

## FOR SALE

### AREA OVERVIEW

North Covington continues to experience strong residential and commercial growth, with a significant increase in rooftops and multi-family housing developments. Multiple subdivisions and apartment communities have been developed within a one-mile radius of the property, contributing to a steadily expanding customer base. Traffic counts have increased year over year, further supported by infrastructure improvements completed within the last year, which included the widening of Highway 190, which has enhanced accessibility and traffic flow.

The surrounding retail corridor includes national brands such as CVS, Walgreens, Wendy's, Taco Bell, Waffle House, Tractor Supply, NTB, CBT, as well as Aldi within the last year. These factors collectively demonstrate the area's sustained growth trajectory and strengthen the long-term viability of this location.

### SALES PRICE

- \$3,527,924
- \$13.00 PSF

### AVAILABILITY

- 6.23 Acres
- Adjacent Acreage for sale

### TRAFFIC COUNT (ADT 2025)

Collins Blvd: 22,766

### 2025 DEMOGRAPHICS

|                | 1 MI     | 3 MI      | 5 MI      |
|----------------|----------|-----------|-----------|
| Population     | 5,077    | 20,471    | 57,291    |
| Avg. HH Income | \$91,763 | \$109,718 | \$115,256 |

### 2025 DRIVE TME

|                | 10 MI     | 15 MI     | 20 MI     |
|----------------|-----------|-----------|-----------|
| Population     | 18,885    | 41,095    | 77,459    |
| Avg. HH Income | \$107,120 | \$108,363 | \$119,001 |



