

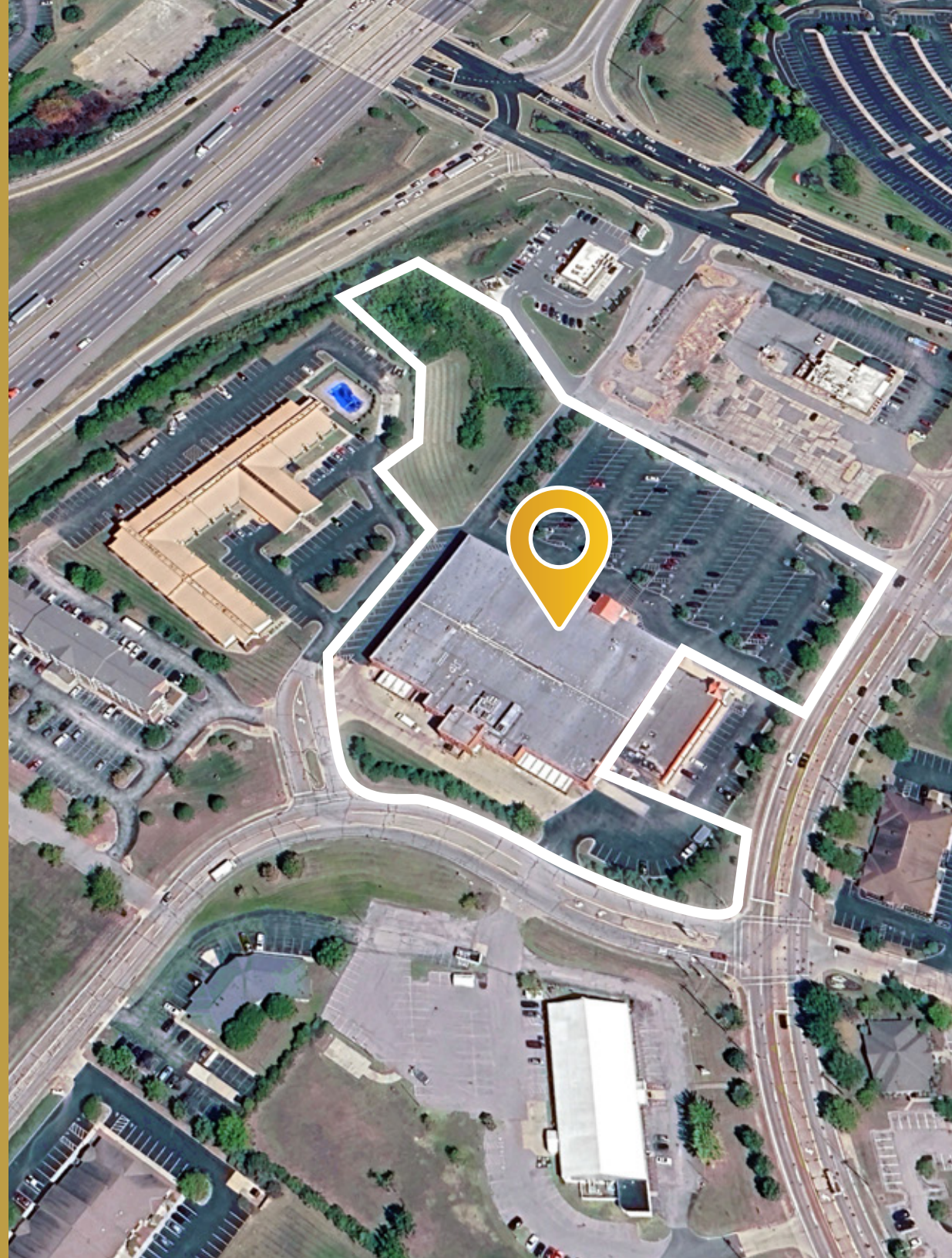


CAPSTONE COMMERCIAL
REALTY
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FOR LEASE

6920 Burlington Pike | Florence, KY

62,097 SF DIVISIBLE



PROPERTY SUMMARY

The property at 6920 Burlington Pike offers a prime commercial real estate opportunity in Florence, KY.

This 62,097 square foot building, previously occupied by Remke Markets, is available for lease. The space is divisible, providing flexibility for tenants seeking smaller footprints while still enjoying the benefits of this well-located property.

Situated along Burlington Pike, a highly visible and accessible corridor in the heart of Florence's commercial district, the property is ideal for retail or other commercial uses. With ample parking, high traffic counts, and proximity to major highways, this property offers strong leasing potential in a thriving market.

PROPERTY

6920 Burlington Pike
Florence, KY

SIZE

62,097 SF

NNN

\$1.85/SF

DIVISIBILITY

Divisible

CLEAR HEIGHTS

22'-24'



Remke

62,097 SF With High Clear Heights



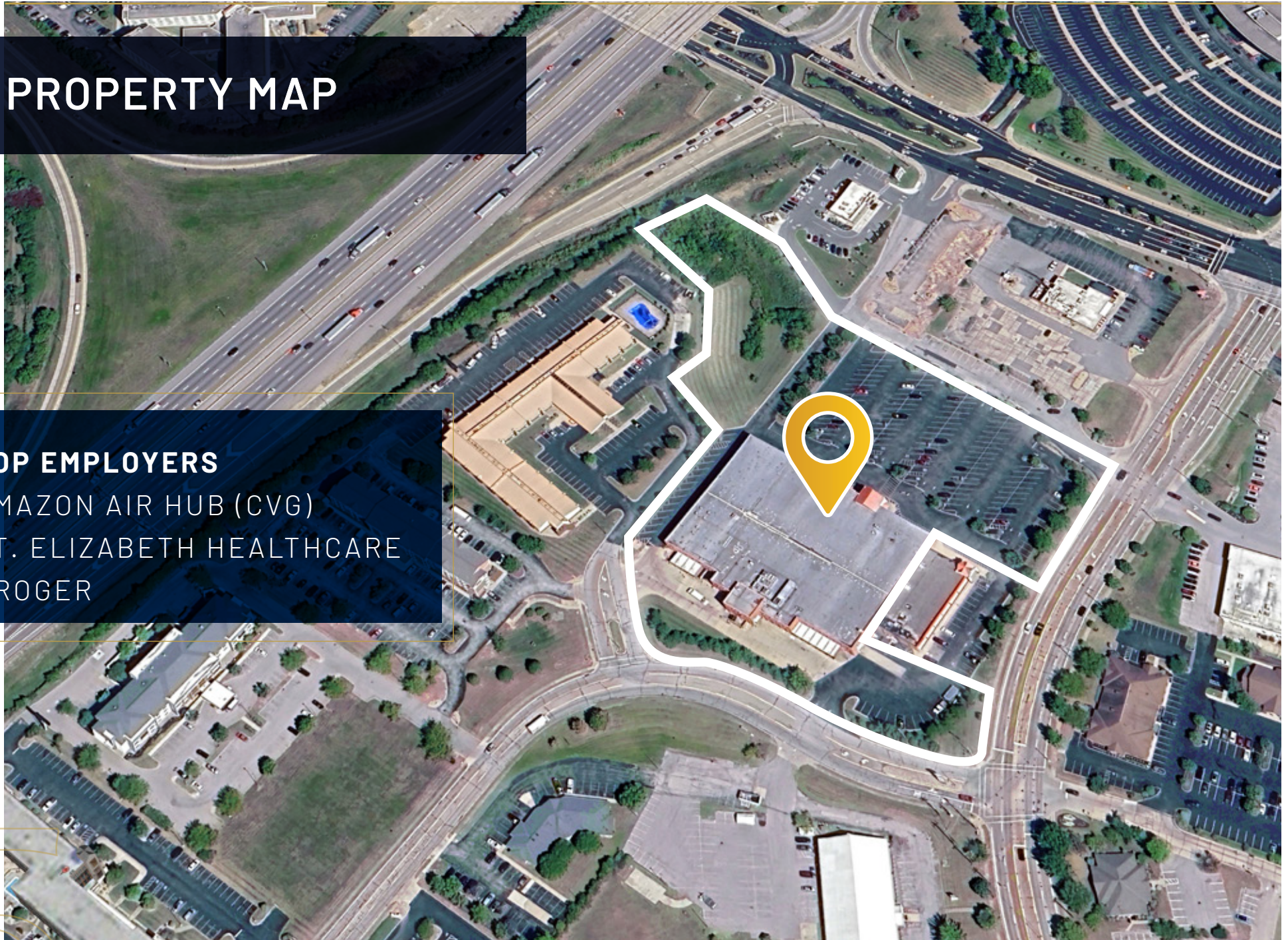
PROPERTY MAP

TOP EMPLOYERS

AMAZON AIR HUB (CVG)

ST. ELIZABETH HEALTHCARE

KROGER



RETAIL & AMENITIES



KEY RETAIL ANCHORS:
FLORENCE MALL
WALMART SUPERCENTER
SAM'S CLUB
TARGET
HOME DEPOT



MARKET OVERVIEW

LOCATED JUST 10 MILES
SOUTH OF CINCINNATI, OHIO

Florence is part of Boone County in Northern Kentucky, located just 10 miles south of Cincinnati, Ohio. This strategic location offers access to a major metropolitan area while still maintaining the economic benefits and lifestyle advantages of a smaller city. Florence is one of the most rapidly growing regions in Kentucky, benefiting from its proximity to major transportation corridors, including Interstates 71/75 and Cincinnati/Northern Kentucky International Airport (CVG).

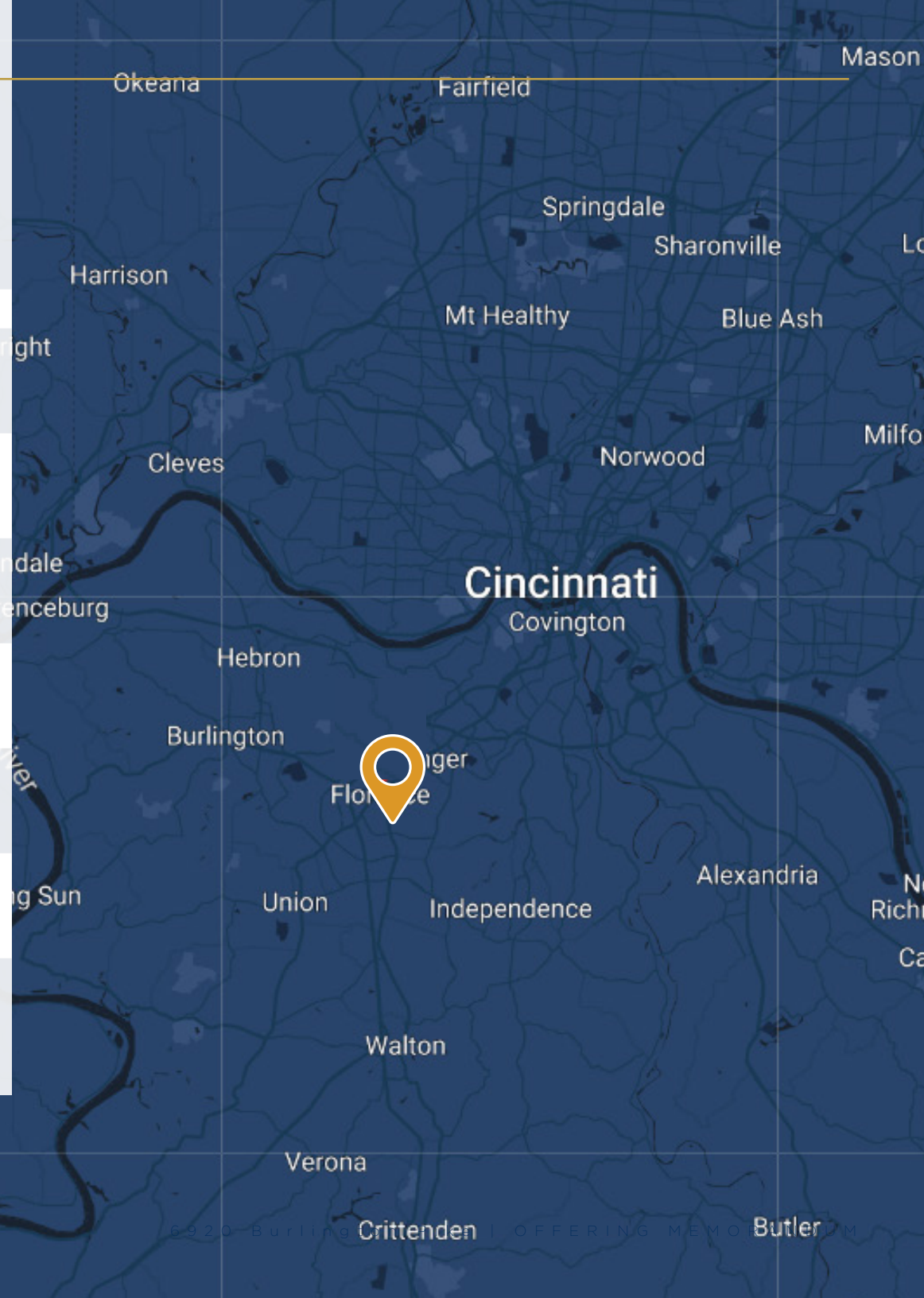
The property is located on Burlington Pike (KY-18), a major arterial road running through Florence. This route connects the city to major highways like I-75/I-71, making it ideal for businesses requiring logistical support or consumer traffic.

Cincinnati/Northern Kentucky International Airport (CVG): The property is just 7 miles away from CVG, a major hub for both passenger and cargo traffic, further enhancing the property's logistical value.

Florence and Boone County have seen consistent population growth, largely driven by Northern Kentucky's expanding economy and proximity to Cincinnati. Florence has a population of approximately 30,000, while Boone County's population is around 135,000. This growing population makes the location appealing for retail, commercial, and mixed-use developments.

DEMOGRAPHICS

Metric	1 Mile	5 Miles	10 Miles
Population	7,000	50,000	150,000
Households	2,800	18,000	55,000
Median Household Income	\$72,000	\$70,000	\$68,000
Average Household Income	\$78,000	\$80,000	\$75,000
Daytime Population	6,500	48,000	140,000
Total Businesses	400	3,000	8,500
Total Employees	4,000	35,000	100,000





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