

DRY RIDGE, KY DEVELOPMENT OPPORTUNITY

200 Sgt. Daniel Wallace Way, Dry Ridge, KY 41035

Up to 3.88 Acres Available
For Sale, Lease or Build-to-Suit
Multiple Outlots



Property Details:

- 3 lots available, adjoining Comfort Suites hotel, Holiday Inn Express, and a third hotel in planning stages
- Directly off the I-75 / Kentucky Route 22 (Broadway Street) interchange, and adjacent to the only Walmart between Cincinnati, OH and Lexington, KY metro areas
- The sub-market sees high hotel demand with a dearth of sit-down restaurants serving guests

Area retailers include:



Demographics:

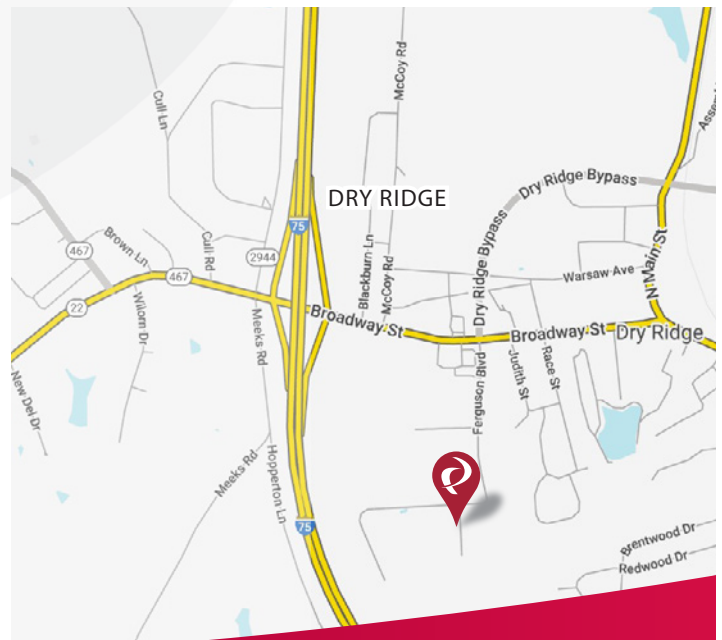
2023 Estimates	3 Mile	5 Mile	10 Mile
Population	5,397	11,978	28,843
Households	2,025	4,339	10,530
Average Household Income	\$80,430	\$82,982	\$85,885
Total Number of Employees	4,240	5,556	6,855

Traffic Counts:

Broadway Street	18,760 ADT (Inrix 2023)
I-75	53,418 ADT (Inrix 2023)

Contact:
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128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Market Aerial



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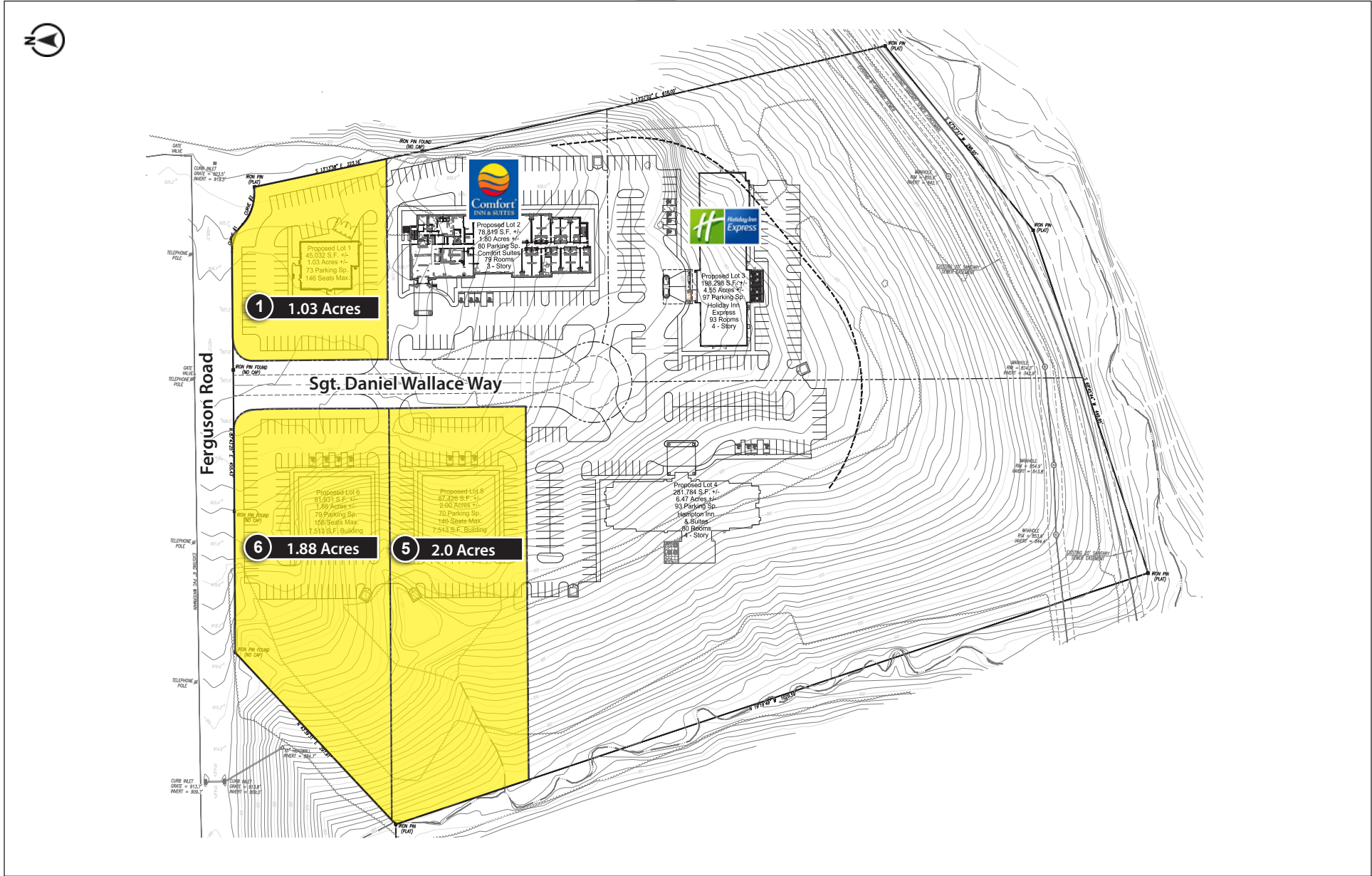
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Site Plan

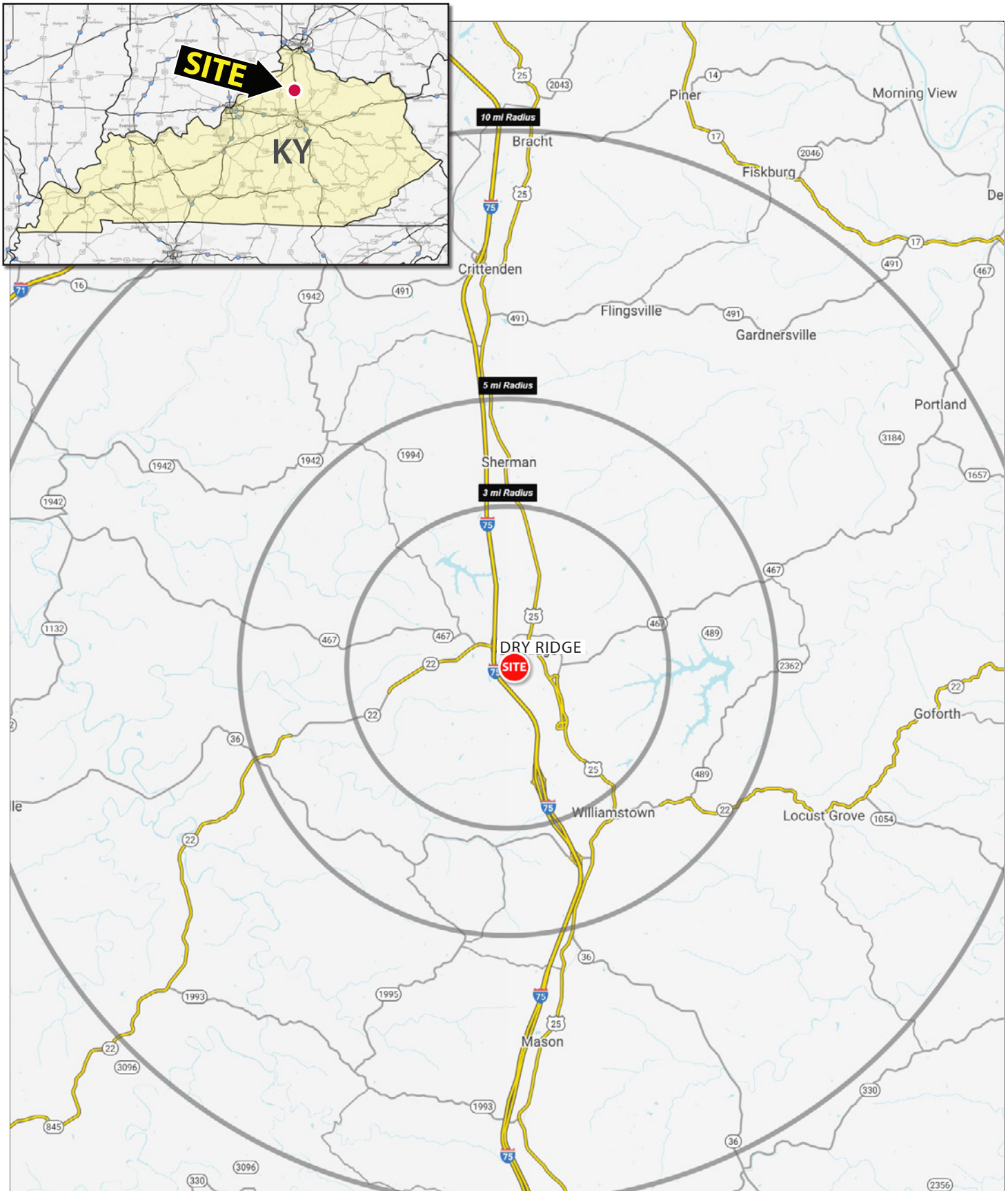


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Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.6771/-84.5971

200 Sgt. Daniel Wallace Wy Dry Ridge, KY 41035	3 mi radius	5 mi radius	10 mi radius
Population			
2023 Estimated Population	5,397	11,978	28,843
2028 Projected Population	5,581	12,324	29,929
2020 Census Population	5,296	11,666	28,347
2010 Census Population	5,311	11,660	27,878
Projected Annual Growth 2023 to 2028	0.7%	0.6%	0.8%
Historical Annual Growth 2010 to 2023	0.1%	0.2%	0.3%
2023 Median Age	36.2	36.0	36.9
Households			
2023 Estimated Households	2,025	4,339	10,530
2028 Projected Households	2,020	4,312	10,632
2020 Census Households	1,954	4,162	10,210
2010 Census Households	1,895	4,047	9,765
Projected Annual Growth 2023 to 2028	-	-0.1%	0.2%
Historical Annual Growth 2010 to 2023	0.5%	0.6%	0.6%
Race and Ethnicity			
2023 Estimated White	95.1%	93.5%	93.9%
2023 Estimated Black or African American	1.5%	2.6%	1.7%
2023 Estimated Asian or Pacific Islander	0.5%	0.4%	0.5%
2023 Estimated American Indian or Native Alaskan	0.1%	-	0.1%
2023 Estimated Other Races	2.9%	3.4%	3.7%
2023 Estimated Hispanic	3.1%	3.4%	3.3%
Income			
2023 Estimated Average Household Income	\$80,430	\$82,982	\$85,885
2023 Estimated Median Household Income	\$58,352	\$61,455	\$67,985
2023 Estimated Per Capita Income	\$30,248	\$30,351	\$31,509
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.1%	2.6%	3.3%
2023 Estimated Some High School (Grade Level 9 to 11)	9.0%	9.7%	8.2%
2023 Estimated High School Graduate	40.5%	44.4%	44.4%
2023 Estimated Some College	19.5%	18.5%	19.4%
2023 Estimated Associates Degree Only	6.1%	7.6%	7.7%
2023 Estimated Bachelors Degree Only	12.2%	10.2%	10.2%
2023 Estimated Graduate Degree	9.5%	7.1%	6.8%
Business			
2023 Estimated Total Businesses	249	382	609
2023 Estimated Total Employees	4,240	5,556	6,855
2023 Estimated Employee Population per Business	17.0	14.5	11.3
2023 Estimated Residential Population per Business	21.7	31.4	47.4

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