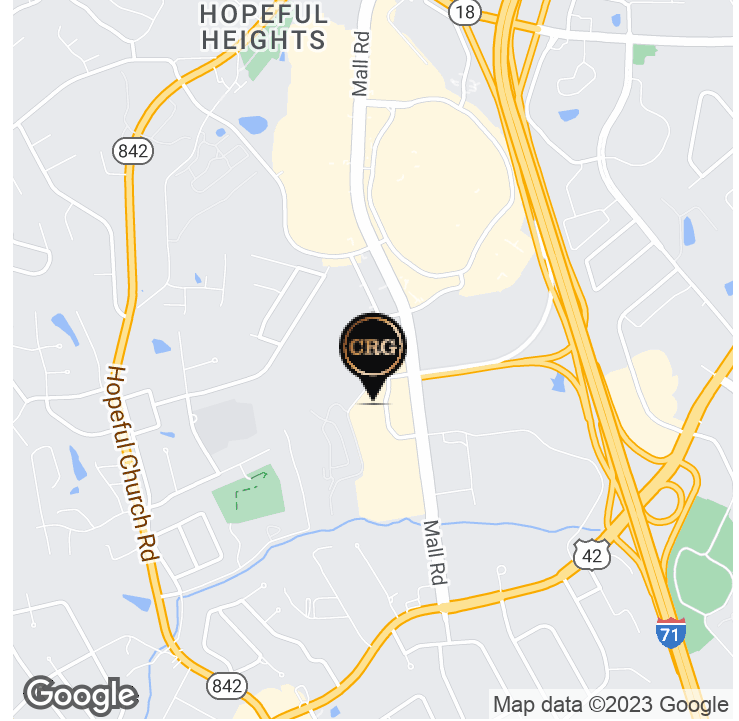


RETAIL PROPERTY FOR LEASE

FLORENCE CENTER

8045-8133 CONNECTOR DRIVE, FLORENCE, KY 41042



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	75,520 SF
Available SF:	1,440 - 3,200 SF
Lot Size:	10.94 Acres
Number of Units:	27
Year Built:	1988
Renovated:	2022
Zoning:	C-2/PD/MR
Market:	Cincinnati
Submarket:	Florence, Richwood, Union

PROPERTY OVERVIEW

Florence Center is located in the Florence retail trade area in Northern KY area of Greater Cincinnati retail.

NNN lease, tenants pay rent, utilities and CAM which covers taxes, building insurance and maintenance.

PROPERTY HIGHLIGHTS

- Great location in an extremely high traffic area
- Signalized intersection with LED signage opportunities
- Across from new Costco, Menards, and Chick Fil A
- Many long-term tenants, some have which expanded in the Center due to growth of business
- Sufficient parking & a very well-maintained center
- Potential redevelopment of adjacent property may increase visibility

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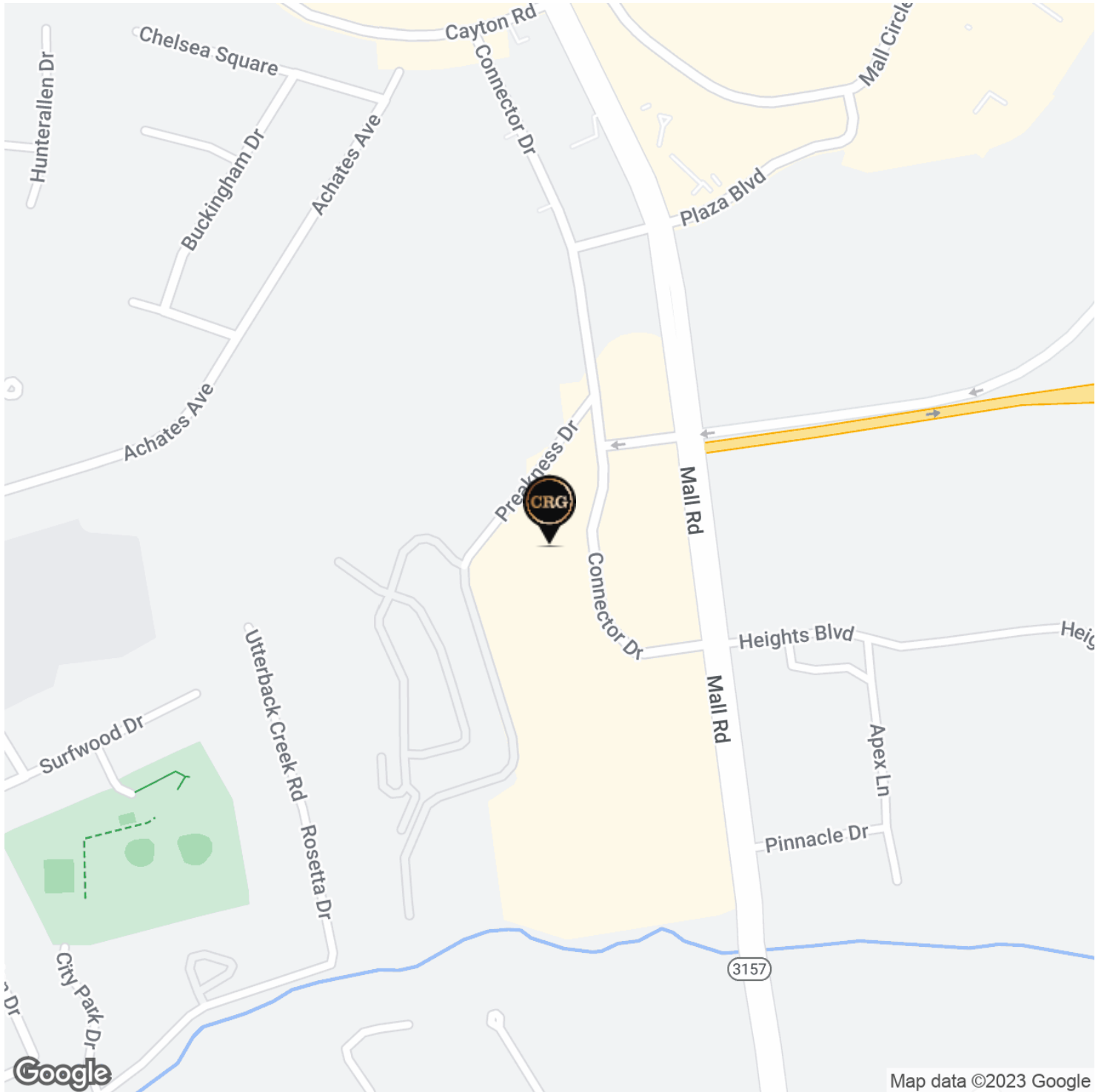
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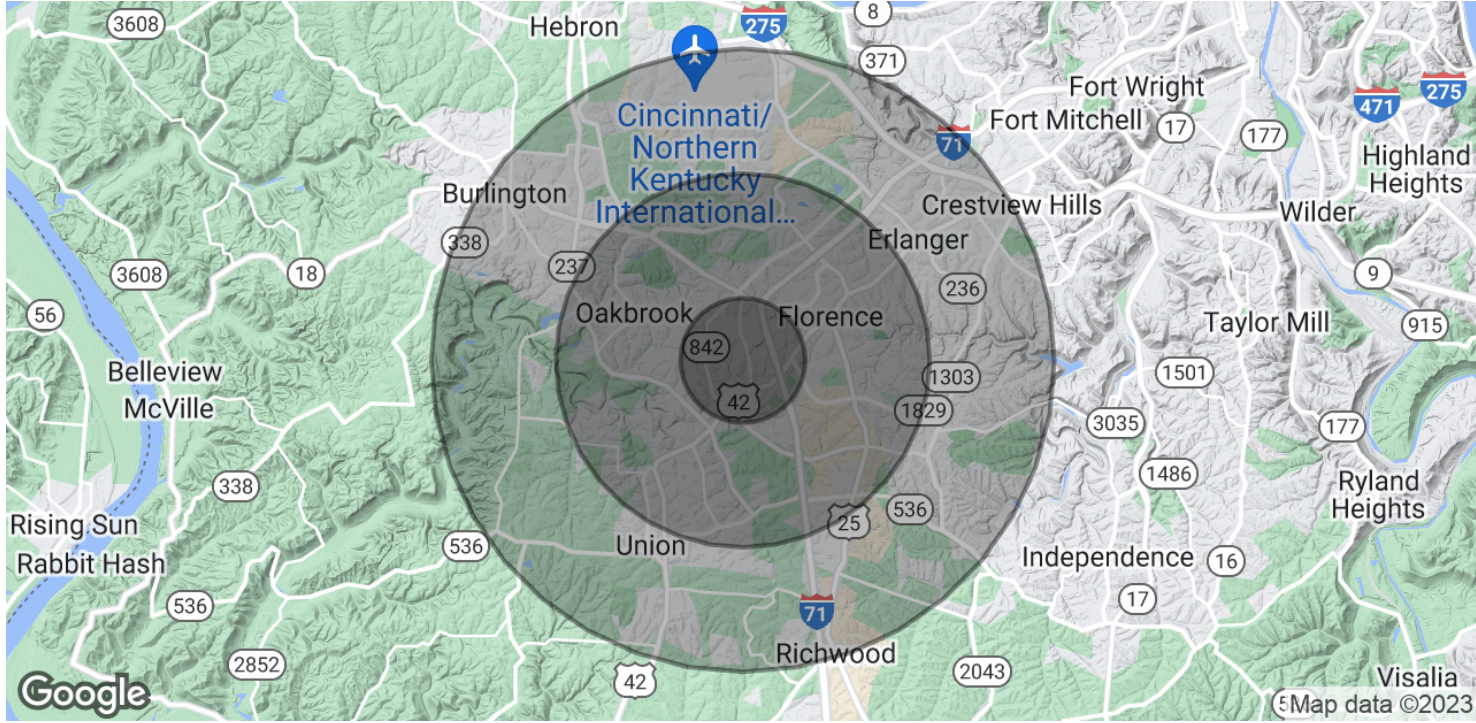
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,940	61,760	112,609
Average Age	38.8	39.1	39.0
Average Age (Male)	38.2	36.6	37.6
Average Age (Female)	38.6	40.8	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,439	25,769	45,455
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$72,573	\$76,964	\$82,837
Average House Value	\$407,178	\$224,433	\$234,567

* Demographic data derived from 2020 ACS - US Census

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