

OFFICE FOR LEASE

7627 EWING BLVD

7627 Ewing Blvd., Florence, KY 41042



PROPERTY DESCRIPTION

Multi-tenant all brick building with immediate access to I-71/75. Total space available is 2,059 sq ft. The building is on 2.73 acres with 4.35/1000 for parking. This is a great building in a very desirable location in Florence. Taxes paid by landlord.

PROPERTY HIGHLIGHTS

- All Brick Multi-Tenant Building
- Taxes Paid by Landlord

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NN)
Available SF:	2,059 SF
Lot Size:	2.73 Acres
Building Size:	20,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,935	22,853	48,521
Total Population	9,504	57,658	127,492
Average HH Income	\$46,837	\$59,979	\$69,015

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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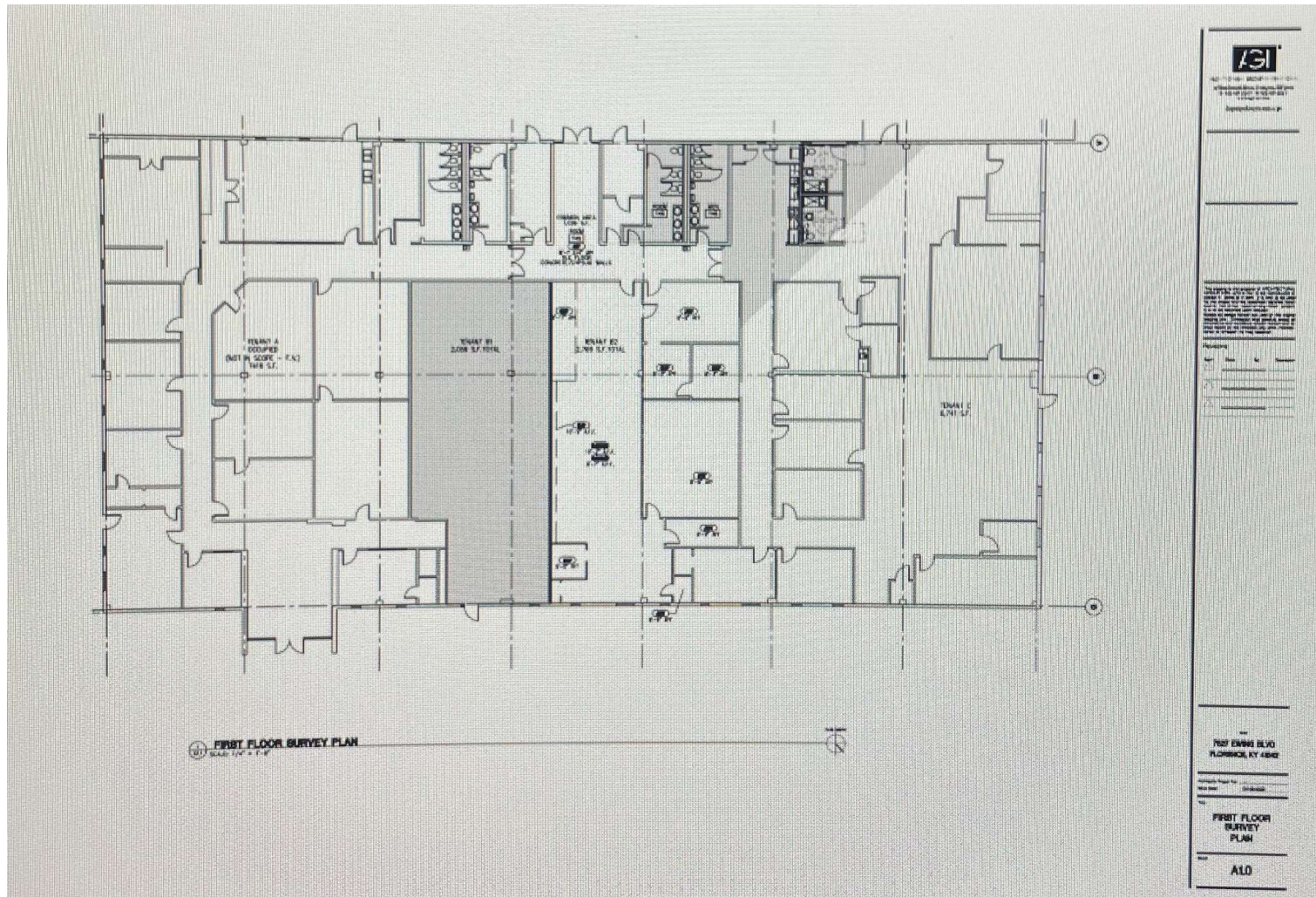
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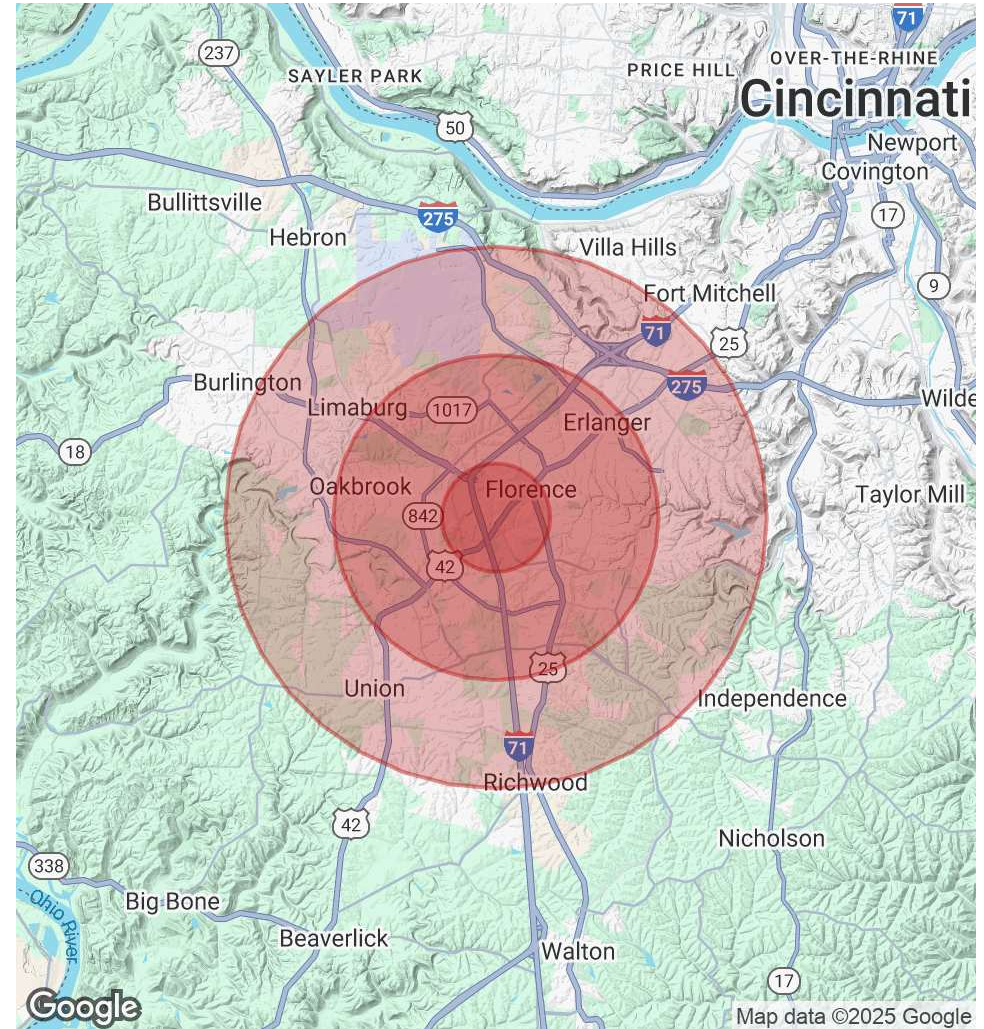
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,504	57,658	127,492
Average Age	35.0	35.6	35.9
Average Age (Male)	34.6	34.6	34.7
Average Age (Female)	35.8	36.8	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,935	22,853	48,521
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$46,837	\$59,979	\$69,015
Average House Value	\$128,610	\$155,345	\$167,857

2020 American Community Survey (ACS)



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