

Crestville Shopping Center



Neighborhood Retail Center in Crescent Springs/Villa Hills, Kentucky

Space Available!



It's always busy!

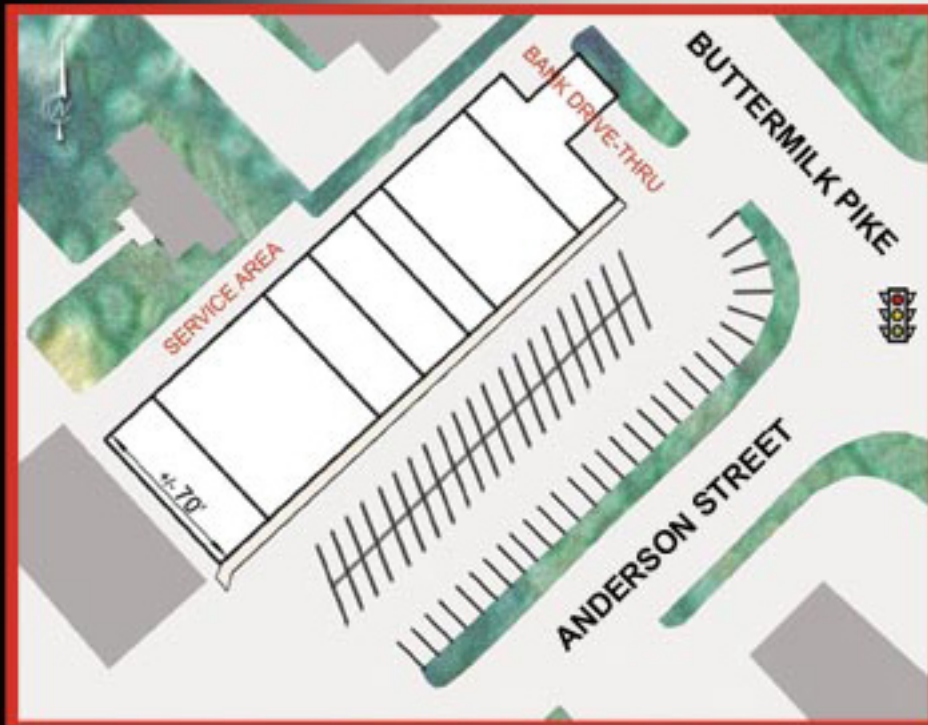


859-331-1560
TOEBBEN
 COMPANIES
www.toebben.com

Trade Area Demographics:

	1 Mile	3 Mile	5 Mile
Population.....	9,565	56,571	191,684
Average Household Income	\$82,121	\$72,469	\$55,786
Number of Current Households	4,176	23,365	78,092
Traffic Count on Buttermilk Pike & Anderson.....	33,300 VPD		

Crestville Center



See website for photos of available space!



Directions:

From I-75/71 take Exit #186 (Buttermilk Pike) and turn west. Within 1/4 mile is the traffic light for Anderson Road. Turn left at the light and then right into the center. The center is on the northwest corner of the intersection of Buttermilk Pike and Anderson Road.



Long Term Tenants:

LaRosa's franchise owner Tarik Daoud and Crestville Drugs' owner and pharmacist Denise Schickling have something in common. Both of their businesses have been located in Toebben's Crestville Shopping Center for at least 30 years.

That's a long time! Both Tarik and Denise agree that there are several reasons for their longevity. The location and proximity to I-75/71 is great, the Crescent Springs/Villa Hills area continues to develop, and Toebben Companies is easy to lease from.

To find out more about this property, visit our website: www.toebben.com.

Address:

2446 Anderson Road
Crescent Springs, KY 41017

Space available:

Approximately 2,100 sq. ft.
available (30' x 70')

Highlights:

- Highly visible & accessible
- Within 1/4 mile of I-75/71
- Outstanding traffic counts
- Current tenants: Bank of Kentucky, LaRosa's, Beautiful Nails, Dry Cleaners, All Vacuum, Crestville Drugs



Contact:

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