

# FOR LEASE

2,200 SF RETAIL | END CAP W/ PATIO

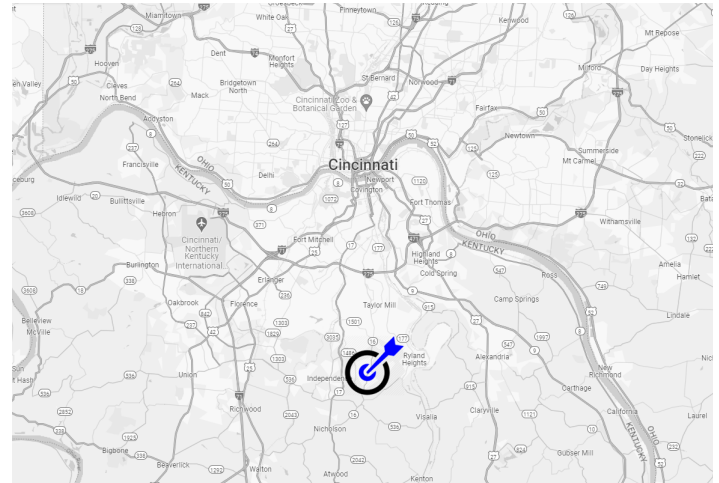
**6455 TAYLOR MILL RD**

**INDEPENDENCE, KY 41051**



## OFFERING SUMMARY

Address	6455 Taylor Mill Rd Independence, KY 41051
Asking Rate	\$14.00/SF Full Service
Square Footage	2,200 SF Retail End Cap w/ Outdoor Patio
County	Kenton County
Municipality	City of Independence
Zoning	CC - Community Commercial Flexible zoning allows for a variety of retail, office, and other commercial uses



## PROPERTY OVERVIEW

Retail center has been recently renovated and includes new tenants (Laundromat & Barber Shop). Well-located for a new tenant serving the Independence and Taylor Mill areas. Previously used as a church, this space offers an open layout and excellent visibility from Taylor Mill Rd. Plenty of onsite parking available. End cap space has two walls with high windows and an outdoor patio for extra usable space. Versatile and move-in ready space for your employees and customers to enjoy.

## MIKE BASTIN

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2181 VICTORY PARKWAY | SUITE 102

CINCINNATI, OH 45206

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## PROPERTY DETAILS

- Plenty of on-site parking available
- Easily accessible to I-275
- Busy Commercial Area
- Excellent Visibility & Building Signage
- Flexible Layout & Configuration
- High growth area with strong demographics
- New development in the surrounding area
- Newly-renovated retail center

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

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