

BIG BOX RETAIL FOR SALE

ONE ANCHOR BOXES

4000 Mall Road, Florence, KY 41042



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ONE ANCHOR BOXE

SUMMARY

PRICING: \$5,000,000

- One single-tenant retail anchor boxes
- 7.5 Acres
- 112,146 Total Square Feet
- Incredible opportunity for reuse or redevelopment
- 13 miles from downtown Cincinnati
- 3 miles from Amazon's largest Air Hub
- Anchor store to 963,727 SF Florence Mall
- Northern Kentucky's dominant retail trade area
- Iconic Property
- Florence is Kentucky's 8th largest city
- Across from new Kroger Marketplace Store
- Visibility from I-75
- 3 Traffic Lights

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ANCHOR BOX

TWO-STORY ANCHOR BOX



PRICING:

\$5,000,000

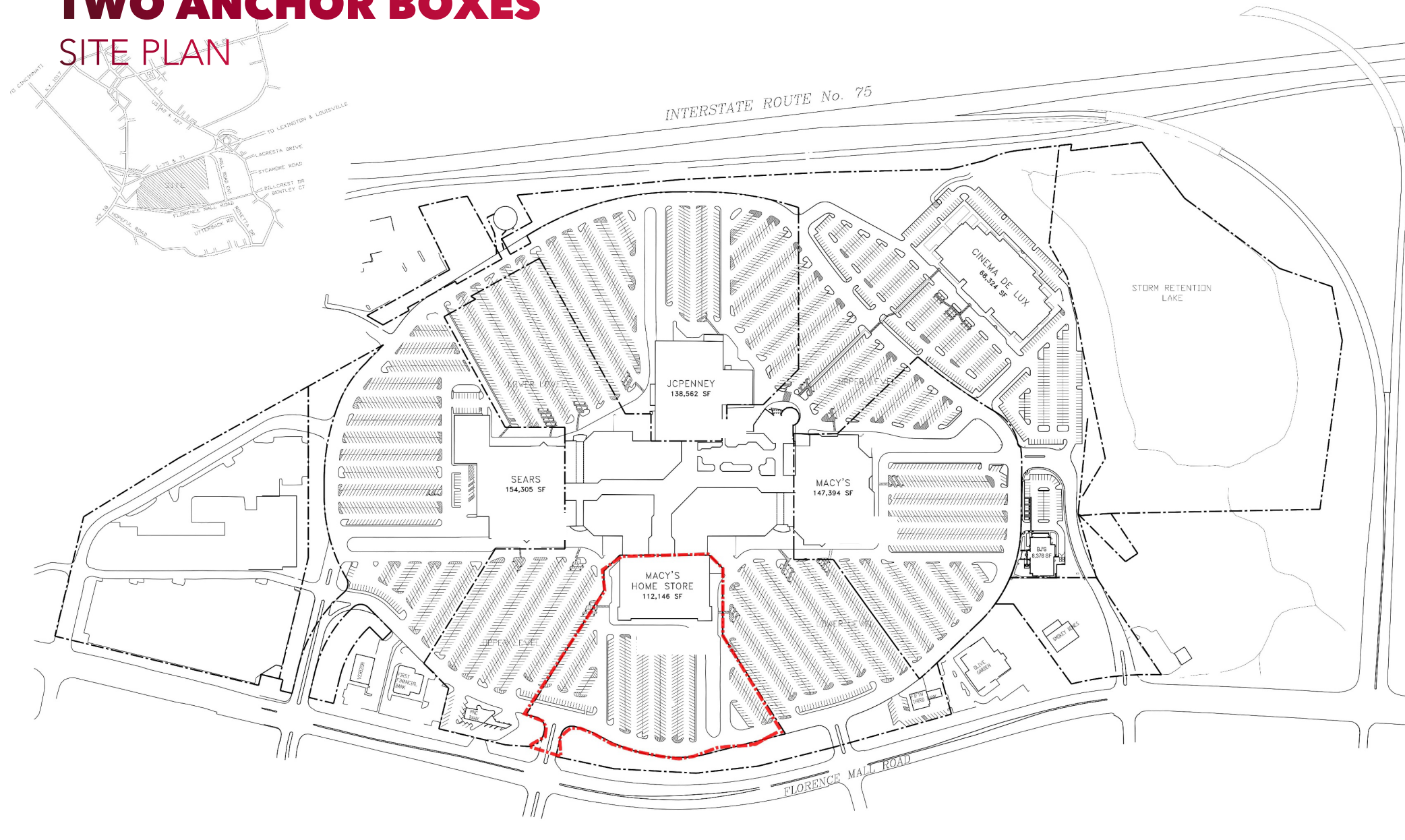
ASSET OVERVIEW

Property Type:	Anchor Box
Lot Size:	7.5 acres
Building Area:	112,146 SF
Floor 1 Approximate SF:	55,894 SF
Floor 2 Approximate SF	56,252 SF
Floor 3 Approximate SF:	NA
Parking	
Number of Parking Spaces:	420
Parking Ratio (per 1,000 SF):	3.75/ 1,000
Parking Type:	Surface
Additional Parking via Easement Rights	
Year Built:	1978
# of Docks:	2
Overall Condition:	Good
APN / Parcel ID:	062.00-25-001.02
Current Assessed Value:	\$3,200,000
Expansion/Renovation:	1990
Current Zoning:	C-2/PD/MR

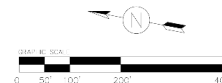
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TWO ANCHOR BOXES

SITE PLAN



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ABOUT FLORENCE

Florence, considered as part of the Greater Cincinnati MSA, is a retail and commerce center for Northern Kentucky, with around 2,000 businesses. It's also a leading city for shopping, entertainment, and business.

Florence is the 8th largest city in Kentucky. More than 2,500 business - from start-ups to successful advanced manufacturing, to healthcare, to corporate headquarters to retail have chosen to establish a presence in Florence. It is one of the fastest growing economies in the State with over \$1 billion in new capital investment and thousands of new jobs created over the last 5 years.

Potential economic development incentives may be available.

Please contact:

JOSHUA J. HUNT

Administration Director – City Administrator

CITY OF FLORENCE, KENTUCKY

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florence-ky.gov

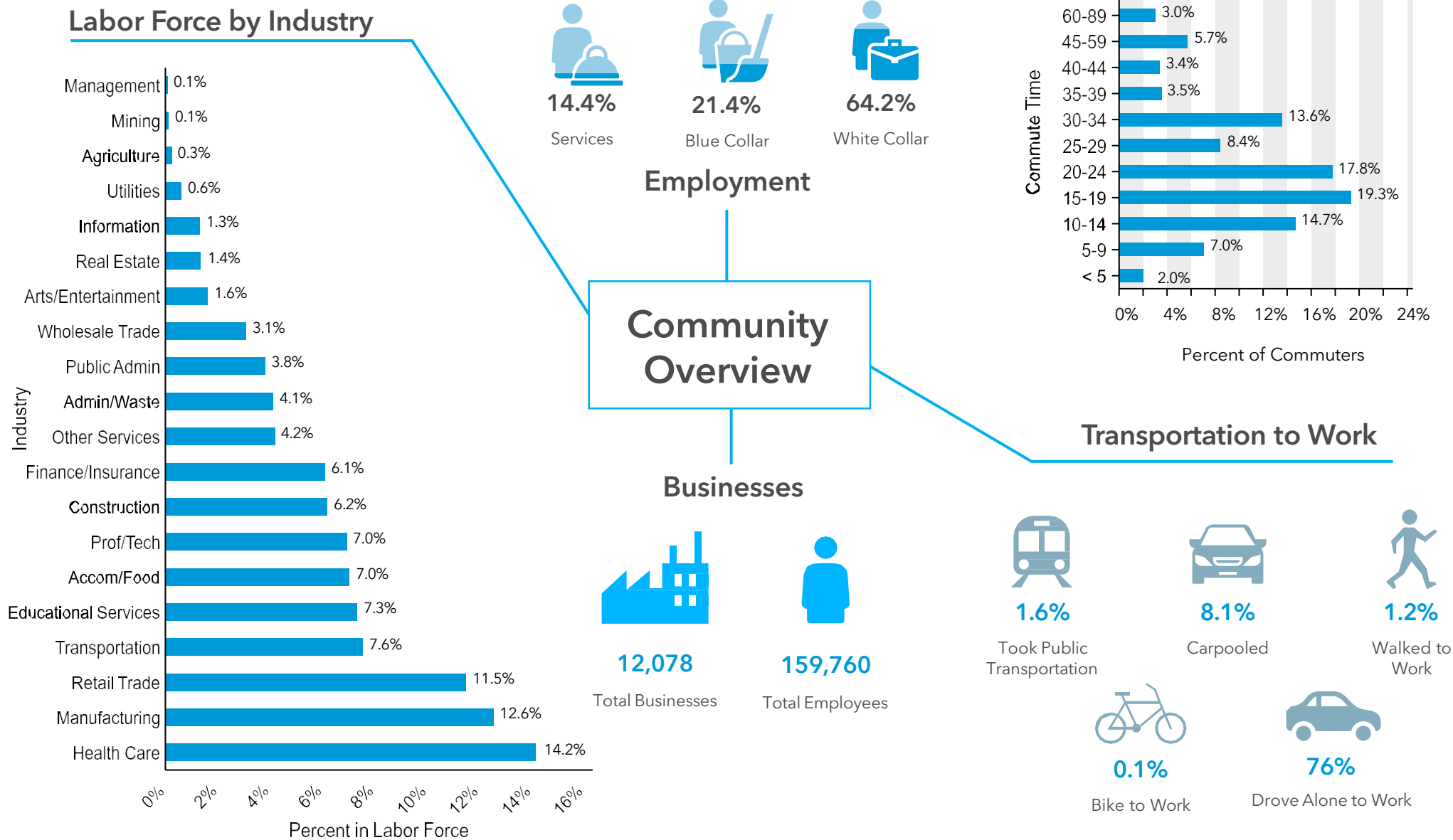


AERIAL



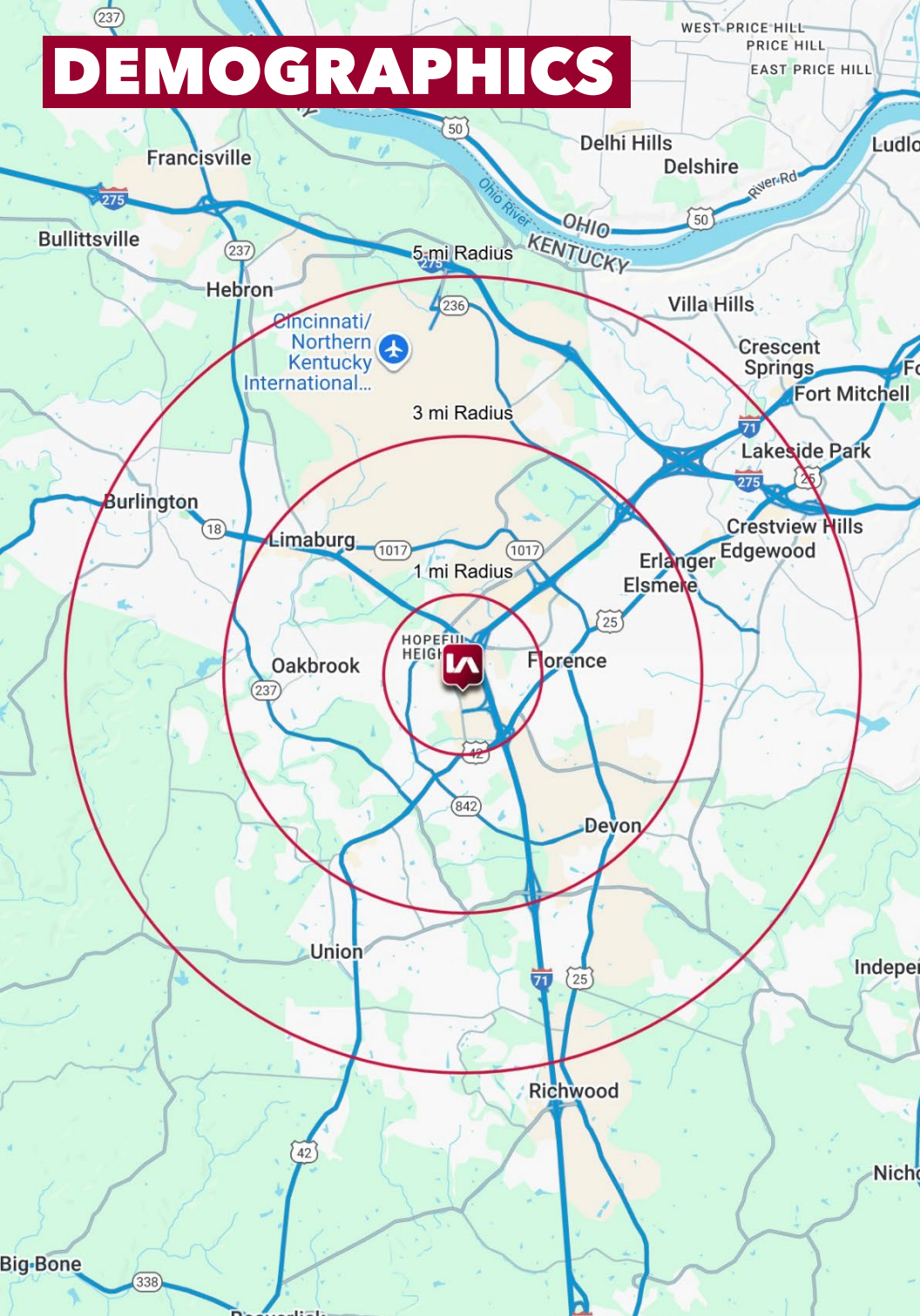
COMMUNITY SUMMARY

Florence Mall Shopping Center
Current Numbers - Ring of 10 miles



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	7,705	67,154	141,591
2030 Projected Population	7,730	68,626	145,902
2020 Census Population	7,593	64,160	137,764
2010 Census Population	7,020	58,295	124,348
Projected Annual Growth 2025 to 2030	-	0.4%	0.6%
Historical Annual Growth 2010 to 2025	0.7%	1.0%	0.9%
HOUSEHOLDS			
2025 Estimated Households	3,094	27,471	54,969
2030 Projected Households	3,182	28,781	57,876
2020 Census Households	3,031	25,412	52,122
2010 Census Households	2,913	23,055	46,971
Projected Annual Growth 2025 to 2030	0.6%	1.0%	1.1%
Historical Annual Growth 2010 to 2025	0.4%	1.3%	1.1%
AGE			
2025 Est. Population Under 10 Years	12.2%	12.8%	13.2%
2025 Est. Population 10 to 19 Years	11.5%	12.7%	13.7%
2025 Est. Population 20 to 29 Years	14.3%	13.7%	12.8%
2025 Est. Population 30 to 44 Years	18.7%	19.9%	20.0%
2025 Est. Population 45 to 59 Years	17.2%	18.2%	18.3%
2025 Est. Population 60 to 74 Years	15.2%	15.6%	15.5%
2025 Est. Population 75 Years or Over	10.9%	7.2%	6.4%
2025 Est. Median Age	38.1	37.4	37.2
MARITAL STATUS & GENDER			
2025 Est. Male Population	51.9%	49.7%	49.8%
2025 Est. Female Population	48.1%	50.3%	50.2%
2025 Est. Never Married	25.1%	30.0%	30.2%
2025 Est. Now Married	40.5%	44.9%	48.0%
2025 Est. Separated or Divorced	22.8%	18.8%	16.4%
2025 Est. Widowed	11.5%	6.3%	5.4%
INCOME			
2025 Est. HH Income \$200,000 or More	9.8%	8.0%	10.5%
2025 Est. HH Income \$150,000 to \$199,999	5.1%	6.7%	9.2%
2025 Est. HH Income \$100,000 to \$149,999	14.7%	22.8%	23.3%
2025 Est. HH Income \$75,000 to \$99,999	16.7%	15.1%	13.6%
2025 Est. HH Income \$50,000 to \$74,999	19.8%	19.1%	17.6%
2025 Est. HH Income \$35,000 to \$49,999	13.1%	13.0%	11.1%
2025 Est. HH Income \$25,000 to \$34,999	5.3%	5.1%	4.9%
2025 Est. HH Income \$15,000 to \$24,999	10.4%	5.7%	5.5%
2025 Est. HH Income Under \$15,000	5.0%	4.6%	4.2%
2025 Est. Average Household Income	\$91,300	\$98,665	\$110,649
2025 Est. Median Household Income	\$77,289	\$82,811	\$91,394
2025 Est. Per Capita Income	\$36,925	\$40,454	\$43,043
2025 Est. Total Businesses	559	2,871	5,119
2025 Est. Total Employees	5,850	33,829	63,234