6 - Commercial and Industrial

**What is happening here?**

- Commercial in rural areas are typically found near major crossroads and provide goods and services typically associated with convenience stores.
- Industrial land is in demand, and Cincinnati is a better-than-average market. (Emerging Trends in Real Estate 2019)
- Growth in e-commerce is creating need for more physical distribution facilities (warehousing).
- Significant industrial development is happening in Boone County and they are running out of space.

**What could happen next?**

- Commercial demand is not expected to increase in the southern Kenton County area outside of rural crossroad-type stores before 2040.
- Kenton County is the next logical place where industrial development will take place after Boone County sites are developed.
- Industrial sites should have access to interstate transportation on the west side of the county.
- The west side of the county is also where flat land exists for large site development.
- Infrastructure development and planning is needed to realize job growth potential from industrial uses.

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An industrial site readiness study was conducted by Tri-ED, PDS, and Fiscal Court in 2016-2017 to analyze available land in Kenton County for future industrial business. The study found only 6 sites have the needed infrastructure to support industrial growth today. Additional land and support infrastructure is needed for job growth in this sector. The study identified three potential areas suitable for industry: KY 536 (1), South Banklick (2), and the Dixie Highway (US 25) (3) areas.

Industrial uses in Unincorporated Kenton County today are few in nature. There are some pockets of Unincorporated land near Elsmere along Industrial Road that house large production facilities such as L’Oréal. Most industrial in “southern Kenton County” lies immediately south of Walton along Dixie Highway and are not production oriented.

Industrial demand is generally expected to increase in Northern Kentucky and within the southern Kenton County area before 2040. The County should be proactive and plan for areas suitable for this use rather than dealing with zone change requests as they arise.