



NABergman

7950-7999 Freedom Way
Florence, KY 41042

FOR LEASE
4,960 SF RESTAURANT

Laurence Bergman

Principal / CEO / Broker of Record
KY #47790

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larry@bergman-group.com

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 **K|B|A INCORPORATED**
ARCHITECTS

PROPERTY HIGHLIGHTS

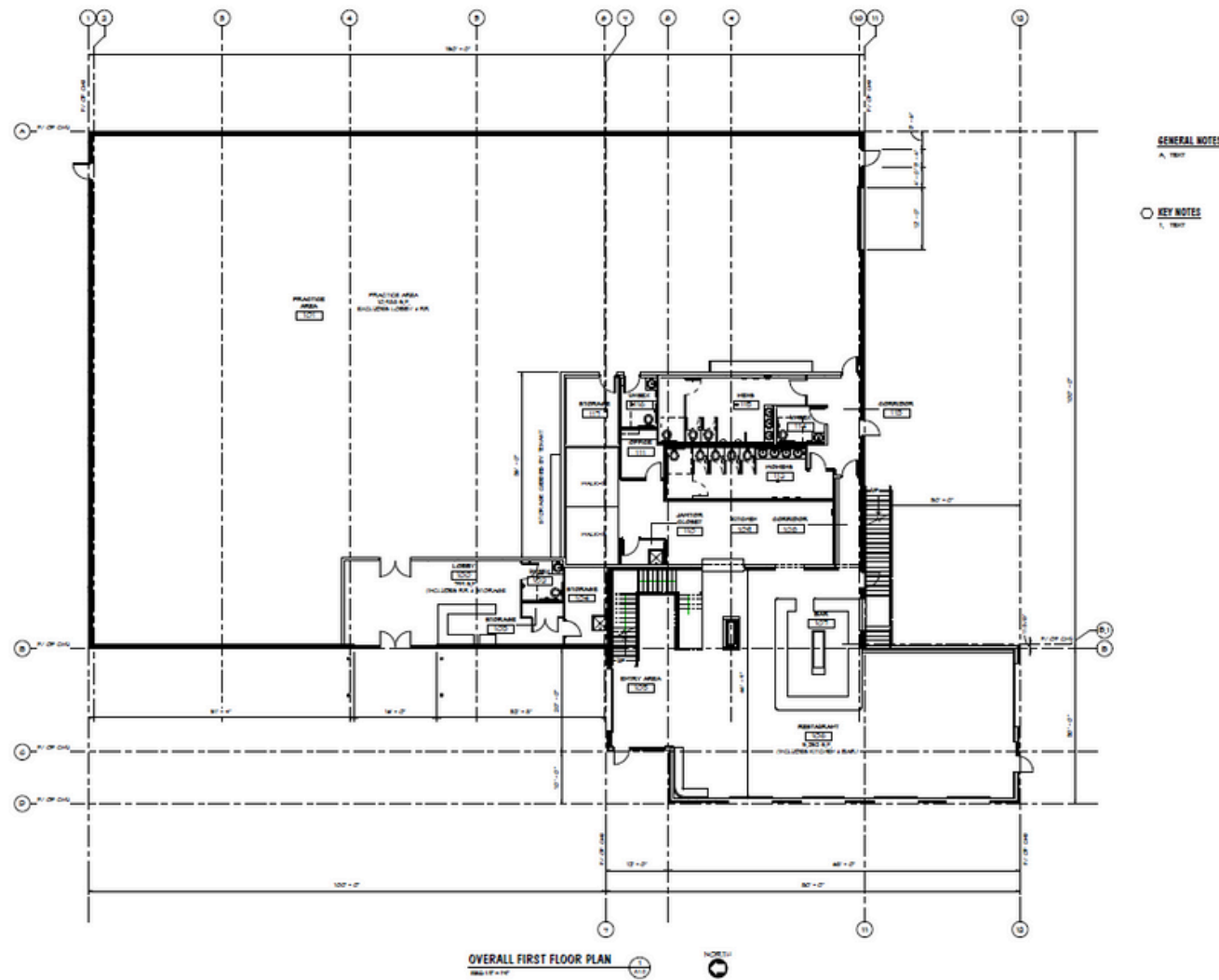
- Strong ownership, including multiple key Florence Y'alls partners
- LOI w/Florence Y'alls for rental of baseball training academy
- Strong and experienced builder (Cincinnati Commercial Contractors) with strong and experienced development advisor (Towne Properties)
- Long term lease between City of Florence & Florence Y'alls
- Strong marketing partnership to leverage the business operations of Florence Y'alls, baseball training academy, restaurant/taproom & pickleball facility
- Roughly a hundred thousand people go through the stadium gates with 50+ Y'alls home games, high school tournaments, and amateur games.
- Florence Y'alls (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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ARCHITECTS

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 off 300 spaces.





KIBA
KIBA INCORPORATED
ARCHITECTS
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DENVER, CO 80202
TEL: 303.733.1100
FAX: 303.733.1101
WWW.KIBAARCHITECTS.COM

SHEET CONTENTS:
OVERALL FLOOR PLAN

CC CINCINNATI
COMMERCIAL
CONTRACTING

Your Choice for Quality

6750 East Irish Expressway Cincinnati, Ohio 45227
phone (513) 763-8623 fax (513) 763-1008

REV. CDD
PROPOSED NEW FACILITY
FREEDOM BREWERY
FREEDOM WAY
FLORENCE, KY 41042

REV. C&O

Drawn JTB Checked BJM

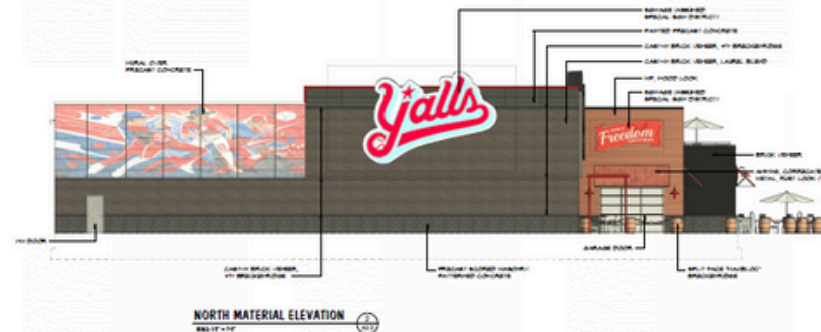
Preliminary
Map For
Construction

Date: 04/00/2025 Job No: 25.0000

A1.0



MATERIAL LEGEND



PROPOSED NEW FACILITY MATERIAL PERCENTAGES

MATERIAL	PERCENTAGE
PAINTED PRECAST CONCRETE	45.0%
EARTH BRICK VENEER	30.0%
METAL PANELS	15.0%
BRICK VENEER, OPEN	10.0%
PAINTED PRECAST CONCRETE	0.0%

WEST BUILDING MATERIAL PERCENTAGES

MATERIAL	PERCENTAGE
PAINTED PRECAST CONCRETE	45.0%
EARTH BRICK VENEER	30.0%
METAL PANELS	15.0%
BRICK VENEER, OPEN	10.0%
PAINTED PRECAST CONCRETE	0.0%

NORTH BUILDING MATERIAL PERCENTAGES

MATERIAL	PERCENTAGE
PAINTED PRECAST CONCRETE	45.0%
EARTH BRICK VENEER	30.0%
METAL PANELS	15.0%
BRICK VENEER, OPEN	10.0%
PAINTED PRECAST CONCRETE	0.0%



PROPOSED NEW FACILITY
FREEDOM BREWERY
 FREEDOM WAY
 FLORENCE, KY 41042

REV: 010

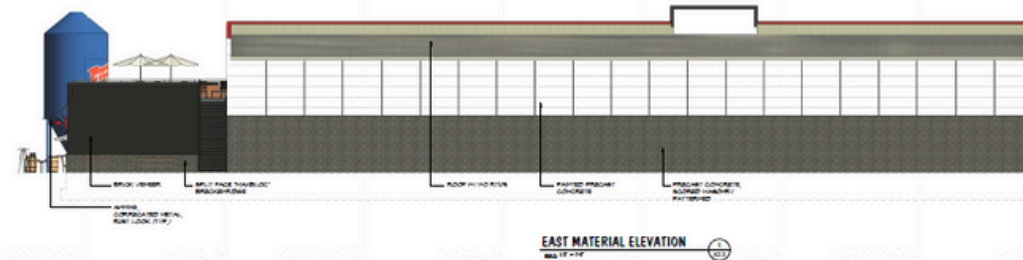
Drawn: JTS, Checked: MDS



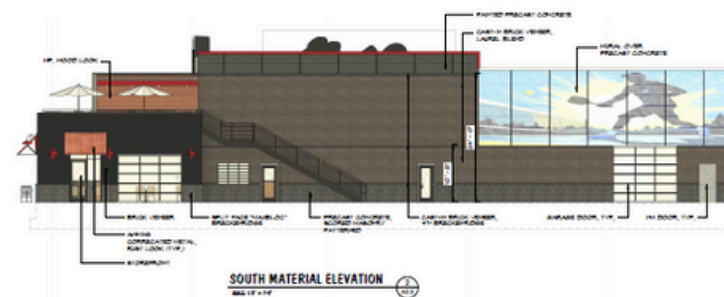
Date: 04/05/2018, Job No: 21.000

A2.2

Sheet 1 of 1



MATERIAL LEGEND



WINDS BUILDING ELEVATION MATERIAL PERCENTAGES

WINDS BUILDING ELEVATION MATERIAL PERCENTAGES	100% x 10.00' x 10.00'
21" MULTI-FACE TAPERED CHS BLOCK	1.00% x 10.00' x 10.00'
PRECAST CONCRETE BLOCKED 8" X 4" HANDRAIL PATTERNS & BEAMS TO MATCH BRICKWORK	1.00% x 10.00' x 10.00'
42" CLAY-TYPE BRICK VENEER ON PRECAST CONCRETE PANELS (TAPERED CHS BLOCK)	1.00% x 10.00' x 10.00'
BRICK VENEER, DARK	1.00% x 10.00' x 10.00'
PAINTED PRECAST CONCRETE	1.00% x 10.00' x 10.00'
METAL PANEL, HOOD LOOK	1.00% x 10.00' x 10.00'
METAL PANEL, RED	1.00% x 10.00' x 10.00'
WINDS TOTAL	1.00% x 10.00' x 10.00'

EAST BUILDING ELEVATION MATERIAL PERCENTAGES

EAST BUILDING ELEVATION MATERIAL PERCENTAGES	100% x 10.00' x 10.00'
21" MULTI-FACE TAPERED CHS BLOCK	1.00% x 10.00' x 10.00'
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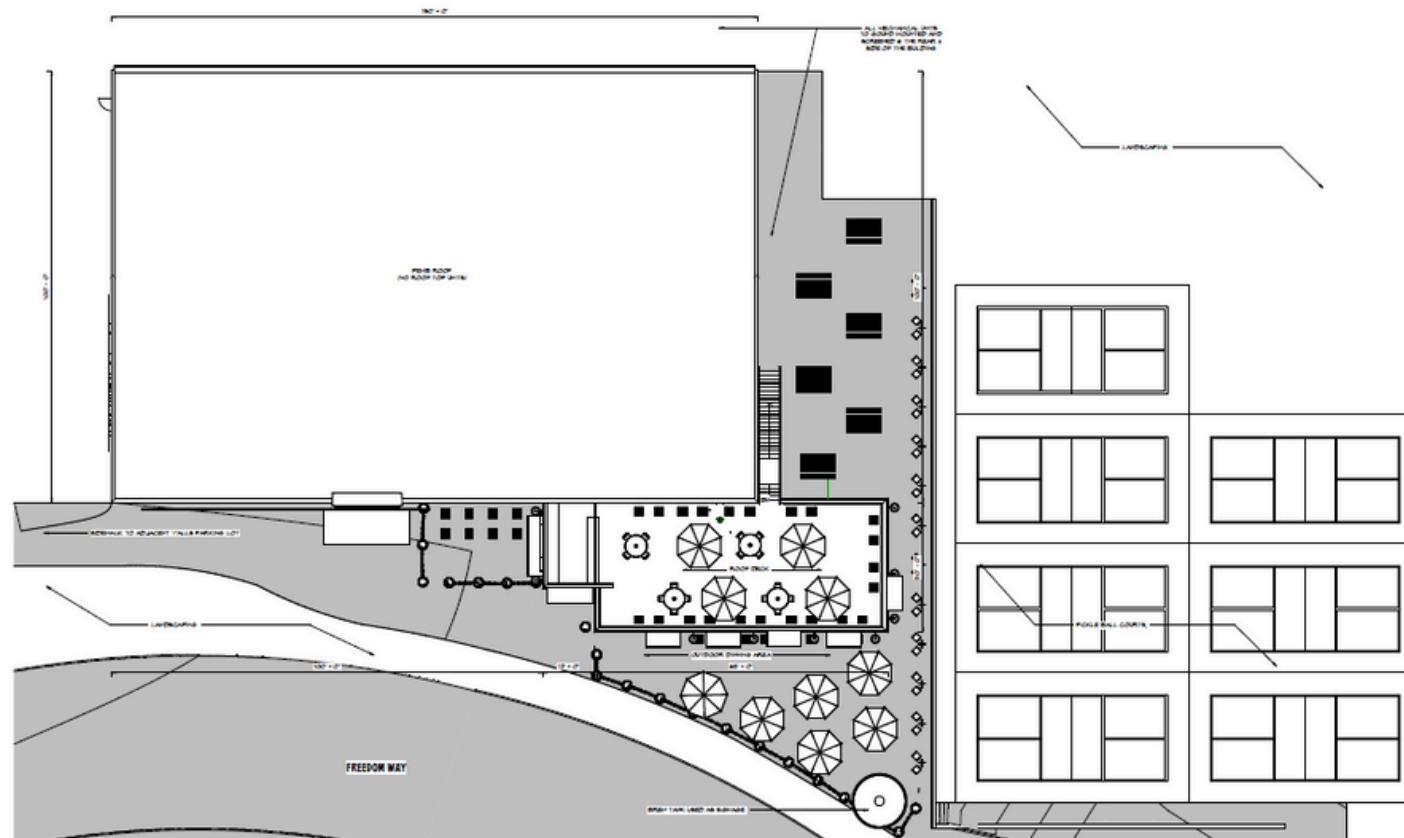
REV. 01/20

Drawn JTS Checked MCD



Date: 04/05/2020 Job No: 25.000

A2.3



OVERALL ARCHITECTURAL SITE PLAN
SHEET 1 OF 1



PROPOSED NEW FACILITY
FREEDOM BREWERY
FREEDOM WAY
FLORENCE, KY 41042

Drawn: JTB Checked: MJR

Prepared for Client

Date: 04/05/2022 Job No: 22-001

AS1

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



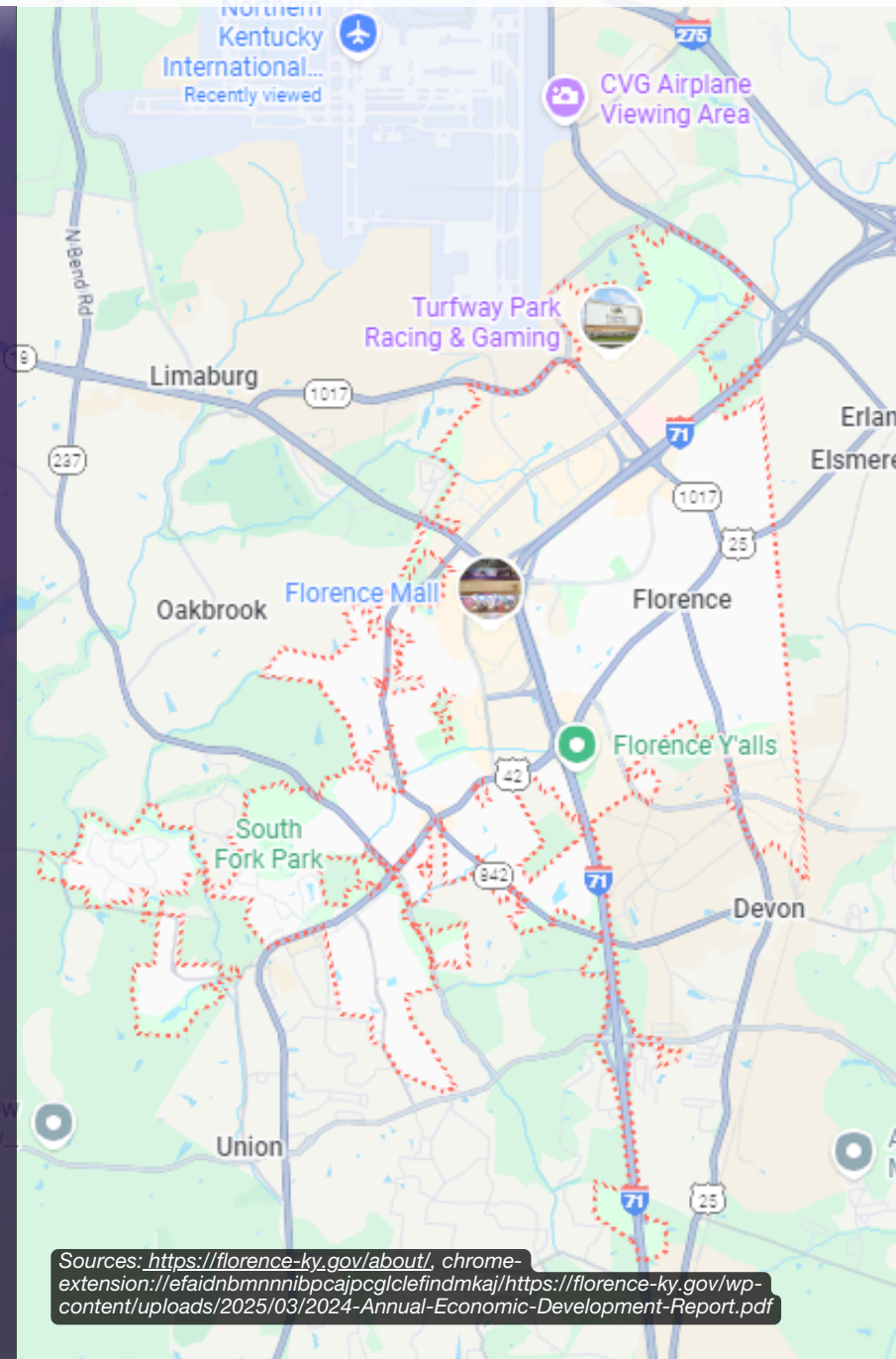
13,526

Households



33,129

Population



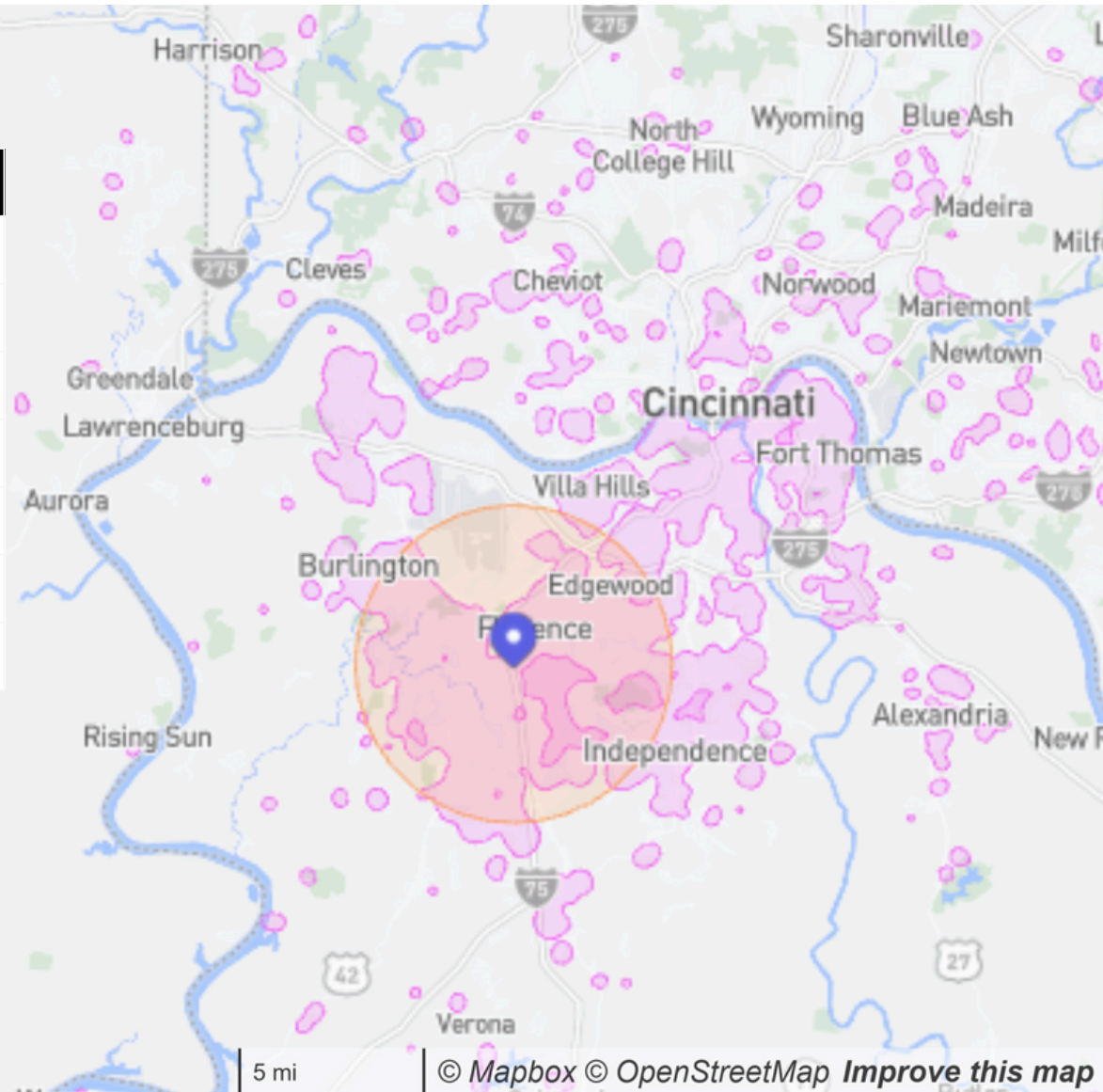
Sources: <https://florence-ky.gov/about/>, chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/<https://florence-ky.gov/wp-content/uploads/2025/03/2024-Annual-Economic-Development-Report.pdf>



	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

Comparison

-  % of Visits (70%, 50 mi)
-  Ring Radius (5 mi)



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

THANK YOU



STAY CONNECTED



 K|B|A INCORPORATED
ARCHITECTS

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bergmancommercial.com