



FOR SALE (ASKING PRICE: \$995,00.00)
FOR LEASE (ASKING RENT: \$12.95 PSF)

7,500 SF FORMER CHILDCARE CENTER

2613 Legends Way
Crestview Hills, KY 41017

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THOMAS MORE PKWY



OPPORTUNITY

to be in the centre of a vibrant community

Great Location in Crestview Hills

Located just one half mile from St. Elizabeth Hospital and Thomas More College, this 7,500 SF office building is a fully-outfitted former day-care center immediately available for sale or lease. The property is situated on approximately 0.52 acres and includes 30 parking spaces.

- > 7,500 SF
- > 0.52 acres
- > Zoned RP-1
- > Playground equipment included
- > Available immediately
- > 1/2 mile from St. Elizabeth Hospital, 11 miles to Downtown Cincinnati, 7.8 miles to Cincinnati/Northern Kentucky International Airport and 17 miles to Anderson Township

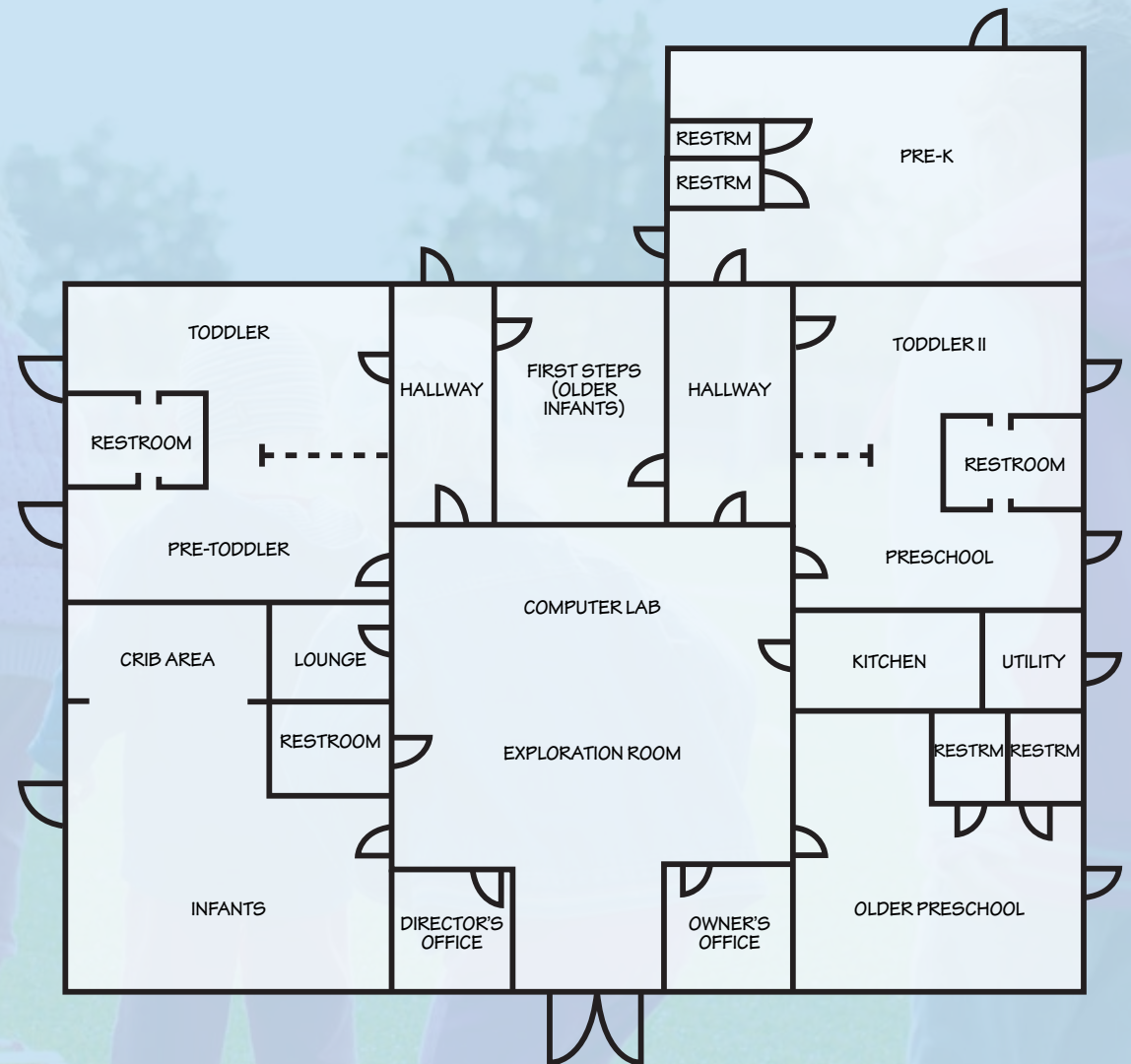
Property Highlights

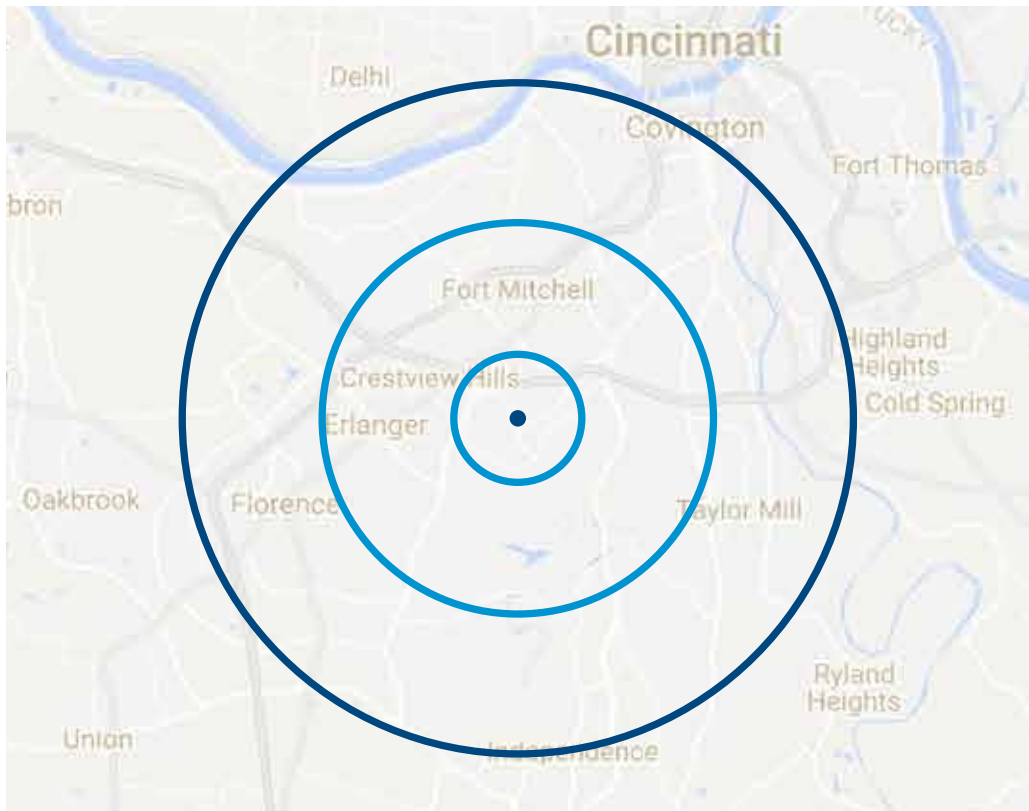
- > Rubberized playground area
- > Numerous exits to outside
- > Fully sprinklered
- > Originally licensed to hold 160 children
- > 30 car parking
- > Emergency lighting
- > Electric front door lock





Schematic Floor Plan - 7,500 SF (approx.)





Demographics

	1 mile radius	3 mile radius	5 mile radius
TOTAL AVERAGE POPULATION			
2016 Estimate	5,035	56,389	162,380
AVERAGE HOUSEHOLD INCOME			
2016 Estimate	\$88,145	\$82,553	\$68,647

Contact Us

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