

FOR SALE/LEASE/BTS
OLD LEXINGTON PIKE
WALTON, KY 41094



Conceptualization Only*



**INDUSTRIAL LAND
FOR SALE/LEASE/BTS**
18.26± ACRES

- Industrial land BTS opportunity
- Located in Boone County
- Zoned I-1 Industrial
- Perfect for Distribution, Assembly and Light Manufacturing
- Walton is located just 30 minutes south of the Cincinnati Northern Kentucky International Airport

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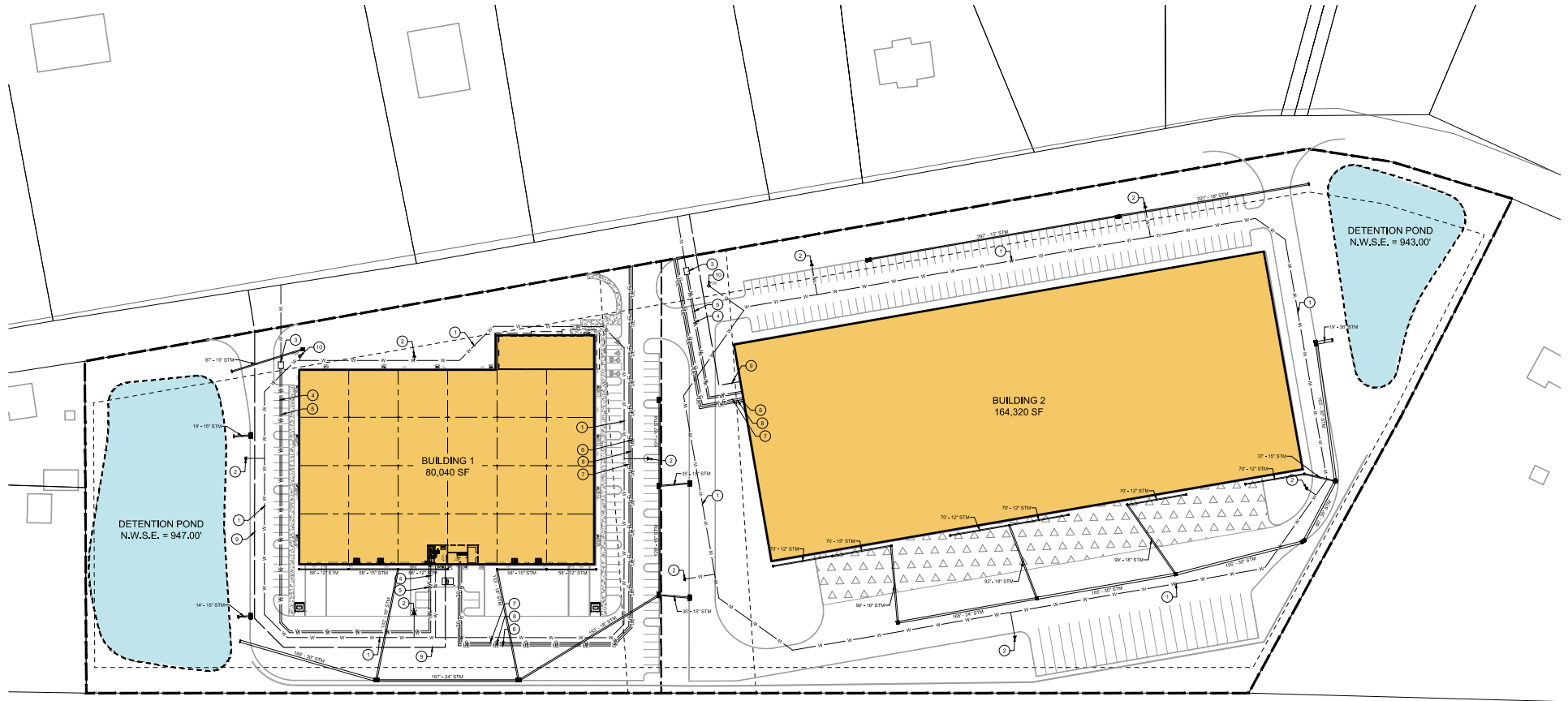
AREA SITE PLAN



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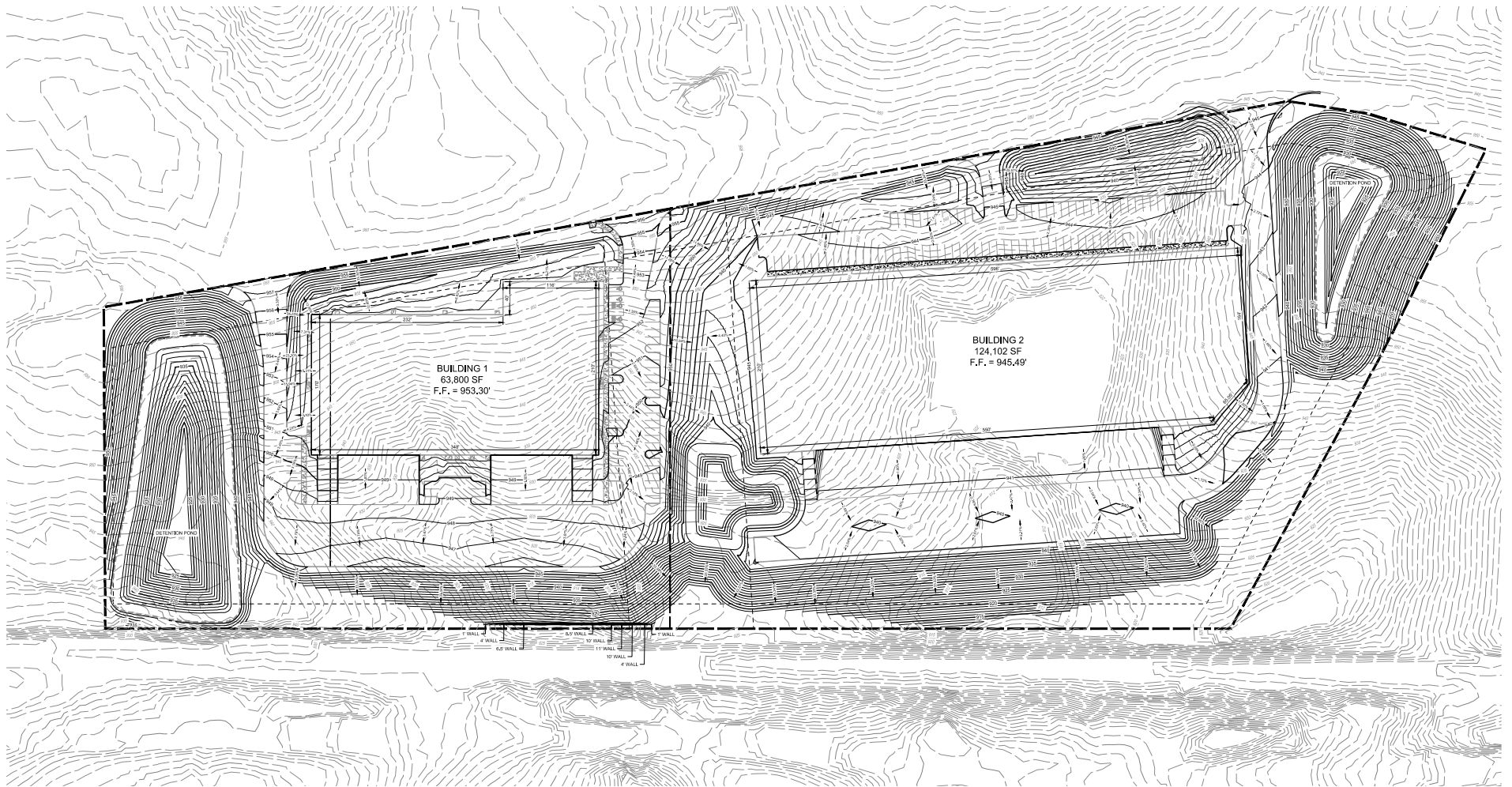
CONCEPT 1 PLAN



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CONCEPT 2 PLAN



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CONCEPT 3 PLAN



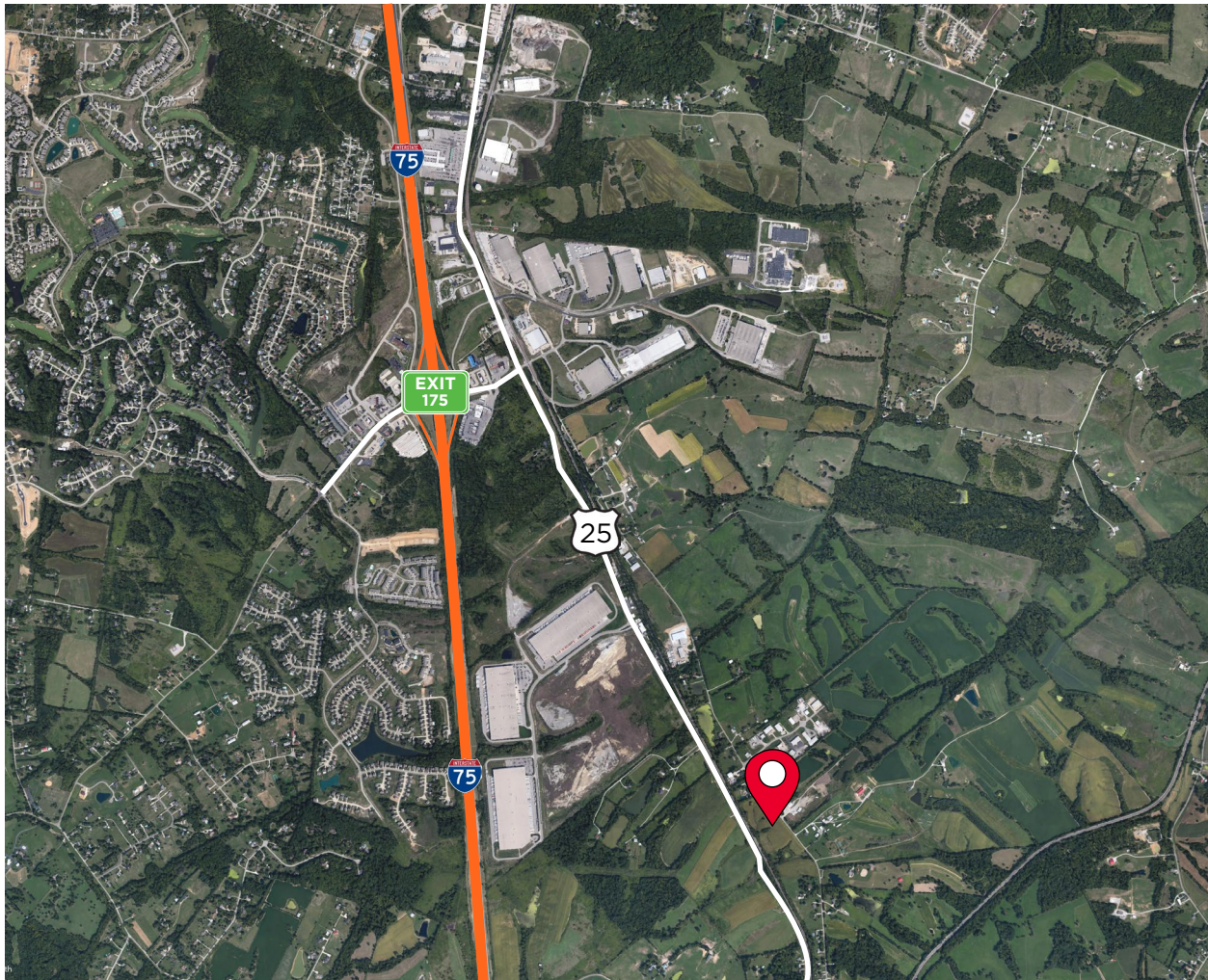
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MARKET OVERVIEW



Located in the largest bend of the Ohio River, a few miles downstream from Cincinnati, Ohio, Boone County is the northernmost county in Kentucky. For forty-two miles the Ohio River bounds the county on the north and west. There are three cities incorporated in the county including the City of Florence, the City of Union and the City of Walton. Three interstate systems service Boone, including I-75, I-71 and I-275, as well as the Greater Cincinnati-Northern Kentucky International Airport (CVG). One of the fastest growing counties in the state for more than a decade, Boone County is the fourth largest county in the Commonwealth of Kentucky with a population of 126,413. Boone County is blessed with natural beauty, a rich history, a strong economy, visionary leadership and wonderful people.

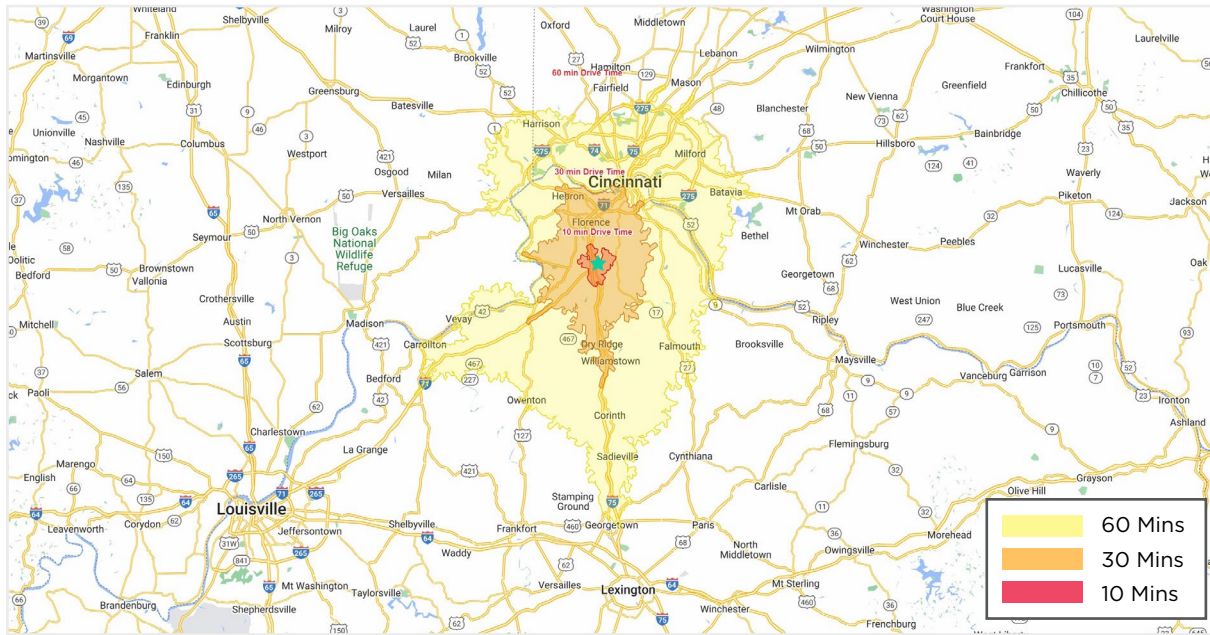
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DEMOGRAPHICS



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE HOUSEHOLD INCOME



LABOR FORCE POPULATION

3 Mile	12,382	\$104,175	9,450
5 Miles	52,042	106,558	39,581
10 Miles	203,112	\$93,305	157,380

