

CrossPoint
COMMERCIAL REAL ESTATE SERVICES

Highland Commons

BY CROSSPOINT

±1.67 Acres | Available

2412 Alexandria Pike, Highland Heights, Kentucky 41076

COMMERCIAL DEVELOPMENT AND BUILD-TO-SUIT OPPORTUNITY

OFFERING MEMORANDUM

Executive Summary

±1.67	U.S. 27	14,916	2 MIN
ACRES AVAILABLE	ALEXANDRIA PIKE FRONTAGE	VEHICLES PER DAY AT SITE	TO NORTHERN KENTUCKY UNIV.

PROPERTY OVERVIEW

Highland Commons by CrossPoint is a ±1.67-acre commercial development site with frontage on U.S. Highway 27 (Alexandria Pike) in Highland Heights, Kentucky. The property combines prominent frontage, signalized visibility and flexible development potential, directly opposite Lowe's and adjacent to a new U.S. Department of Veterans Affairs medical office facility under construction.

The site is minutes from Northern Kentucky University and the I-275 / I-471 interchange, with convenient regional access to downtown Cincinnati and Cincinnati/Northern Kentucky International Airport (CVG). The offering is positioned for a range of commercial uses, including retail, restaurant, medical office, service and build-to-suit users, subject to zoning and applicable approvals.

The property is currently zoned R-1; commercial development will require rezoning. Conceptual development and access plans are shown for marketing purposes only. Final building size, configuration, parking, access and site layout are subject to applicable zoning, engineering, municipal review and other approvals.



OPPORTUNITY HIGHLIGHTS

- ±1.67 acres available for development
- U.S. 27 / Alexandria Pike frontage
- Conceptual signalized access, subject to approvals
- Directly opposite Lowe's and established retail traffic
- Adjacent VA medical office facility under construction
- Minutes from NKU and I-275 / I-471
- Flexible commercial development and build-to-suit positioning

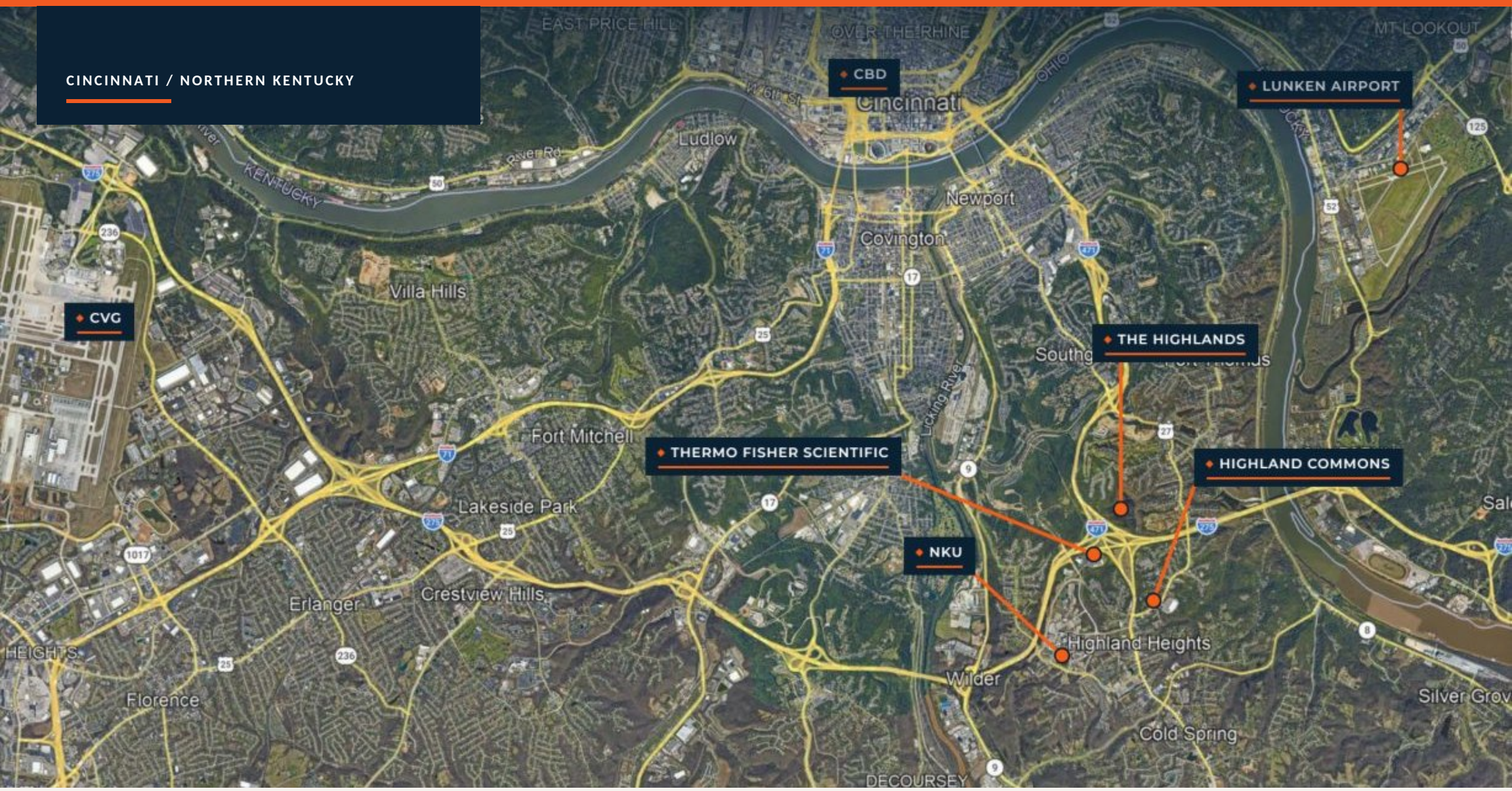
PRICING AND TERMS

Contact Broker for Terms

Regional Connectivity

MARKET PROXIMITY MAP

CINCINNATI / NORTHERN KENTUCKY



DRIVE TIMES

15
MINUTES
TO CVG AIRPORT

10
MINUTES
TO DOWNTOWN CINCINNATI

2
MINUTES
TO NKU

15
MINUTES
TO LUNKEN AIRPORT

Approximate drive times under typical traffic conditions. Nearby landmarks include The Highlands development area, Thermo Fisher Scientific (PPD) laboratory operations and the Northern Kentucky University campus.

Property Summary

ADDRESS	**2412 Alexandria Pike** Highland Heights, KY 41076
JURISDICTION	**City of Highland Heights** Campbell County, Kentucky
LAND AREA	**±1.67 Acres** Five Parcels Combined
ZONING	**R-1** Commercial use subject to rezoning
FRONTAGE	**U.S. Highway 27** Alexandria Pike
ACCESS	**Conceptual Signalized Access** Subject to Approvals
TRAFFIC COUNT	**14,916 VPD on U.S. 27** Esri Traffic Counts (2026)
UTILITIES	**Located in U.S. 27 Median**
STATUS	**Available**
PRICING / TERMS	**Contact Broker**

DEVELOPMENT CONCEPT

The rendering below illustrates one potential build-to-suit outcome for Highland Commons: a single-story, multi-tenant building with brick and stone facades, gabled tenant entries, a dedicated parking field and an illuminated monument sign along the U.S. 27 frontage. The concept is suited to medical, wellness and professional service users drawn by the adjacent VA medical office facility and the surrounding trade area.



CONCEPTUAL RENDERING | ILLUSTRATIVE ONLY | SUBJECT TO REZONING AND APPROVALS

Rendering is for illustrative purposes only; tenant names and signage shown are hypothetical. Final building size, configuration, parking, access and site layout are subject to rezoning, engineering, municipal review and other applicable approvals.

Site Boundary and Frontage

±1.67 ACRES



STREET-LEVEL VIEW | APPROXIMATE SITE BOUNDARY SHOWN IN YELLOW | U.S. 27 VISIBILITY

- ±1.67-acre assemblage of five parcels with continuous frontage along U.S. 27 / Alexandria Pike.
- Vacant site surrounded by established commercial neighbors.
- Clear sightlines to traffic along U.S. 27 in both directions.
- Frontage supports monument or pylon signage, subject to sign regulations.
- Boundary lines are approximate and for illustration only; refer to survey.
- Site visits by appointment only; please contact the broker.

Conceptual Signalized Access

SUBJECT TO APPROVALS



Conceptual plan for marketing purposes only. This rendering is not an approved access, engineering or construction plan. Any signalization, curb cuts, lane configuration and right-of-way improvements remain subject to review and approval by the Kentucky Transportation Cabinet, the City of Highland Heights and other applicable authorities.

Retail and Institutional Context

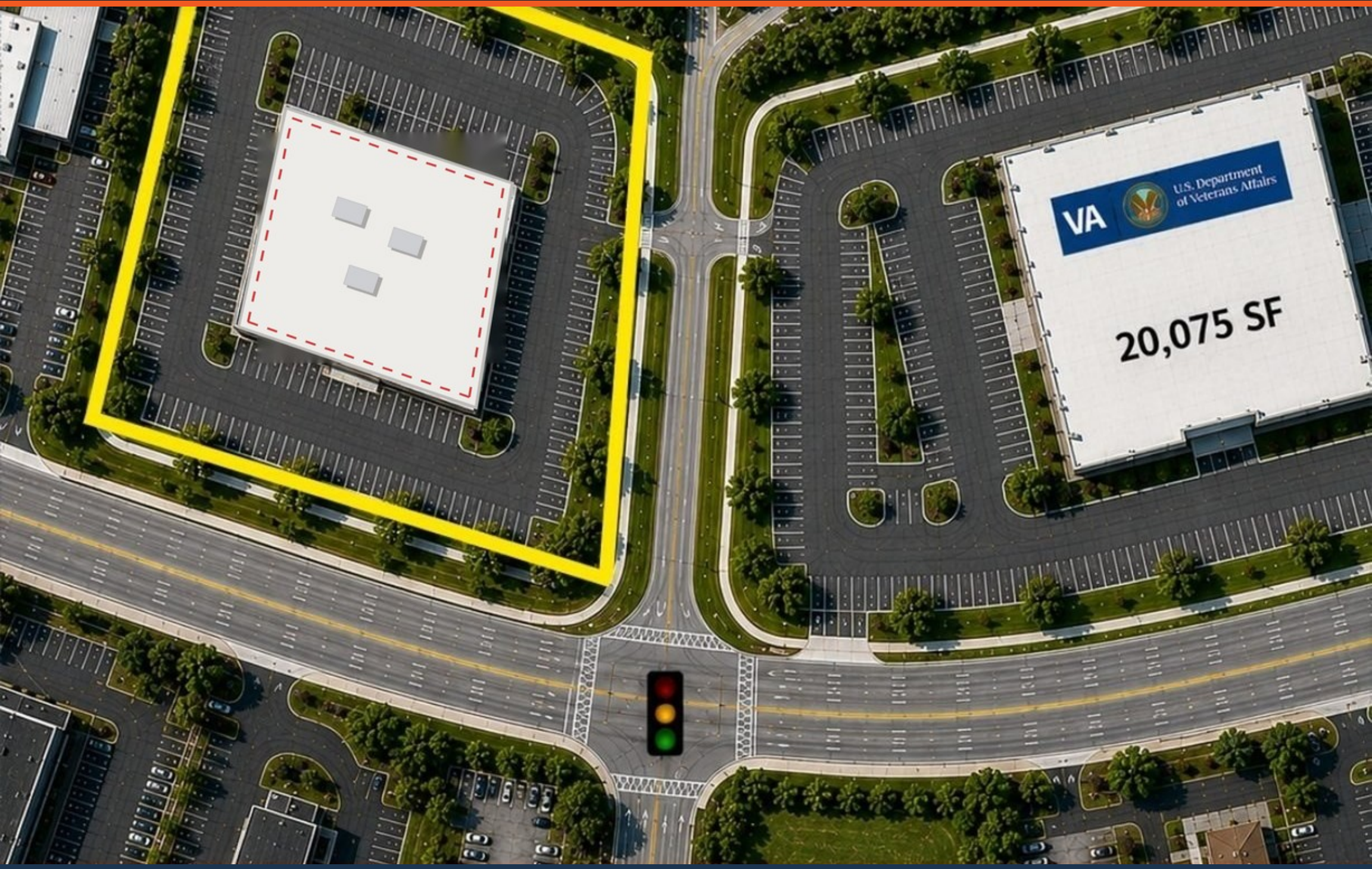


DIRECTLY OPPOSITE LOWE'S | ADJACENT VA MEDICAL OFFICE UNDER CONSTRUCTION

- Lowe's-anchored retail directly across Alexandria Pike generates daily destination traffic.
- New U.S. Department of Veterans Affairs medical office facility under construction next door.
- Surrounding commercial uses support restaurant, service, retail and medical tenancy.
- Infill location within an established trade area.

Conceptual Development Plan

ILLUSTRATIVE ONLY



CONCEPTUAL MASSING | NOT AN APPROVED SITE PLAN | SUBJECT TO APPROVALS

Illustrative only; not a maximum building size. The massing, parking field and circulation shown are conceptual and do not represent an approved site plan. The adjacent VA medical office facility (20,075 SF) is shown for context. Final building size, configuration, parking and access are subject to zoning, engineering and municipal review.

Traffic Counts and Retail Context



AERIAL CONTEXT | SITE OUTLINED IN YELLOW | AVERAGE DAILY TRAFFIC SHOWN

14,916 VPD
U.S. 27 south of the site

8,688 VPD
U.S. 27 north of the site

46,327 VPD
I-471 at Alexandria Pike

SOURCE
Esri Traffic Counts (2026)
Average daily traffic volume

Nearby retail includes Lowe's, Five Guys, Chipotle and AT&T.

Why Highland Commons

A rare infill site where multiple demand drivers overlap.

01 Signalized U.S. 27 Location

Prominent Alexandria Pike frontage with visibility to established daily traffic.

02 Retail Visibility

Directly opposite a Lowe's-anchored retail center and surrounding commercial activity.

03 Institutional Adjacency

New VA medical office facility immediately adjacent and under construction.

04 University Access

Minutes from Northern Kentucky University and the Highland Heights employment base.

05 Regional Connectivity

Convenient access to I-275 / I-471, downtown Cincinnati, CVG and the broader metro.

06 Flexible Development

±1.67 acres for commercial development or build-to-suit concepts, subject to rezoning and approvals.

NEARBY EMPLOYMENT AND RESEARCH

Thermo Fisher Scientific (PPD) maintains major clinical research laboratory operations in Highland Heights, adding to the area's daytime population and commercial demand base.

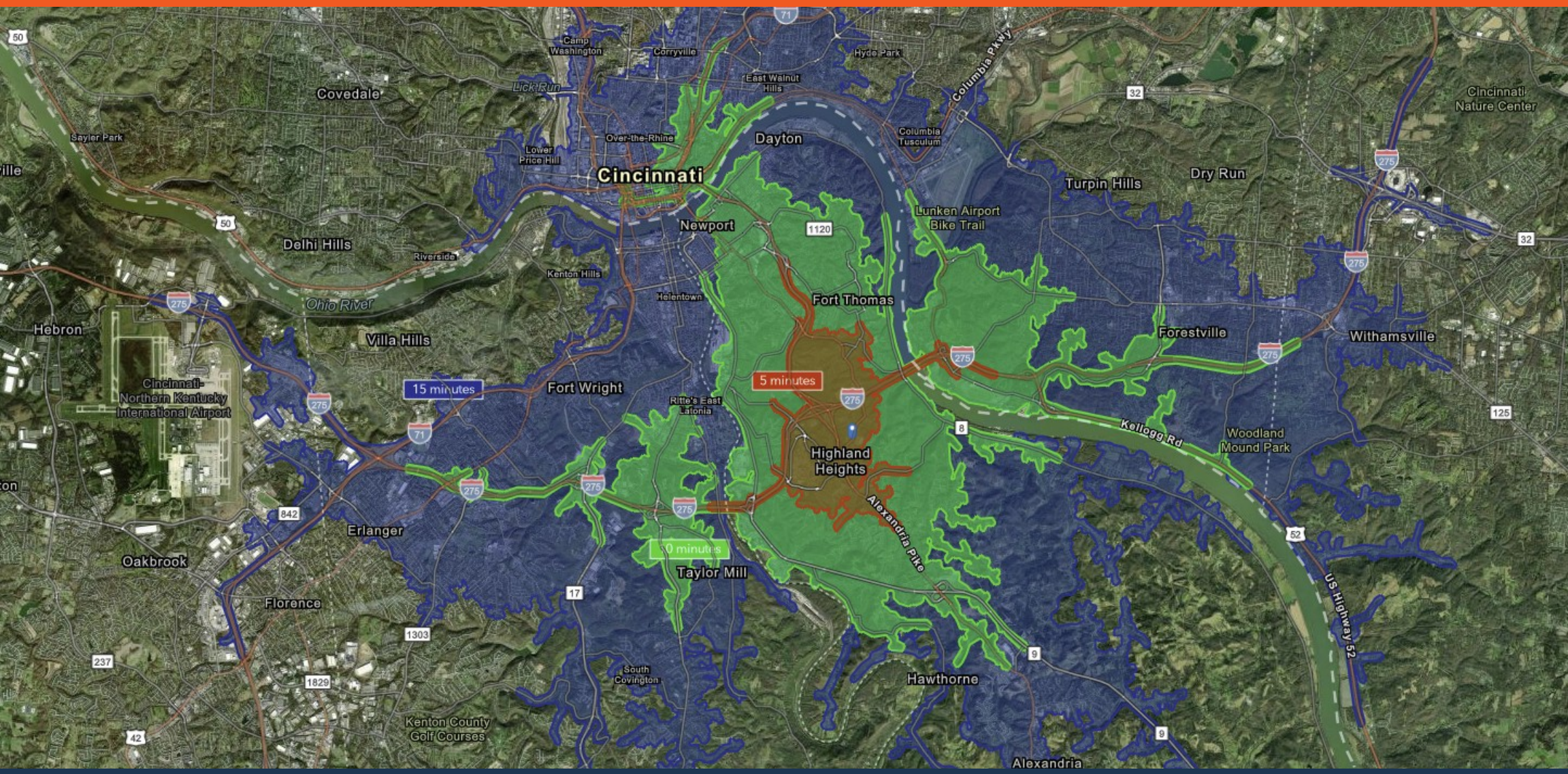
15-MINUTE DRIVE TIME TRADE AREA

296,345	133,372	$115,502	36.3
POPULATION	HOUSEHOLDS	AVG. HH INCOME	MEDIAN AGE

Source: Esri (2026); U.S. Census (2010, 2020). See Trade Area Demographics for detail.

Trade Area Demographics

5 / 10 / 15 MINUTE DRIVE TIMES



DRIVE TIME TRADE AREAS FROM 2412 ALEXANDRIA PIKE, HIGHLAND HEIGHTS | 5, 10 AND 15 MINUTES

	5 MINUTES	10 MINUTES	15 MINUTES
2026 Population	8,961	68,620	296,345
2031 Projected Population	9,012	69,602	301,823
2026 Households	3,951	32,177	133,372
2026 Median Age	33.0	38.0	36.3
2026 Median Household Income	$72,050	$80,627	$75,734
2026 Average Household Income	$110,044	$124,737	$115,502
2026 Per Capita Income	$47,463	$58,223	$52,123
2026 Median Home Value (15 Min.)			$295,497

Source: Esri (2026, 2031); U.S. Census (2010, 2020). Drive time areas measured from 2412 Alexandria Pike, Highland Heights, KY 41076.

CrossPoint

COMMERCIAL REAL ESTATE SERVICES

HIGHLAND COMMONS BY CROSSPOINT

Patrick E. Reynolds, CCIM

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CONTACT BROKER FOR TERMS

Conceptual plans, renderings, access, building configurations and site layouts are provided for illustrative marketing purposes only and are subject to zoning, engineering, municipal review and all other applicable approvals. All information has been obtained from sources believed reliable but is not guaranteed, and no warranty or representation, express or implied, is made as to its accuracy. Prospective purchasers and tenants should conduct their own independent investigation and due diligence. The property is subject to errors, omissions, changes in price or terms, prior sale or lease, and withdrawal without notice. Please do not enter the property or contact adjacent owners or tenants without an appointment arranged through the broker. PR Real Estate, LLC d/b/a CrossPoint - Commercial Real Estate Services, a Kentucky licensed real estate brokerage, represents Ownership in connection with this offering.