

New Retail/Office Development

Taylor Mill, KY



FEATURES

- **.73 Acre Site Available**
- Next to Remke's Market, KFC, McDonald's and BP
- Easy access to I-275
- Growing market
- All utilities at site
- Drive-thru available
- Up to 7,500 square feet available

LOCATION

**Taylor Mill Road & Old Taylor Mill Road
Taylor Mill, KY 41015**

New retail/office center in outstanding neighborhood market. The property sits at the entrance to a very busy Remke anchored shopping center. Newly completed road improvements make the site even more accessible.



CONTACT

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513/769-2516

The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



COMMERCIAL REAL ESTATE SERVICES

Demographics:	1-mile	3-mile	5-mile
Total Population:	4,307	41,866	142,733
Total Households:	1,690	16,647	59,349
Avg. HH Income:	\$80,324	\$72,182	\$70,131

Taylor Mill Rd N of Old Taylor Mill Rd = 32,700 ADT
Taylor Mill Rd S of Old Taylor Mill Rd = 19,424 ADT

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242



STREET VIEW - OPTION 2



ARCHITECTURE

2013 Primrose
West Harrison, IN 47060
513-533-3008 Phone
812-656-8036 Fax
www.abgdesignbuild.com

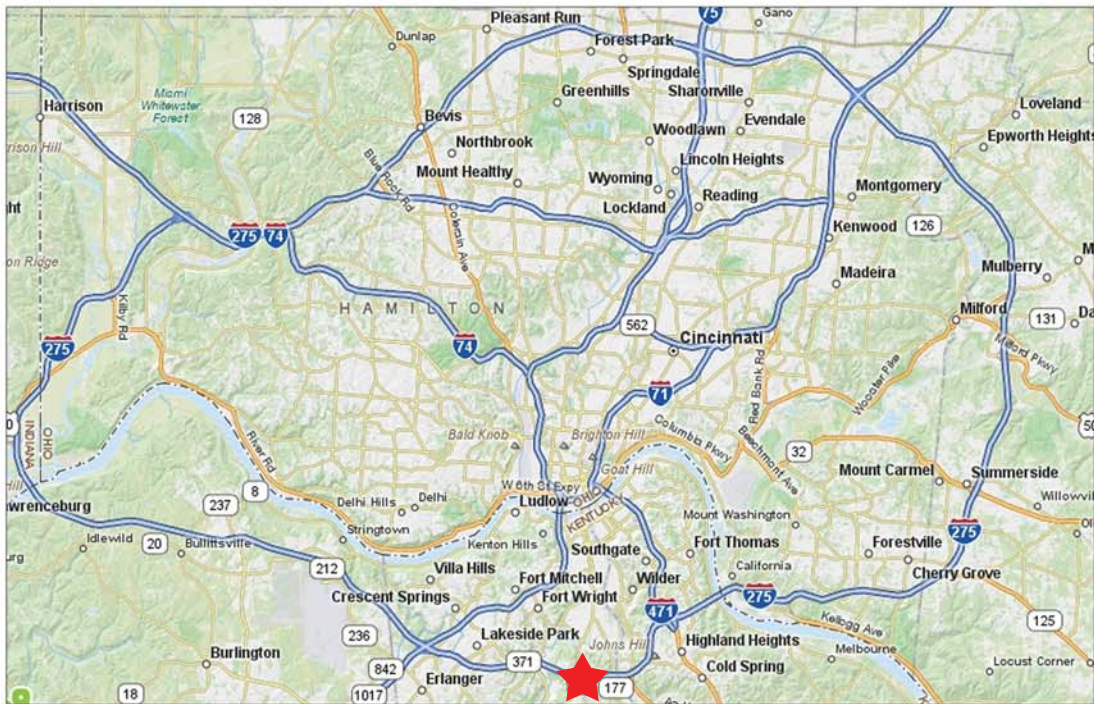
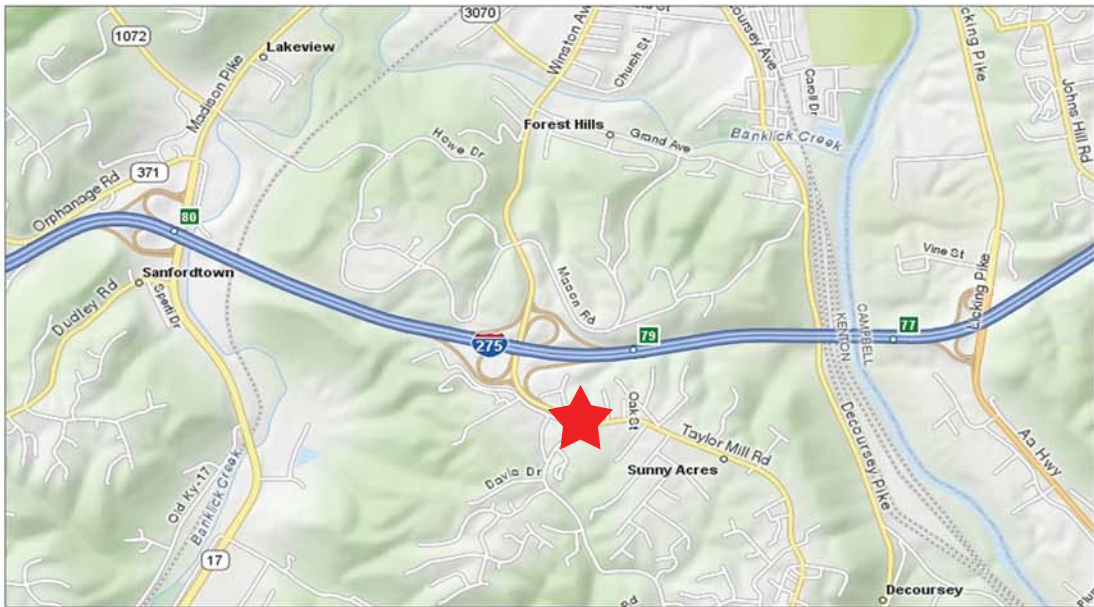
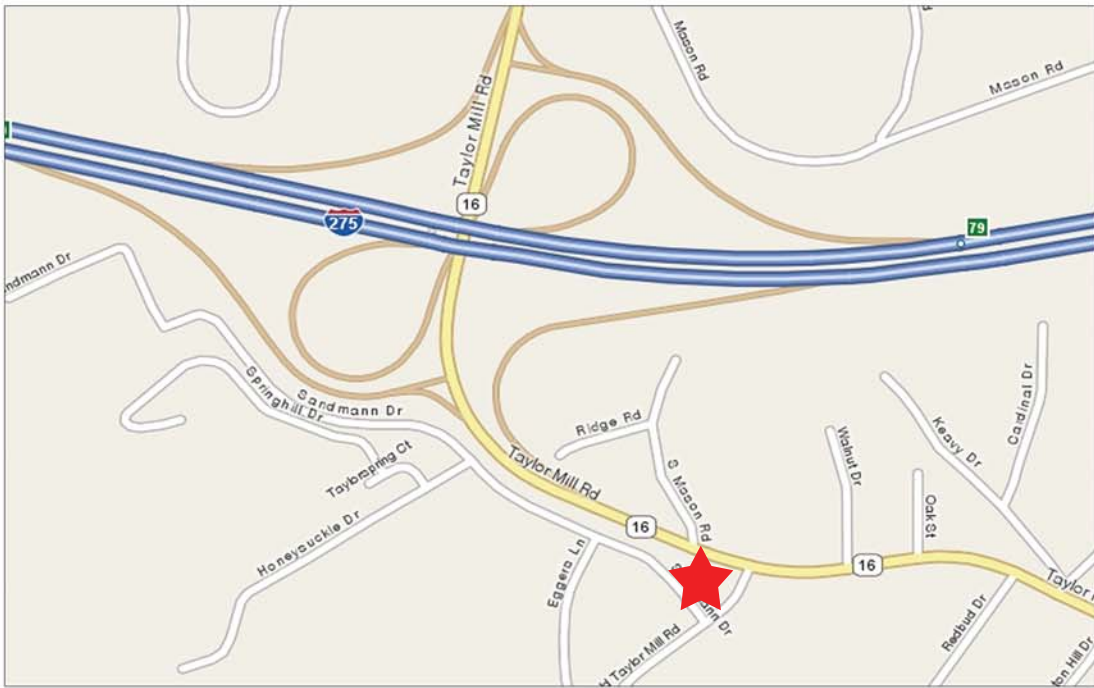
TAYLOR MILL RETAIL CENTER

SANDMAN DRIVE, LLC
LOT 2 - SANDMAN DRIVE
TAYLOR MILL, KY

DATE: 11-2-11
SCALE: AS NOTED
DRAWN BY: PRE-REVIEW

EXTERIOR

OPT2



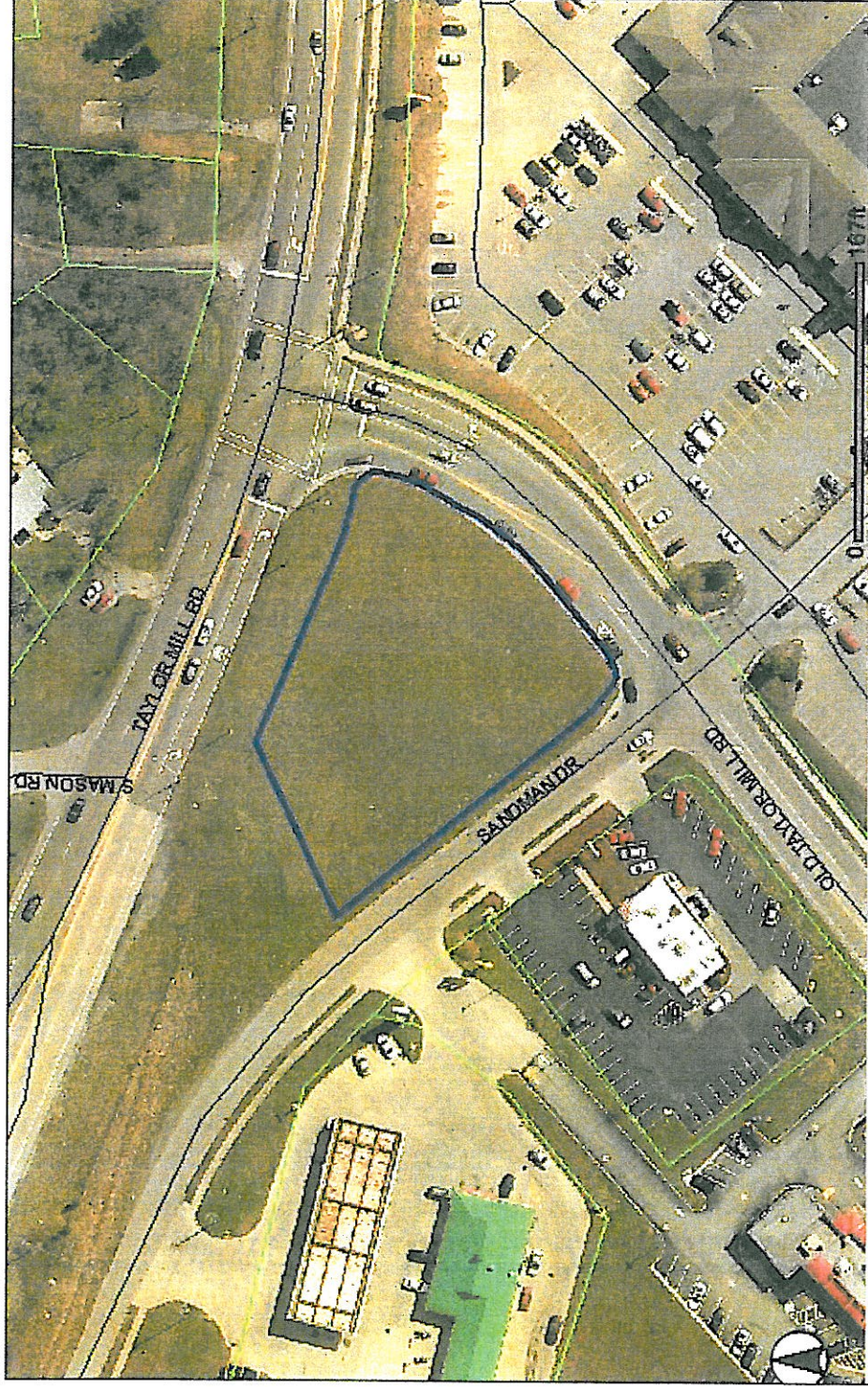
Fidelity Investments
Office Campus

SITE

The Shoppes at
Taylor Mill

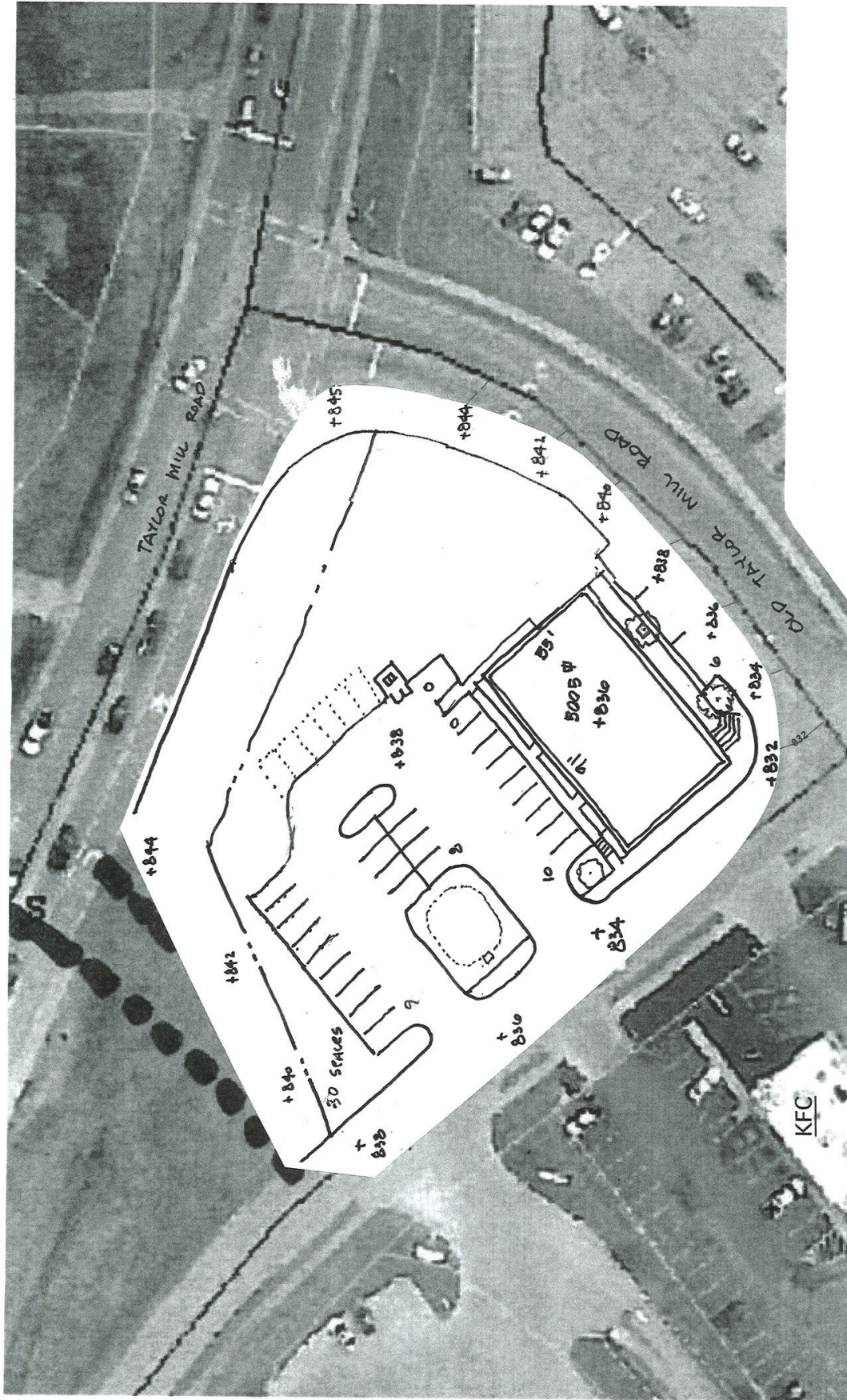
Google earth

Auditor's Plat Map



parcel

Rec	PIDN	OWNER	ADDRESS	GIS_SQFT	GIS_ACRE
1	057-20-00-008.00	CENTRALBANCORP FINANCIAL INC	TAYLOR MILL RD	32081	0.74

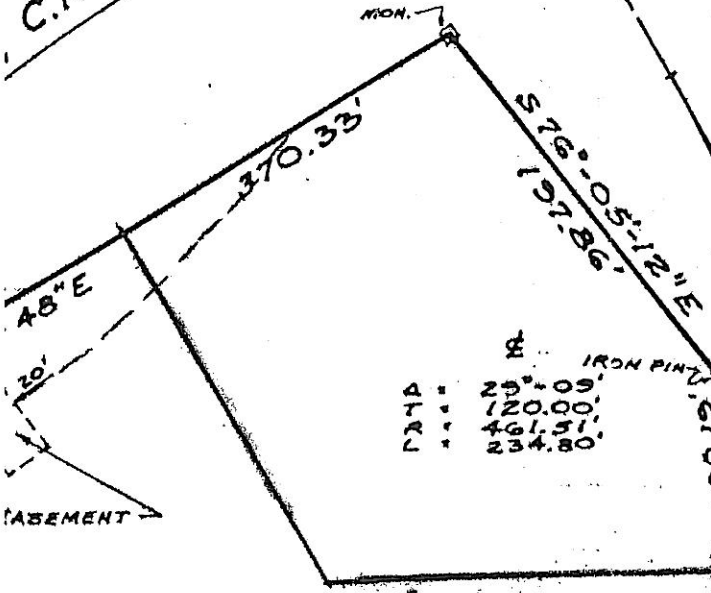


C.R. 1095)

SANDMANN DR.

TAYLOR

MASON RD.



IRON PIN
A = 29°-09'
T = 120.00'
R = 461.51'
L = 234.80'

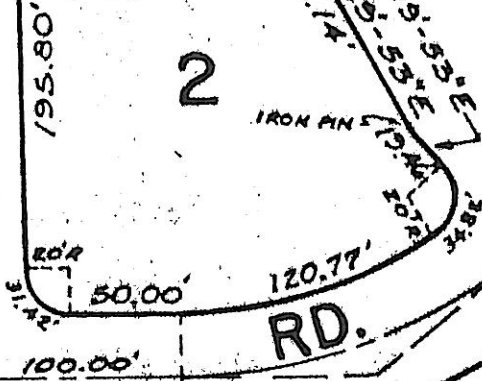
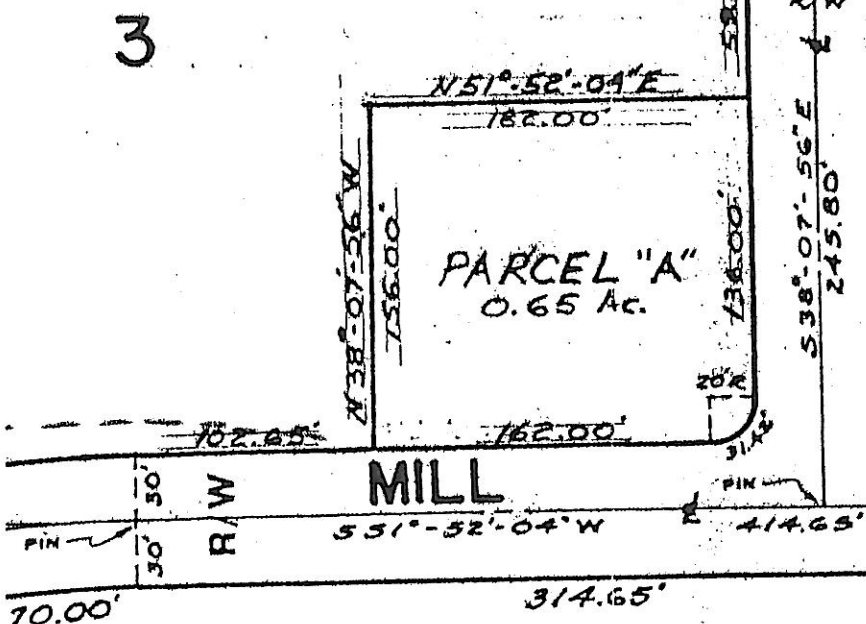
EXISTING ROADWAY

IRON PIN
N 63°-30'-28"E 114.28'
IRON PIN
S 66°-19'-53"E 136.14'

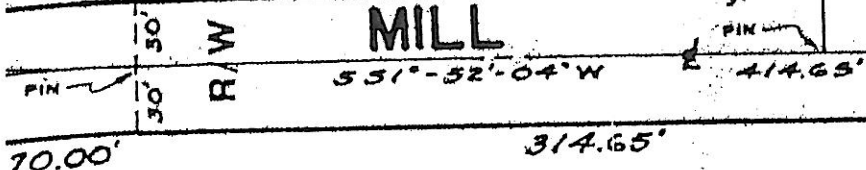
MILL

2

IRON PIN

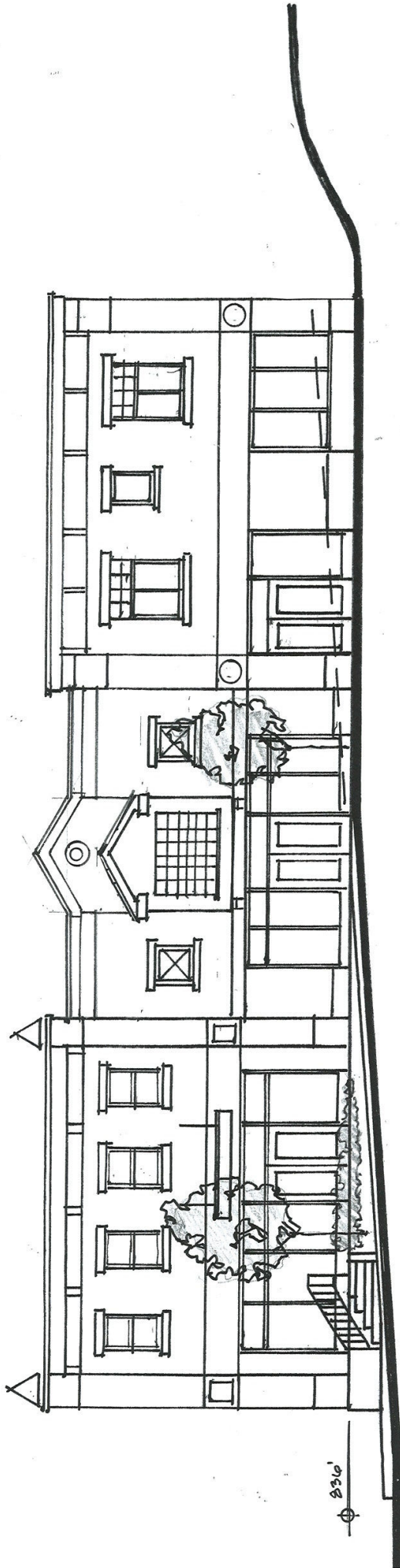


RD.



A = 38°-40'-20"
T = 87.71'
R = 249.99'
L = 168.73'





OLD TAYLOR MILL ROAD ELEVATION

rezark
design studio

ELEVATION CONCEPT

SCALE: 1/8" = 1'-0"

TAYLOR MILL, KY

B.4

1-29-13

