

COLD SPRING, KY PAD SITE

[View Listing](#)



1.01 Acres
Sale or Ground Lease
Price Reduced! \$675,000

FEATURES

- Pad site fronting shopping center anchored by Kroger, Kohl's, and Home Depot
- Located at Alexandria Pike (US Highway 27) and AA Highway (State Highway 9)
- Great visibility from AA Highway
- All utilities are on site except water and sewer
- The site was paved when the IHOP was built

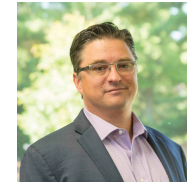
TRAFFIC COUNTS

Street/Intersection	VPD
AA Highway	29,049
Alexandria Highway	30,849

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	2,578	19,571	56,812
Daytime Population	2,925	21,471	49,231
Households	1,152	8,344	23,284
Average HH Income	\$100,228	\$107,972	\$116,692

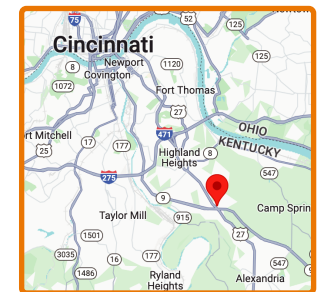
Todd Vollmer



[Call Todd](#)
(513) 505-1902

[Email Todd](#)
TVollmer@MidlandRetail.com

[Download Todd's Contact Card](#)



320 Crossroads Blvd
Cold Spring, KY 41076

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[MidlandRetail.com](#)



(513) 891-2526



697 Wilmer Ave Suite C
Cincinnati, OH 45226



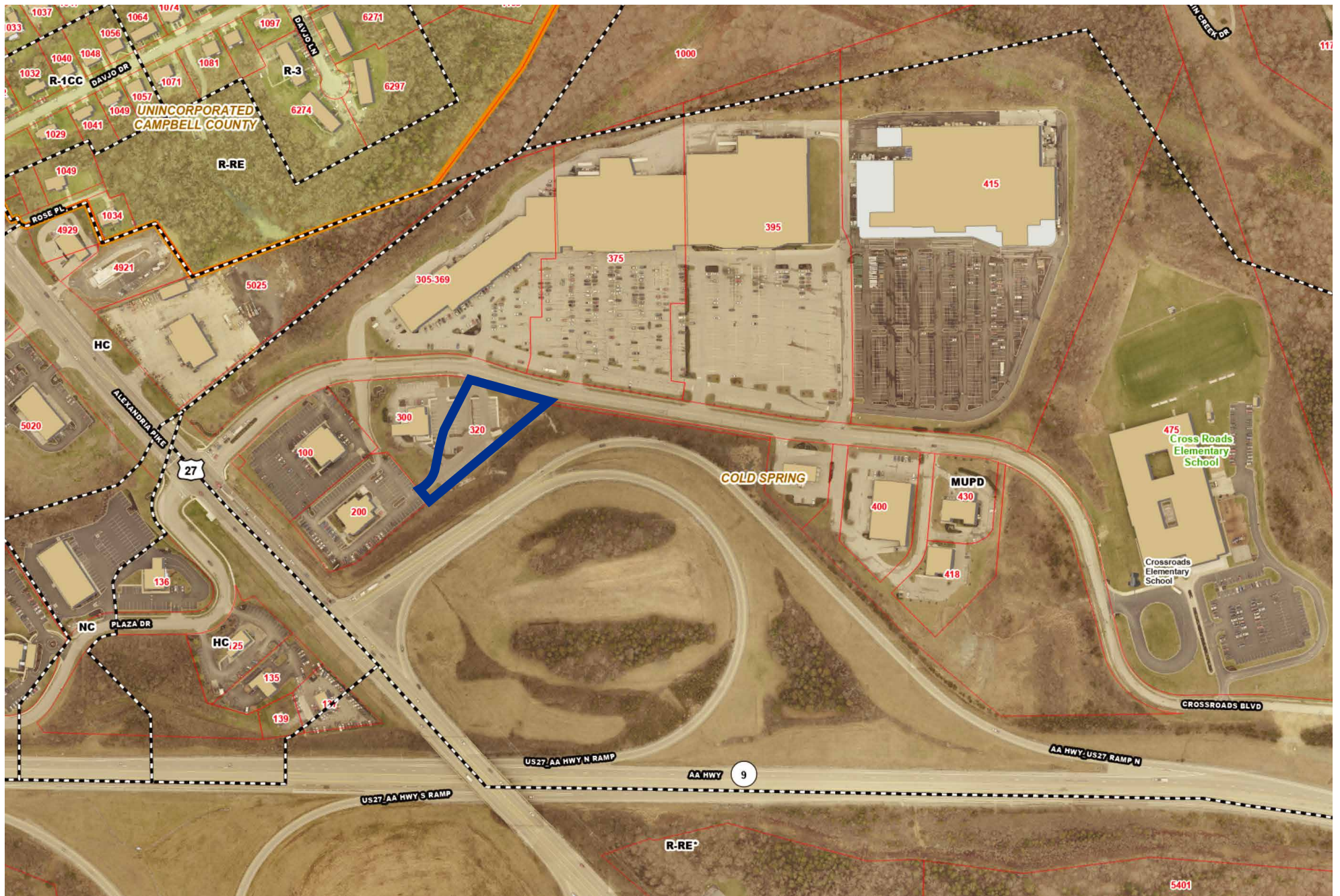
TRADE AREA
 COLD SPRING, KY PAD SITE
 1.01 Acres



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SITE PLAN

COLD SPRING, KY PAD SITE

1.01 Acres



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2025 Demographics

Cold Spring, KY
300 Cross Roads Blvd, Newport, Kentucky, 41076
Rings: 1, 3, 5 mile radii

Latitude: 39.00469
Longitude: -84.42261

Population	1 mile	3 miles	5 miles
2025 Total Population	2,578	19,571	56,812
2030 Total Population	2,501	19,623	57,085
2025-2030 Population: Annual Growth Rate	-0.60%	0.05%	0.10%
2025 Total Daytime Population	2,925	21,471	49,231
2025 Female Population	1,342	10,066	28,919
2025 Male Population	1,236	9,505	27,893
2025 Median Age	46.1	41.2	40.2
Households	1 mile	3 miles	5 miles
2025 Total Households	1,152	8,344	23,284
2030 Total Households	1,132	8,449	23,709
2025-2030 Households: Annual Growth Rate	-0.35%	0.25%	0.36%
2025 Average Household Size	2.12	2.24	2.37
Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$100,228	\$107,972	\$116,692
2030 Average Household Income	\$111,554	\$120,589	\$129,500
2025 Median Household Income	\$72,748	\$77,875	\$84,695
2030 Median Household Income	\$78,869	\$86,434	\$93,312
2025-2030 Median Household Income: Annual Growth	1.63%	2.11%	1.96%
2025 Per Capita Income	\$43,885	\$46,369	\$47,919
2030 Per Capita Income	\$49,449	\$52,335	\$53,891
2025-2030 Per Capita Income: Annual Growth Rate	2.42%	2.45%	2.38%
Home Value	1 mile	3 miles	5 miles
2025 Average Home Value	\$283,907	\$288,620	\$289,686
2030 Average Home Value	\$355,716	\$350,401	\$385,603
2025 Median Home Value	\$283,907	\$288,620	\$289,686
2030 Median Home Value	\$312,903	\$331,361	\$338,963
Race	1 mile	3 miles	5 miles
Diversity Index	17.3	20.2	21.7
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	5	242	591
9-12th Grade/No Diploma	16	357	1,239
High School Diploma	478	3,495	9,269
GED/Alternative Credential	22	442	1,594
Some College/No Degree	278	2,308	5,996
Associate's Degree	168	1,202	3,990
Bachelor's Degree	593	3,441	10,361
Graduate/Professional Degree	363	2,207	6,397
Educational Attainment Base	1,923	13,694	39,437
Business Summary	1 mile	3 miles	5 miles
Total Businesses	104	689	1,636
Total Employees	1,655	11,729	21,924
Total (SIC01-99) Sales (\$000)	\$217,086,006	\$1,470,576,043	\$3,084,363,112
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2025 Annual Budget Expenditures	\$98,574,651	\$778,921,192	\$2,340,412,692
2030 Annual Budget Expenditures	\$107,811,402	\$880,844,441	\$2,644,741,729
2025 Retail Goods	\$3,961,060	\$31,214,887	\$94,103,844
2030 Retail Goods	\$35,364,517	\$293,028,590	\$876,590,378