

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

PROFESSIONAL  
REALTY

# 6603 Dixie Hwy

Florence, KY 41042

Exclusively Represented By:

**David Mussari**

Broker

513 755 4400

commercialbhhs@gmail.com

**Stacy Meece**

Broker

859 991 2447

meecehometeam@gmail.com

RETAIL SPACE FOR SALE



## Offering Summary

Price	\$425,000
Price / GSF	\$97.39
GSF	4,364 SF
Year Built	1940

## Property Overview

Prime Commercial Property on Dixie Hwy - Zoned C-2 and Fully Remodeled! Includes 3 bedroom 2 bath apartment. High-visibility commercial building with excellent road frontage right on Dixie Highway in Florence! Zoned C-2, this versatile property offers endless commercial possibilities. Features include three industrial-size garage bays, perfect for auto, service, or storage use. Ample office space provides flexibility for administrative or customer-facing operations, with parking available in both the front and rear. The property also includes a fully remodeled 3-bedroom, 2-bath apartment, ideal for on-site living or rental income. The entire building has been completely renovated, offering a move-in-ready opportunity for business owners or investors seeking maximum exposure and functionality in one package.

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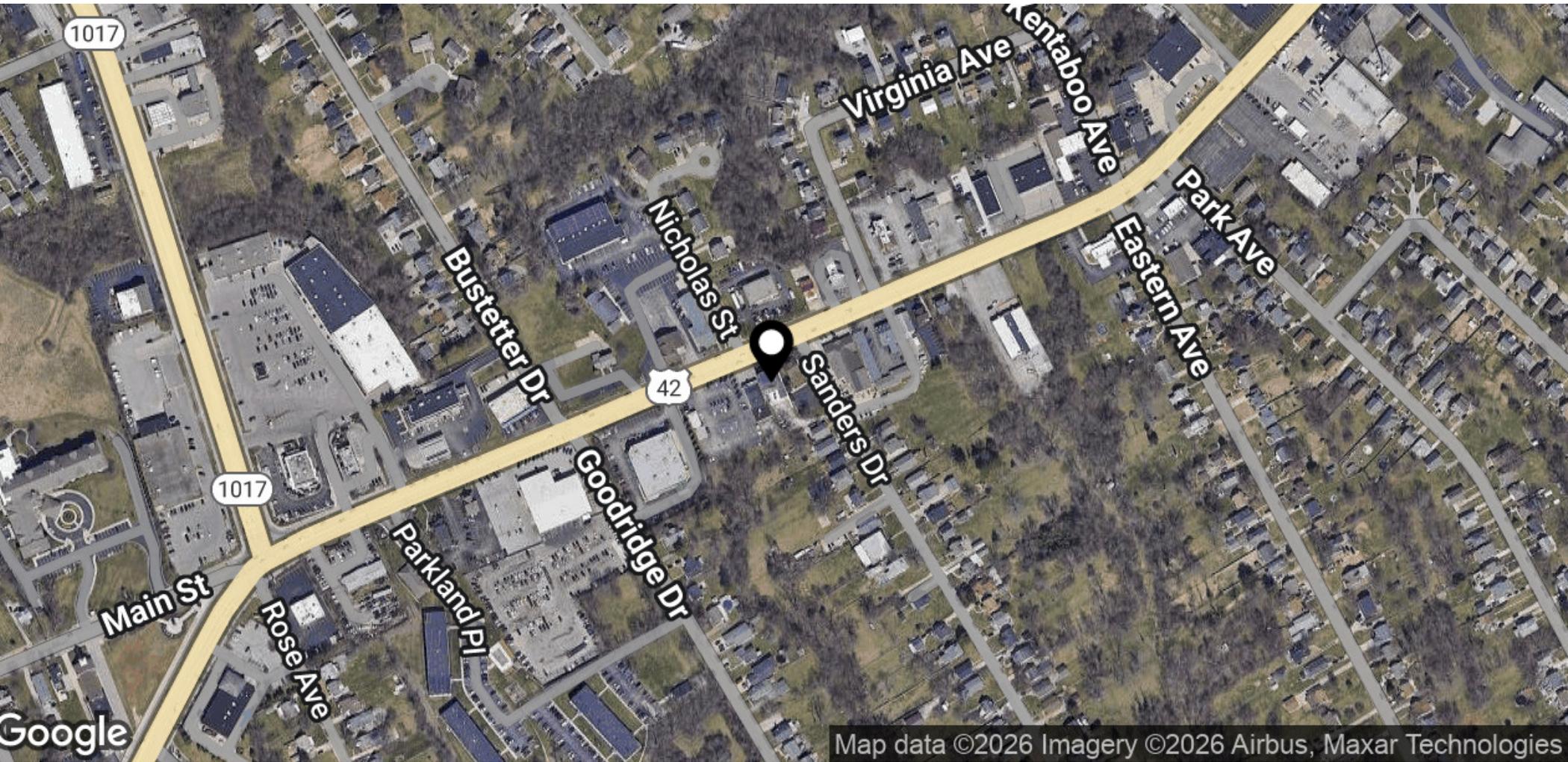
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Location Map



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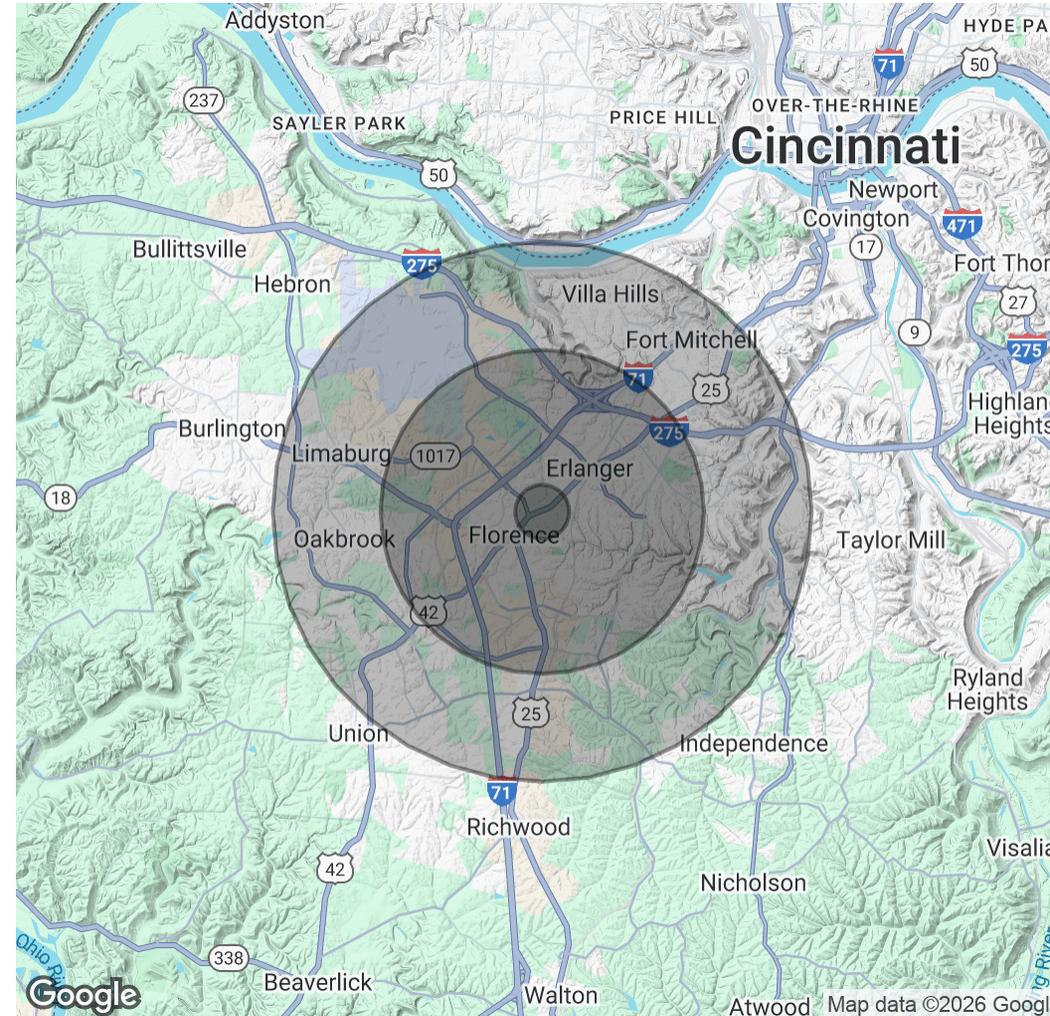
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Demographics Map & Report

Population	0.5 Miles	3 Miles	5 Miles
Total Population	4,957	64,201	152,442
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	41	41	41

Households & Income	0.5 Miles	3 Miles	5 Miles
Total Households	2,043	25,580	59,436
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$80,505	\$89,647	\$106,757
Average House Value	\$162,186	\$224,301	\$272,185

Demographics data derived from AlphaMap



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