

COLD SPRING, KY PAD SITE

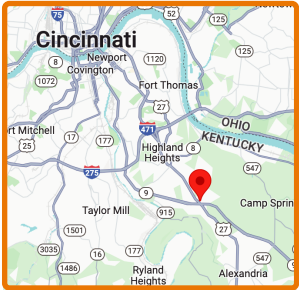
[View Listing](#)



Todd Vollmer



- [Call Todd](#)
(513) 505-1902
- [Email Todd](#)
TVollmer@MidlandRetail.com
- [Download Todd's Contact Card](#)



320 Crossroads Blvd
Cold Spring, KY 41076

1.01 Acres
Sale or Ground Lease
Price Reduced! \$775,000

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	2,778	18,897	56,319
Daytime Population	3,077	20,855	48,352
Households	1,211	7,951	22,745
Average HH Income	\$97,247	\$100,890	\$110,095



[MidlandRetail.com](#)
(513) 891-2526
697 Wilmer Ave Suite C
Cincinnati, OH 45226

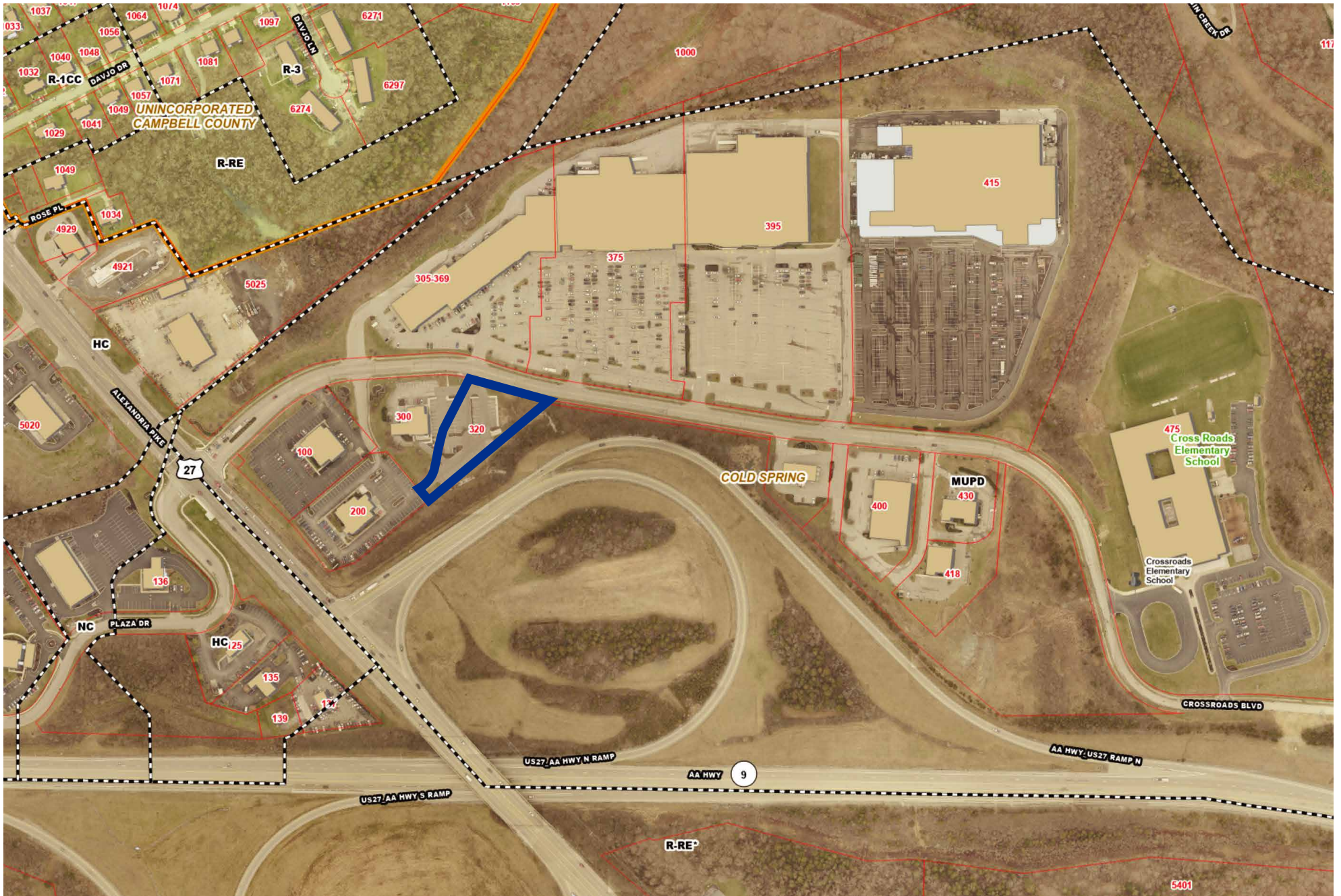


TRADE AREA
COLD SPRING, KY PAD SITE
 1.01 Acres



Todd Vollmer

(513) 891-2526
 MidlandRetail.com
 (513) 505-1902
 TVollmer@MidlandRetail.com



SITE PLAN
COLD SPRING, KY PAD SITE
 1.01 Acres



Todd Vollmer

(513) 891-2526
 MidlandRetail.com

(513) 505-1902
 TVollmer@MidlandRetail.com



2023 Demographics

320 Crossroads Blvd, Newport, Kentucky, 41076

Rings: 1, 3, 5 mile radii

Latitude: 39.00499

Longitude: -84.42188

Population	1 mile	3 miles	5 miles
2023 Total Population	2,778	18,897	56,319
2028 Total Population	2,679	19,044	56,933
2022-2027 Population: Annual Growth Rate	-0.72%	0.16%	0.22%
2023 Total Daytime Population	3,077	20,855	48,352
2023 Female Population	1,457	9,814	28,704
2023 Male Population	1,321	9,083	27,615
2023 Median Age	44.7	41.0	40.3
Households	1 mile	3 miles	5 miles
2023 Total Households	1,211	7,951	22,745
2028 Total Households	1,181	8,095	23,209
2022-2027 Households: Annual Growth Rate	-0.50%	0.36%	0.40%
2023 Average Household Size	2.19	2.27	2.40
2023 Dominant Tapestry Segment Name	In Style	In Style	Parks and Rec
Income	1 mile	3 miles	5 miles
2023 Average Household Income	\$97,247	\$100,890	\$110,095
2028 Average Household Income	\$112,108	\$116,970	\$126,171
2023 Median Household Income	\$75,722	\$68,778	\$77,835
2028 Median Household Income	\$84,064	\$79,947	\$87,926
2022-2027 Median Household Income: Annual Growth Rate	2.11%	3.06%	2.47%
2023 Per Capita Income	\$41,267	\$42,818	\$44,591
2028 Per Capita Income	\$48,091	\$50,128	\$51,583
2022-2027 Per Capita Income: Annual Growth Rate	3.11%	3.20%	2.96%
Home Value	1 mile	3 miles	5 miles
2023 Average Home Value	\$255,614	\$240,142	\$246,589
2028 Average Home Value	\$326,784	\$316,734	\$337,184
2023 Median Home Value	\$255,614	\$240,142	\$246,589
2028 Median Home Value	\$277,936	\$288,870	\$291,447
Race	1 mile	3 miles	5 miles
Diversity Index	17.4	20.3	21.9
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	10	205	632
9-12th Grade/No Diploma	7	387	1,405
High School Diploma	574	3,585	9,576
GED/Alternative Credential	76	481	1,479
Some College/No Degree	353	2,142	6,055
Associate's Degree	168	1,209	3,890
Bachelor's Degree	509	3,582	10,590
Graduate/Professional Degree	382	1,898	6,012
Educational Attainment Base	2,079	13,489	39,639
Business Summary	1 mile	3 miles	5 miles
Total Businesses	104	655	1,552
Total Employees	1,694	12,252	22,506
Total (SIC01-99) Sales (\$000)	\$295,193,334	\$1,868,978,963	\$3,306,657,700
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2023 Annual Budget Expenditures	\$100,482,441	\$690,027,480	\$2,149,089,222
2028 Annual Budget Expenditures	\$112,875,093	\$814,392,989	\$2,513,553,612
2023 Retail Goods	\$3,968,204	\$27,556,578	\$85,442,300
2028 Retail Goods	\$35,290,507	\$255,138,402	\$790,037,778