

FOR SALE OR LEASE

1.81 Acre Outlot



Walton Towne Center

625 CHESTNUT DRIVE, WALTON KY 41054



DEMOGRAPHICS (2016)

| | 3-MILE | 5-MILE | 10-MILE |
|----------------------|----------|----------|----------|
| POPULATION | 7,280 | 19,883 | 135,759 |
| HOUSEHOLDS | 2,578 | 6,972 | 48,087 |
| AVG HH INCOME | \$79,106 | \$88,234 | \$79,561 |




TRAFFIC

| | |
|------------------------|--------|
| MARY GRUBBS HWY | 9,590 |
| I-75 | 49,500 |

- Kroger Marketplace Anchored. Shadow Anchored by Kohls
- Kroger Marketplace Online Order and Curbside Pickup site
- Immediate Access off I-75 at the I-71 interchange
- Part of the Northern Kentucky/Cincinnati MSA
- New Library at the corner of Service Road and Town Center Drive scheduled for construction in 2017
- Shopping hub for Boone and Kenton Counties in Kentucky



 Charlie Dahlem, CCIM
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



KOHL'S

**1.81
ACRES**
X

Bob Sumner Tire Co.

**ST. JOSEPH
ACADEMY**
ACADEMIC EXCELLENCE. ENRICHED ON FAITH.

**ALL SAINTS
CATHOLIC CHURCH**

Walton Pharmacy

**THE BANK
OF KENTUCKY**

TireDiscounters

DQ Grill &
Chill Restaurant



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