



Oakbrook Towne Center

7500 Oakbrook Road, Florence, KY 41042

Property Description

The definition of a neighborhood shopping center, this 21,000+ square foot shopping center is located just off of KY 237 on Oakbrook Road in Florence, KY. The center has a number of small shop spaces with several well known, local and regional businesses. It sits right in the middle of a dense section of single-family homes in Florence, truly serving the surrounding area as a neighborhood shopping center.

Property Highlights

- New pylon sign!
- True neighborhood shopping center
- Excellent tenant mix
- Great for professional office or retail tenants
- Plentiful parking at the center
- Easy access from KY 237 onto Oakbrook Road



Building Summary

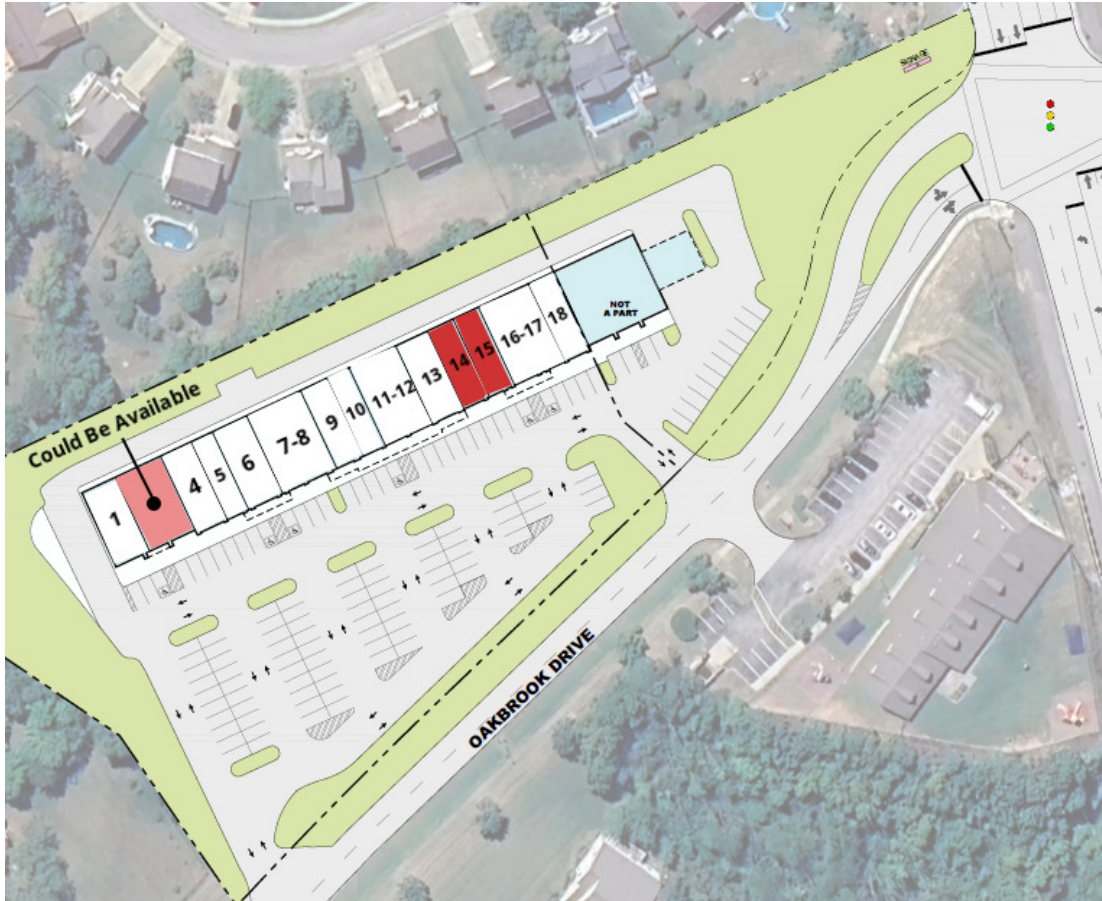
Building Size:	21,060 SF
Available SF:	1,200 - 2,400 SF
Lease Rate:	Negotiable
Operating Expenses:	\$5.96/SF



Available Spaces

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
Suite 1	The Town's End	1,420 SF	Suite 10	Pickell's Pantry	900 SF
Suite 2-3	Available Soon	1,820 SF	Suite 11-12	Village Market	2,220 SF
Suite 4	OakBrook Bakery	1,200 SF	Suite 13	Village Liquor	1,500 SF
Suite 5	Florence Flowers	900 SF	Suite 14	Available	1,200 SF
Suite 6	Queen Bee Nail Salon	1,500 SF	Suite 15	Available	1,200 SF
Suite 7-8	Obsession Salon	2,400 SF	Suite 16-17	Bourbon House Pizza	2,400 SF
Suite 9	Invictus Martial Arts	1,200 SF	Suite 18	Edward Jones	1,200 SF

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Additional Photos

Oakbrook Towne Center

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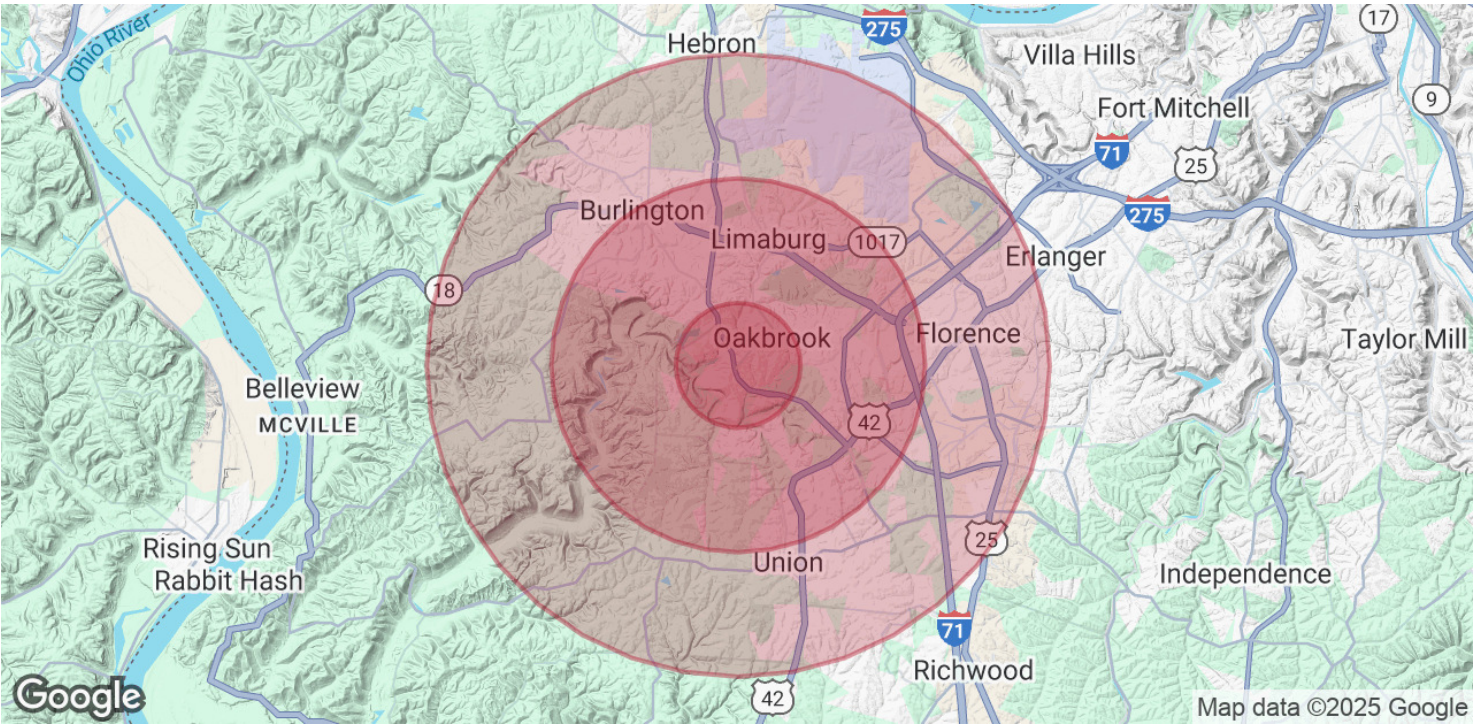
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 **BlackGate**

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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,791	52,252	102,523
Average Age	38	40	39
Average Age (Male)	37	39	38
Average Age (Female)	39	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,432	19,752	38,777
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$123,414	\$113,195	\$106,931
Average House Value	\$283,429	\$269,683	\$254,618

Demographics data derived from AlphaMap

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