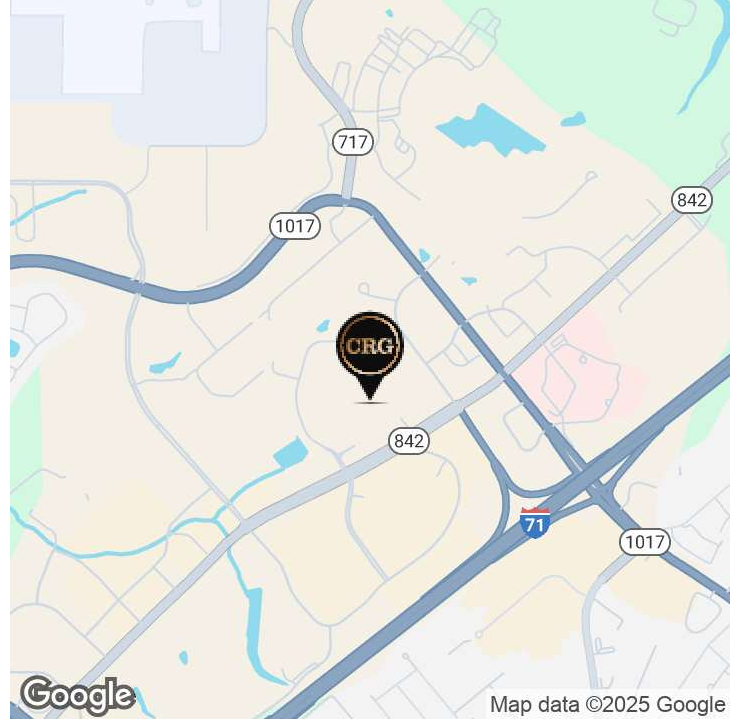


RETAIL PROPERTY FOR LEASE

RETAIL UNIT

4975 HOUSTON ROAD, FLORENCE, KY 41042



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	105,471 SF
Available SF:	1,260 SF

PROPERTY OVERVIEW

Discover a prime leasing opportunity at 4975 Houston Road in Florence, KY. This contemporary property boasts modern amenities and flexible spaces suitable for a variety of office uses. With ample parking, high visibility, and convenient access to major highways, the location offers convenience for both tenants and visitors. The property's well-maintained exterior and professional landscaping create an inviting atmosphere, while the interior features a built out ice cream shop that can be tailored to fit other type uses. Tenants will enjoy the convenience of nearby dining options and retail centers, as well as the ease of access to major transportation routes. Elevate your business in this premier retail space, designed to meet your evolving needs.

PROPERTY HIGHLIGHTS

- Surrounded by National Tenants
- Ample parking and high visibility
- Convenient access to major highways
- Well-maintained exterior and professional landscaping
- Customizable floor plans and state-of-the-art facilities
- Nearby dining options and retail centers

SEAN BRADLEY

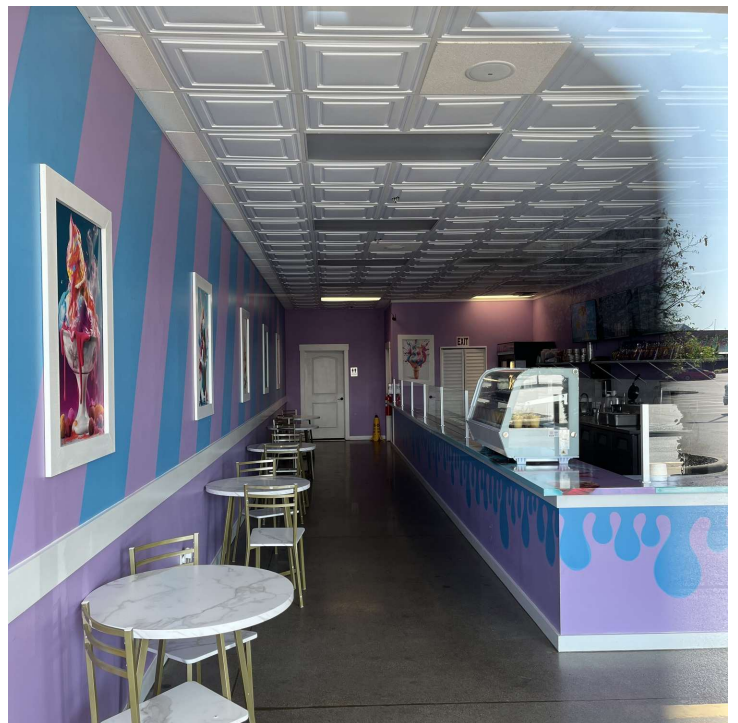
859.640.5512

sean@copperwoodrg.com

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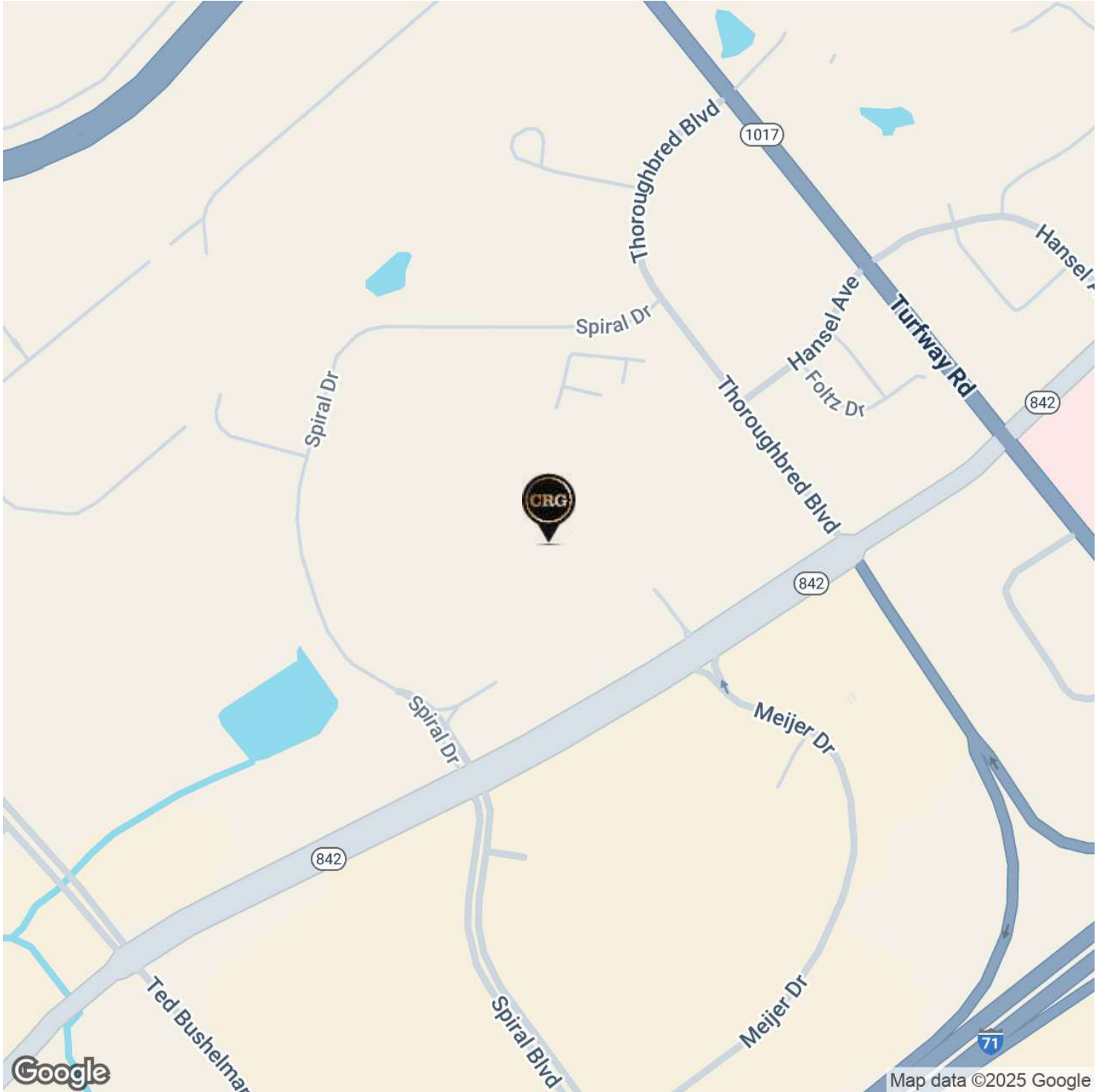
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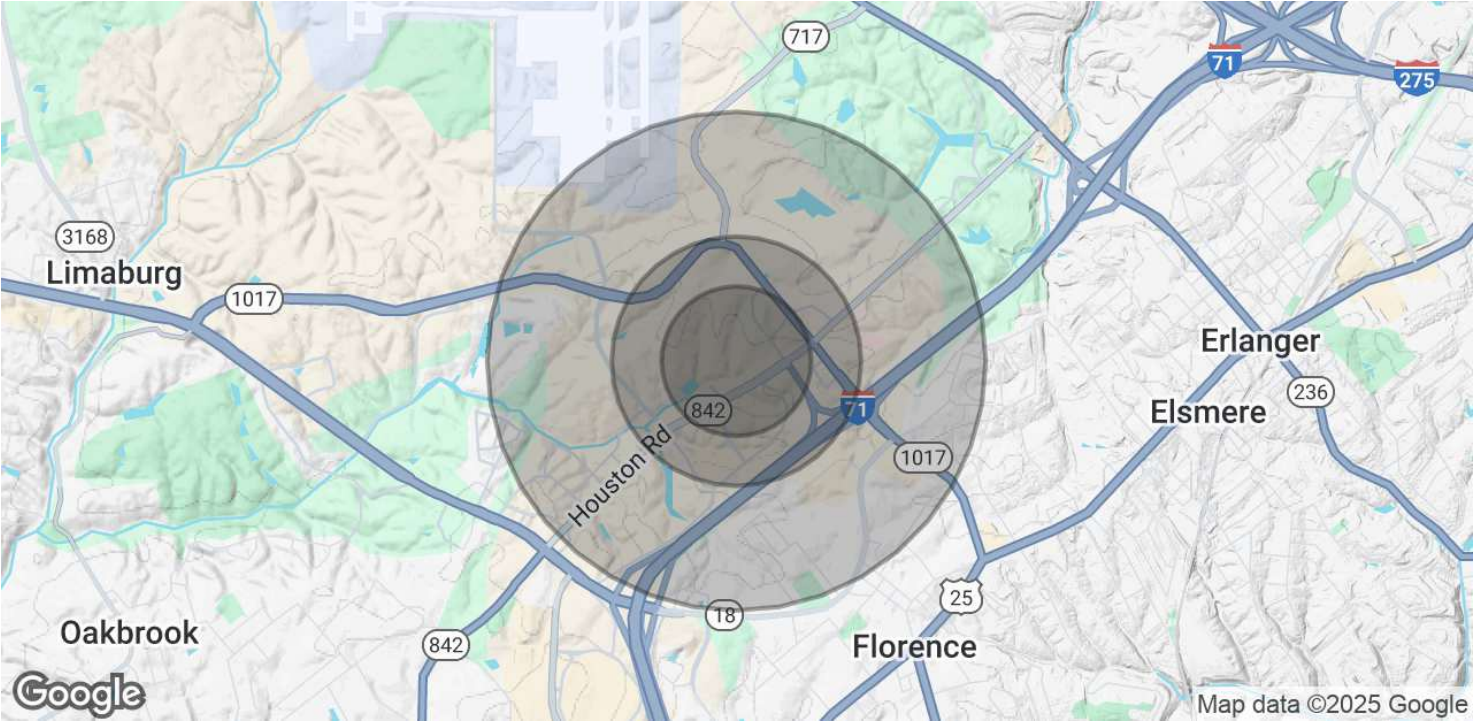
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1	60	3,162
Average Age	50	46	42
Average Age (Male)	47	43	39
Average Age (Female)	53	48	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	24	1,301
# of Persons per HH		2.5	2.4
Average HH Income	\$64,610	\$69,714	\$69,726
Average House Value	\$101,192	\$141,020	\$153,608

Demographics data derived from AlphaMap

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