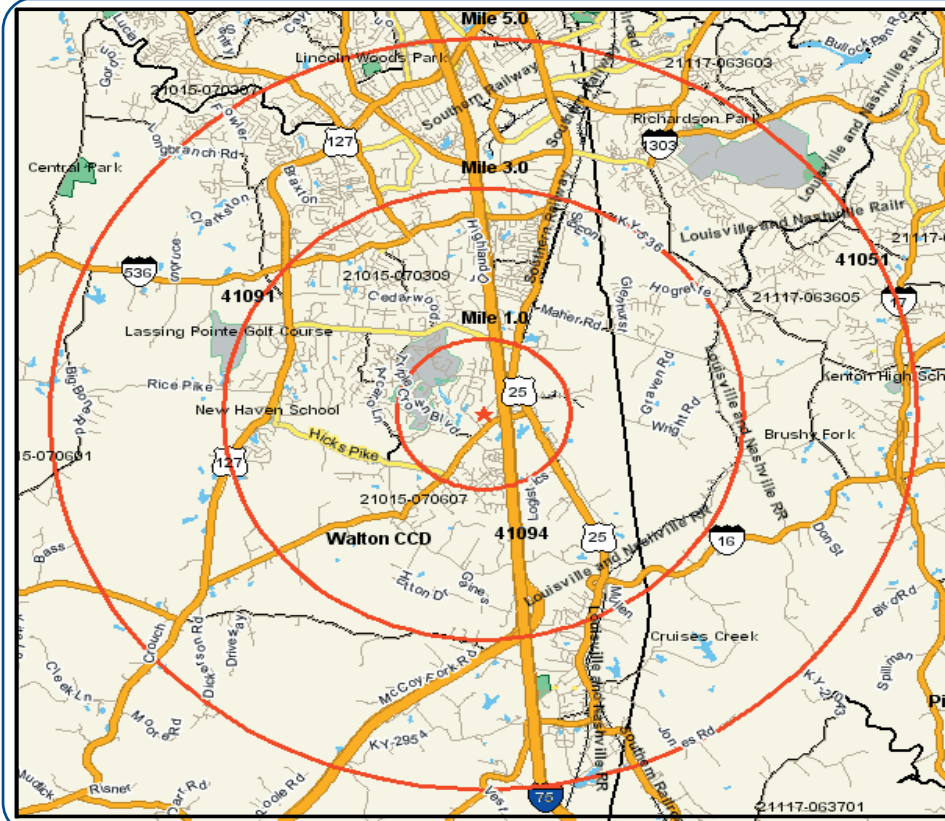
Location Highlights

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



Area Demographics

Distance	One Mile	Three Mile	Five Mile
2020 Estimated Population	2,542	30,518	80,685
Estimated Population Growth 2020-2025	0.8%	1.0%	0.8%
2020 Estimated Average Income	\$129,452	\$111,206	\$97,391
2020 Estimated # of Households	904	10,615	29,132
2020 Estimated Median Age	44.1	37.8	36.8

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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