

**CONNER SHOPPES**

3065 N Bend Road, Hebron, KY 41048

**ONLY ONE SPACE LEFT**  
1,164 SF Available for LEASE



**Property Details:**

- Outparcel to high-volume Kroger Marketplace (1.7 million visits per year, per Placer.AI)
- Over 26,000 cars per day
- KY 237 and Petersburg Road intersection
- Great visibility and access from North Bend Road
- Just 1 mile south of I-275 and 2 miles west of the Cincinnati / Northern Kentucky International Airport

**Surrounding retailers include:**



**Demographics:**

2024 Estimates	1 Mile	3 Mile	5 Mile
Population	4,706	20,381	66,358
Households	1,580	7,446	25,066
Average Household Income	\$119,873	\$131,195	\$125,277
Total Number of Employees	2,594	10,436	30,711

**Traffic Counts:**

	ADT
SR 237	26,502 (Inrix 2024)
I-275 at SR 237	39,528 (Inrix 2024)

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



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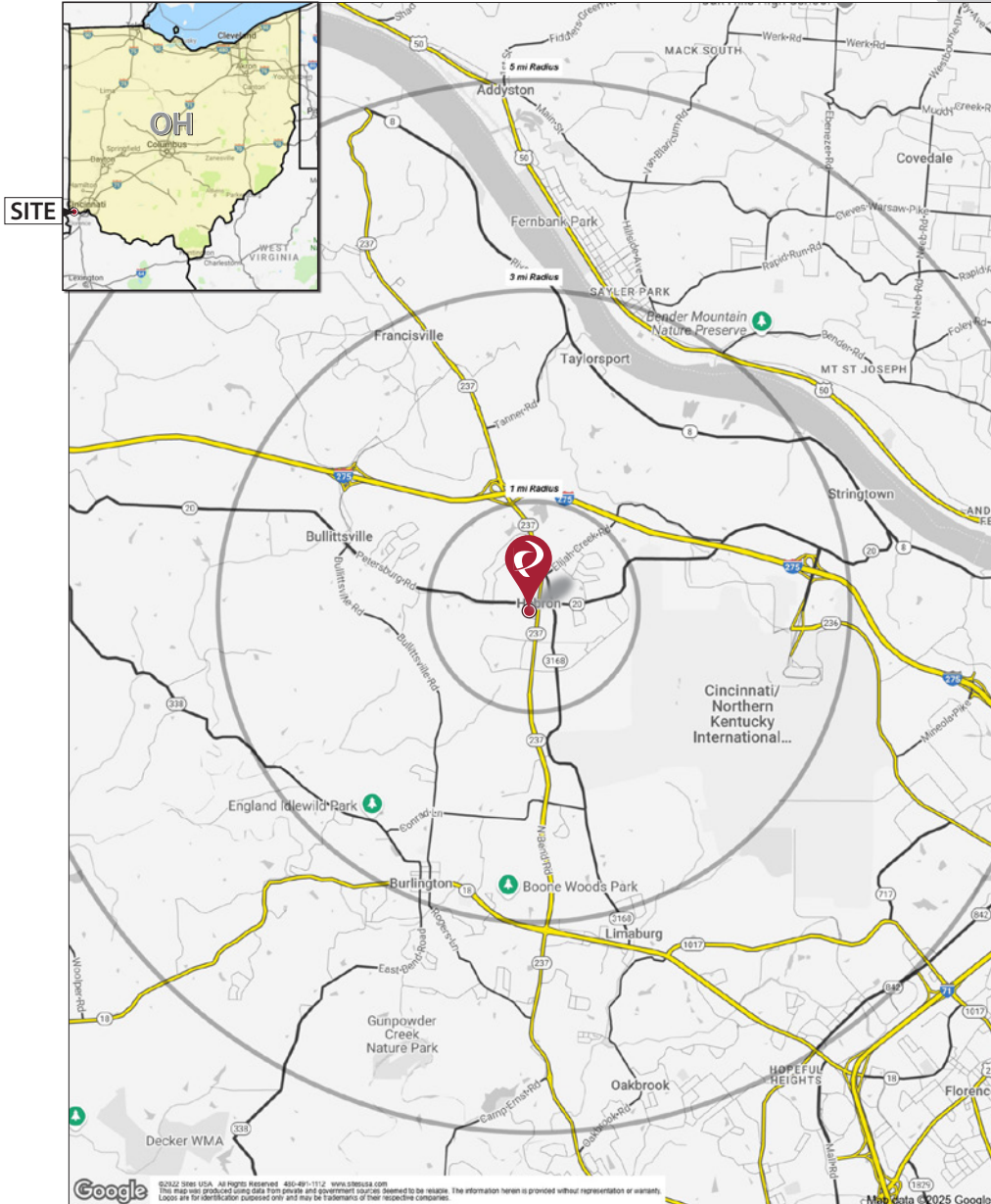


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## Market Map and Demographics



### Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0657/-84.7041

3065 N Bend Rd Hebron, KY 41048	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	4,706	20,381	66,358
2029 Projected Population	4,944	22,197	70,330
2020 Census Population	4,780	20,125	64,605
2010 Census Population	4,689	18,210	60,332
Projected Annual Growth 2024 to 2029	1.0%	1.8%	1.2%
Historical Annual Growth 2010 to 2024	-	0.9%	0.7%
2024 Median Age	32.8	36.5	39.2
<b>Households</b>			
2024 Estimated Households	1,580	7,446	25,066
2029 Projected Households	1,662	8,215	26,805
2020 Census Households	1,538	7,013	23,514
2010 Census Households	1,509	6,312	21,561
Projected Annual Growth 2024 to 2029	1.0%	2.1%	1.4%
Historical Annual Growth 2010 to 2024	0.3%	1.3%	1.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	85.2%	86.3%	86.8%
2024 Estimated Black or African American	6.0%	5.1%	5.5%
2024 Estimated Asian or Pacific Islander	1.7%	2.3%	2.2%
2024 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2024 Estimated Other Races	6.9%	6.2%	5.4%
2024 Estimated Hispanic	6.0%	5.3%	4.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$119,873	\$131,195	\$125,277
2024 Estimated Median Household Income	\$95,594	\$111,800	\$103,595
2024 Estimated Per Capita Income	\$40,237	\$47,932	\$47,457
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	6.3%	2.5%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	1.2%	3.4%	3.5%
2024 Estimated High School Graduate	26.3%	27.8%	28.1%
2024 Estimated Some College	26.9%	21.4%	19.1%
2024 Estimated Associates Degree Only	10.2%	10.2%	11.0%
2024 Estimated Bachelors Degree Only	22.8%	24.1%	23.6%
2024 Estimated Graduate Degree	6.2%	10.7%	12.9%
<b>Business</b>			
2024 Estimated Total Businesses	178	728	2,020
2024 Estimated Total Employees	2,594	10,436	30,711
2024 Estimated Employee Population per Business	14.6	14.3	15.2
2024 Estimated Residential Population per Business	26.5	28.0	32.9

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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