

FOR SALE

DEVELOPMENT SITE | 0.5 ACRES | ZONED "CC"

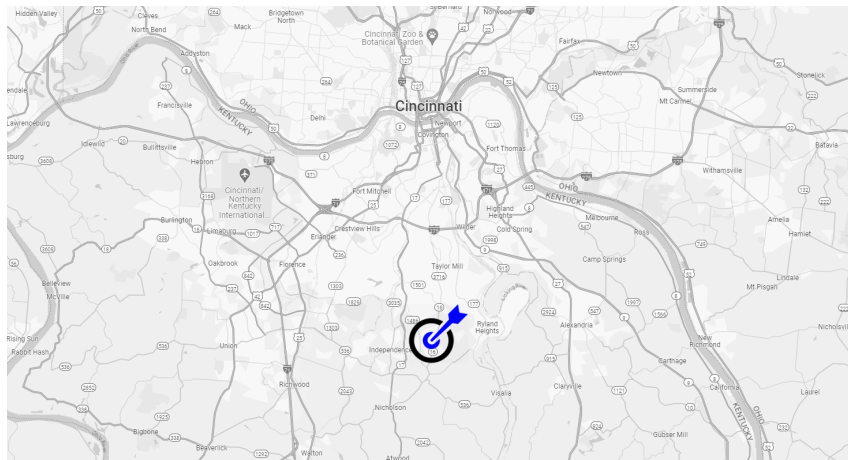
6463 TAYLOR MILL RD

INDEPENDENCE, KY 41051



OFFERING SUMMARY

Address	6463 Taylor Mill Rd Independence, KY 41051
Ground Lease	Negotiable
Acreage	Approx. 0.5 acres
County	Kenton County
Municipality	City of Independence
Parcel ID	061-10-00-275.00
Zoning	CC - Community Commercial



MIKE BASTIN

DIRECT: 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** MJBASTIN@CBCRELIANTREALTY.COM

2181 VICTORY PARKWAY | SUITE 102

CINCINNATI, OH 45206

WWW.CBCRELIANTREALTY.COM



**COLDWELL BANKER
COMMERCIAL**

**RELIANT
REALTY**

Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.

FOR SALE

DEVELOPMENT SITE | 0.5 ACRES | ZONED "CC"

6463 TAYLOR MILL RD

INDEPENDENCE, KY 41051



PROPERTY DESCRIPTION

Outlot available for ground lease (approx. 0.5 acres) with frontage along Taylor Mill Rd at the Cherokee Shopping Center in Independence, KY offers a developer or small business owner plenty of options for new development. This well-located site on Taylor Mill Rd is zoned CC - Community Commercial and perfectly suited for a new retail pad. Easily accessible to I-275 - join in on the new commercial and residential development happening all around Independence and Taylor Mill.



DEMOGRAPHIC INFO

POPULATION SUMMARY	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	4,781	26,411	55,662
NUMBER OF HOUSEHOLDS	1,637	9,010	19,716
NUMBER OF HOUSING UNITS	1,696	9,300	20,367
OWNER OCCUPIED UNITS	84.1%	84.3%	80.8%
RENTER OCCUPIED UNITS	12.4%	12.6%	16.0%
VACANT UNITS	3.5%	3.1%	3.2%
MEDIAN AGE	36.3	36.5	36.9
HOUSEHOLD SUMMARY	1 MILE	3 MILE	5 MILE
MEDIAN HH INCOME	\$96,873	\$96,638	\$91,956
AVERAGE HH INCOME	\$112,349	\$110,503	\$109,990
MEDIAN HOME VALUE	\$275,566	\$233,502	\$238,904
AVERAGE HOME VALUE	\$289,103	\$264,654	\$271,155

MIKE BASTIN

DIRECT: 513.618.2823 | **CELL:** 513.520.4525 | **EMAIL:** MJBASTIN@CBCRELIANTREALTY.COM

2181 VICTORY PARKWAY | SUITE 102

CINCINNATI, OH 45206

WWW.CBCRELIANTREALTY.COM



**COLDWELL BANKER
COMMERCIAL**

**RELIANT
REALTY**

Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated.