

# NAI Bergman

7950-7999 Freedom Way  
Florence, KY 41042

## FOR LEASE 4,960 SF RESTAURANT

Laurence Bergman

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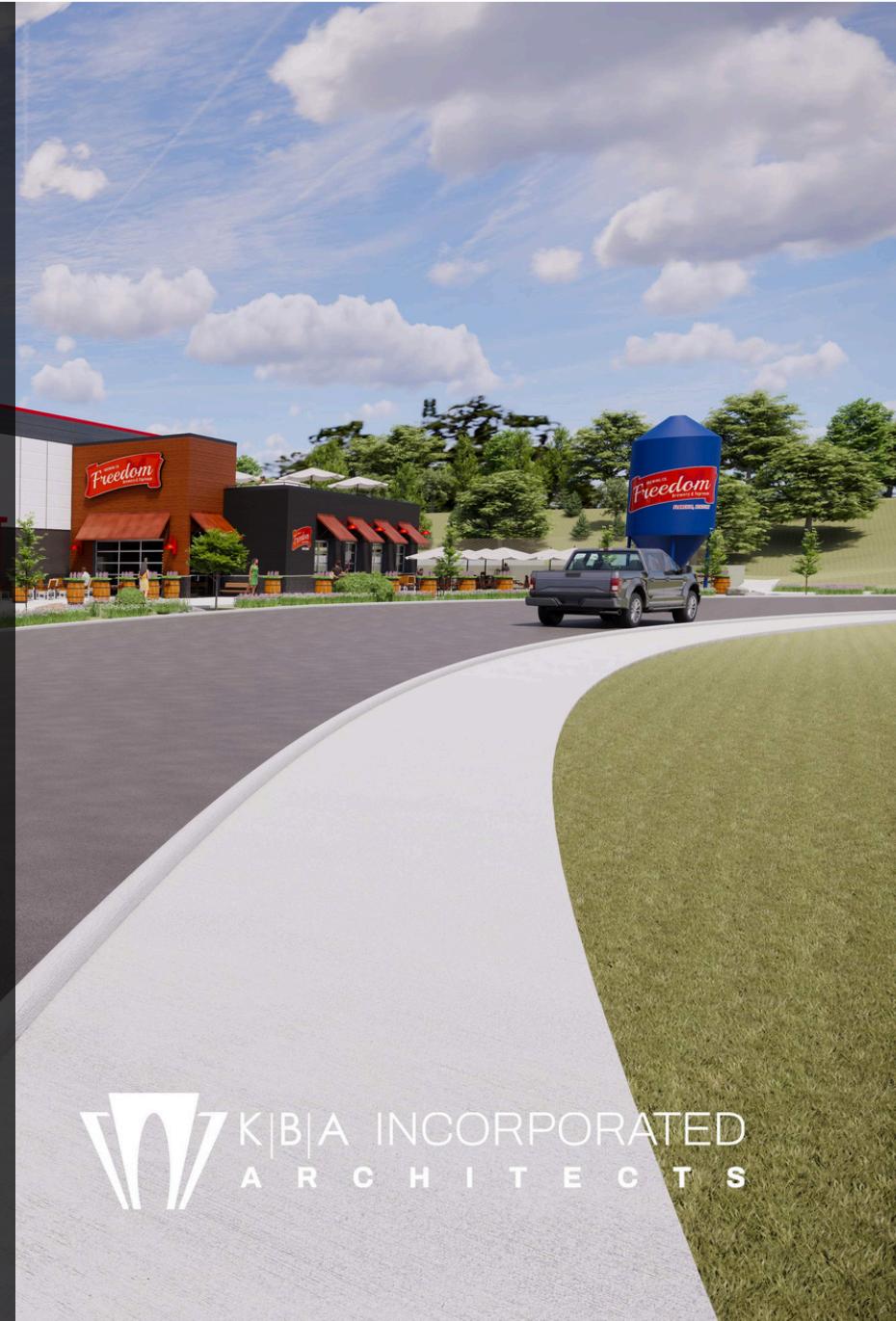


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ARCHITECTS

## PROPERTY HIGHLIGHTS

- Strong ownership, including multiple key Florence Y'all partners
- LOI w/Florence Y'all for rental of baseball training academy
- Strong and experienced builder (Cincinnati Commercial Contractors) with strong and experienced development advisor (Towne Properties)
- Long term lease between City of Florence & Florence Y'all
- Strong marketing partnership to leverage the business operations of Florence Y'all, baseball training academy, restaurant/taproom & pickleball facility
- Roughly a hundred thousand people go through the stadium gates with 50+ Y'all home games, high school tournaments, and amateur games.
- Florence Y'all (tenant) is a highly profitable business and has made partner distributions since inception.
- There is a parking agreement which allows parking for the restaurant and academy
- The academy will be multi-purpose and will host events like boxing, MMA, roller derby, concerts, etc.



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A R C H I T E C T S**

The Florence Y'all's Baseball Academy/Restaurant & Tap Room/Pickleball Ranch Project will be located on a 4-acre parcel adjacent to Thomas More Stadium, home to the Florence Y'all's minor professional baseball team. Located in Florence, KY in the heart of Boone County, this exciting development will offer Northern Kentucky a premiere entertainment district, combining professional baseball, the area's largest baseball training facility, restaurant & tap room hospitality and a six (6) court outdoor pickleball facility. The restaurant & tap room will feature premium indoor and outdoor spaces including both patio service and rooftop decks overlooking the pickleball courts with a view into Thomas More Stadium. Special events at the training academy, concerts at the stadium and pickleball tournaments will add to the appeal and overall usage of the complex. Ample parking is conveniently located next to the development with in excess of 300 spaces.

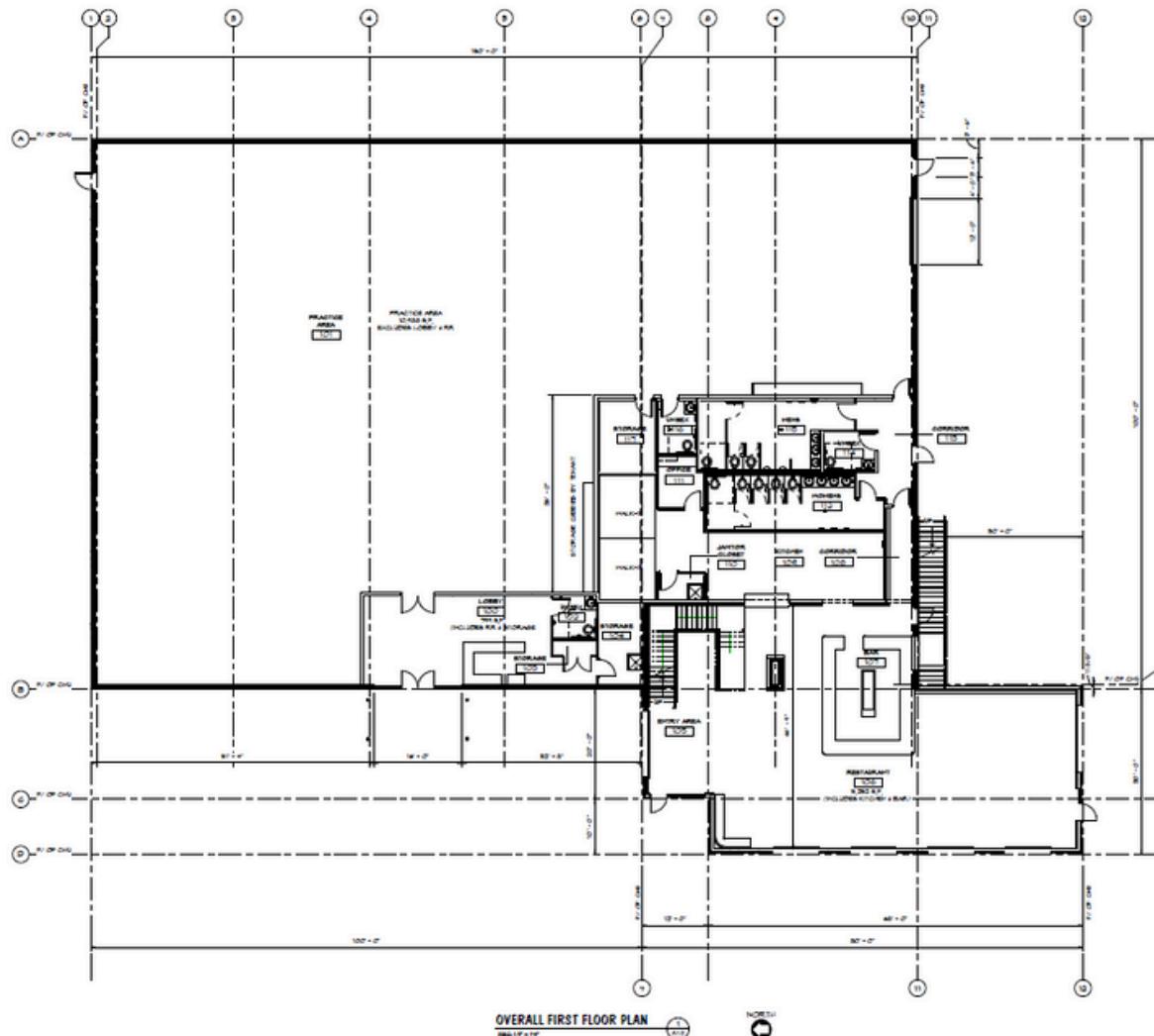


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**FREEDOM BREWERY**  
PROPOSED NEW FACILITY  
FREEDOM WAY  
FLORENCE, KY 41042

Open an Order

Date: 04/09/2005 Job No: 26 \*\*\*

**A1.0**









**FREEDOM BREWERY**  
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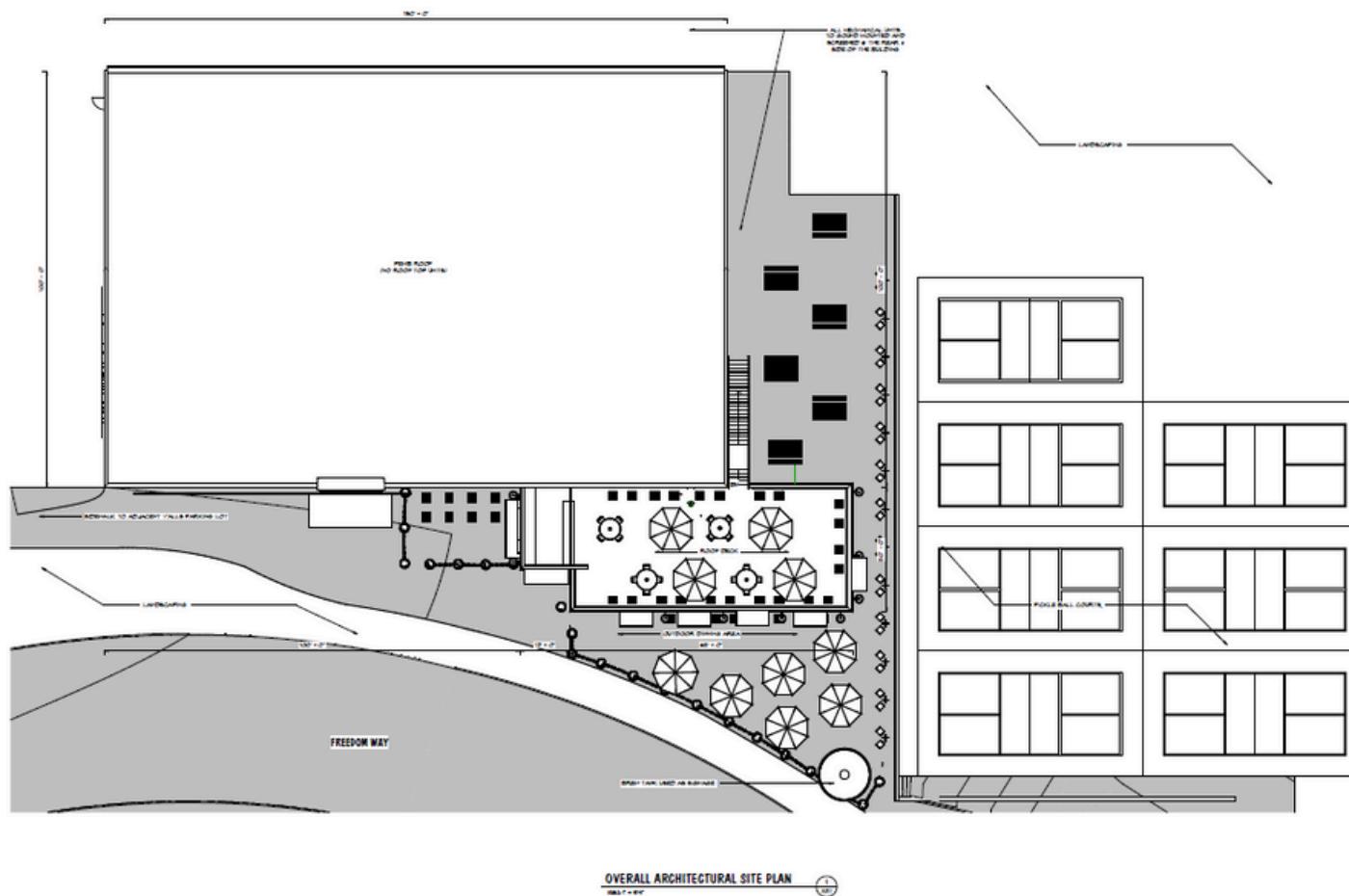
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Date: 04/09/2015 Job No: 25.999

ASP

**AS1**

1000



# SITE MAP

FOR LEASE | 09



# FLORENCE, KY

Florence is located in Boone County, Kentucky. It is bordered by I-75/71 and I-275 and proximal to the Greater Cincinnati/Northern Kentucky International Airport. Easy access to this city makes it convenient for commuters as well as those traveling.

With over 30,000 residents and over 2,500 businesses, it is one of the fastest-growing communities in Kentucky. Florence has a diverse workforce of individuals employed at positions from entry-level to the executive suite.

In addition to the sustainable economic climate, Florence offers a low cost of living, a progressive healthcare system, extensive parks and recreation facilities, and quality education options. This makes it an optimal location for businesses to locate, expand, and retain business.



**870**

New Occupational Licenses in 2024



**\$69,112**

Median Household Income



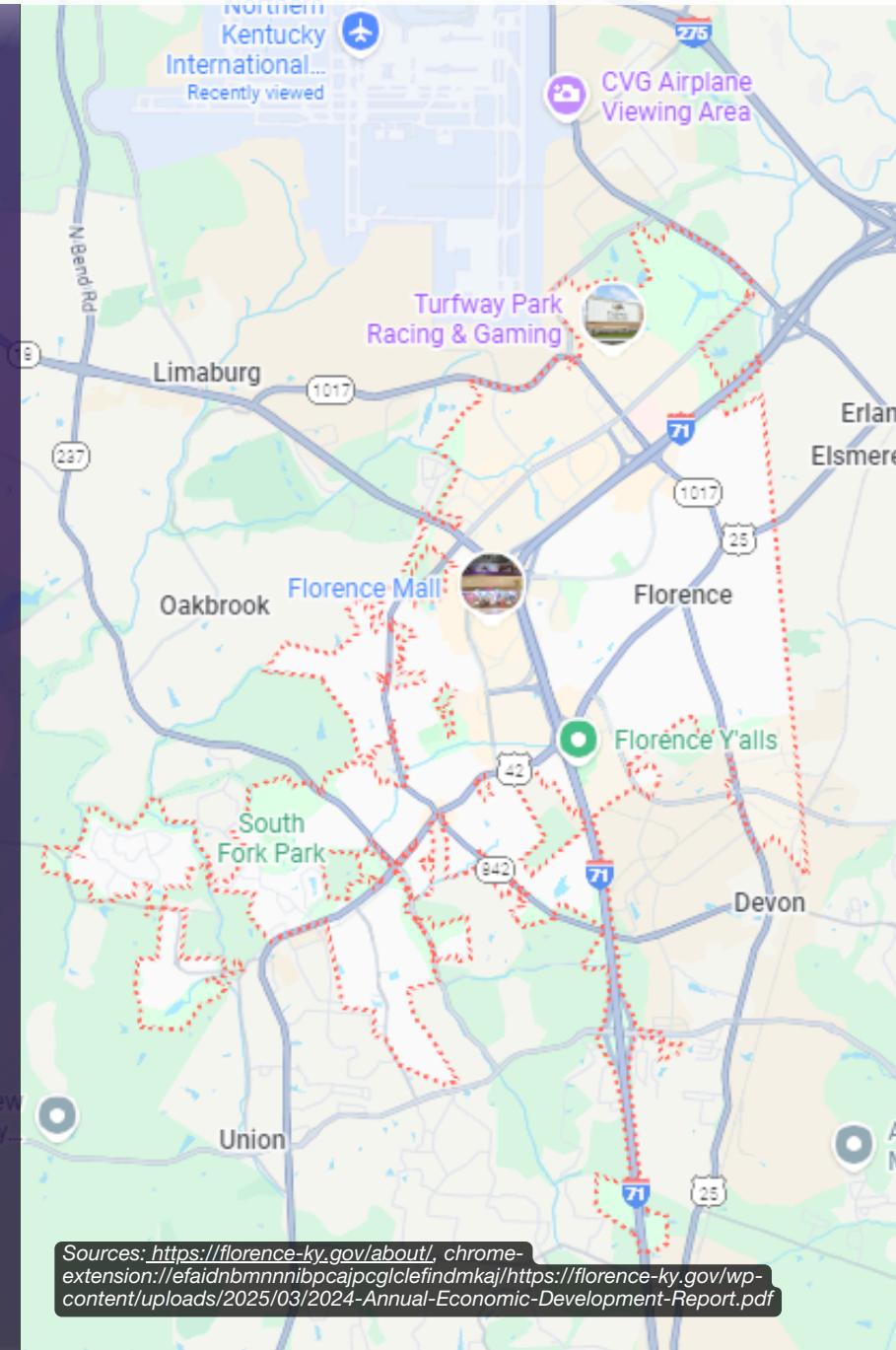
**13,526**

Households



**33,129**

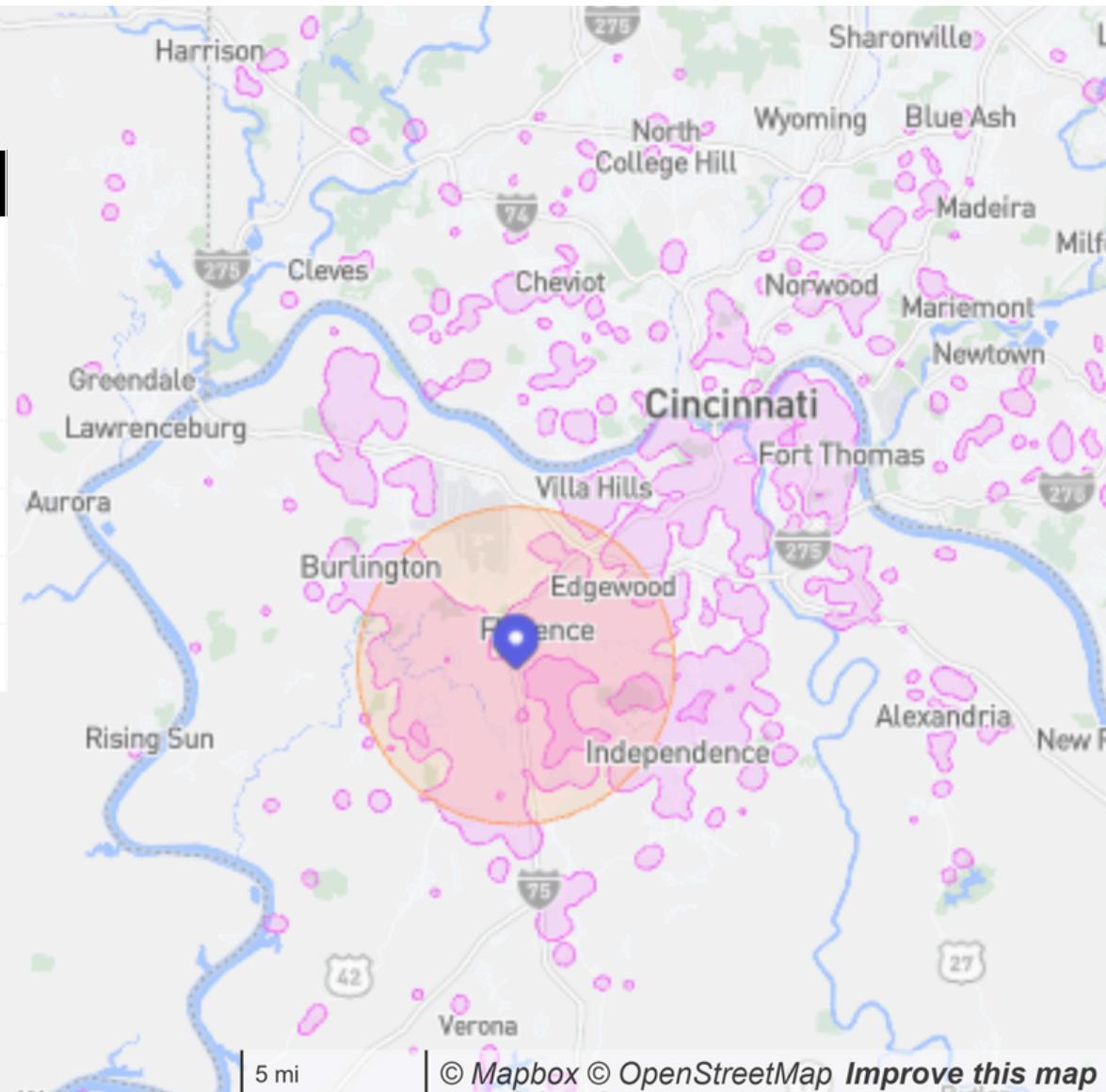
Population



Sources: <https://florence-ky.gov/about/>, chrome-extension://efaidnbmnnibpcajpcgkclefindmka/https://florence-ky.gov/wp-content/uploads/2025/03/2024-Annual-Economic-Development-Report.pdf



	70% of Visits	5 Miles
Population	536,965	143,532
Pop density (per sq mile)	2,140	1,854
Households	217,508	54,969
Average HH income	\$102,617.44	\$107,267.47
Median HH income	\$78,278.76	\$85,327.73
Median travel time to work	21	20
Less than 10 min travel time to work	25,824	5,534



Nay, Florence, KY | Jan 1st, 2025 - Dec 31st, 2025 | True Trade Area | Vol: 70% 50 mi | Ring Radius | Vol: 5 mi

# THANK YOU



STAY CONNECTED



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