

FOR LEASE \$14 SQ FT GROSS

# SOUTH HILL PROFESSIONAL CENTER

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Todd Vollmer



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525 Alexandria Pike  
Southgate, KY 41071

**8,122 SQ FT AVAILABLE  
MEDICAL OR OFFICE SPACE**

**FEATURES**

- First-floor medical office space available in three-story 57,000 sq. ft. class A office building/medical facility
- Immediate access to I-471
- Minutes from St. Elizabeth Ft Thomas Hospital
- The building includes a covered drive-up entry, backup generator, full sprinkler system, landscaped grounds, and ample parking

**TRAFFIC COUNTS**

Street/Intersection	VPD
Interstate 471	96,692
Alexandria Pike	15,515

**DEMOGRAPHICS**

Radius	1 Mile	3 Mile	5 Mile
Population	9,717	76,716	186,746
Daytime Population	7,451	74,739	285,997
Households	4,167	33,591	87,105
Average HH Income	\$105,969	\$90,975	\$100,356



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