



## Freestanding Retail Building

7502 Dixie Highway

Florence, Kentucky 41042

Spaces

Building

Lease Rate

\$11.64 SF/yr

Space Size

8,320 SF

### Property Highlights

- +/-8,320 SF freestanding retail building
- Existing lease expires 1/31/2031
- Monument signage available
- 34 parking spaces
- Traffic count of 13,616 VPD on Dixie Highway
- Located on Dixie Highway with close proximity to downtown Florence, I-71/75 and Florence Mall
- Area retailers include Dollar General, Domino's Pizza and Sims Furniture
- Site is one mile north of Northern Kentucky Industrial Park
- +/-7 miles to Greater Cincinnati/Northern Kentucky International Airport and +/-12 miles to downtown Cincinnati
- Rental Rate: \$11.64 PSF NNN

### For More Information

**Bruce R. Isaac, SIOR, CCIM**

Senior Vice President

O: 859 422 4403

bruceisaac@naiisaac.com | KY #182312

**Jim Kemper**

Vice President

O: 859 422 4407

jimkemper@naiisaac.com | KY #189559





Commercial Real Estate Services, Worldwide.

For Sublease

8,320 SF

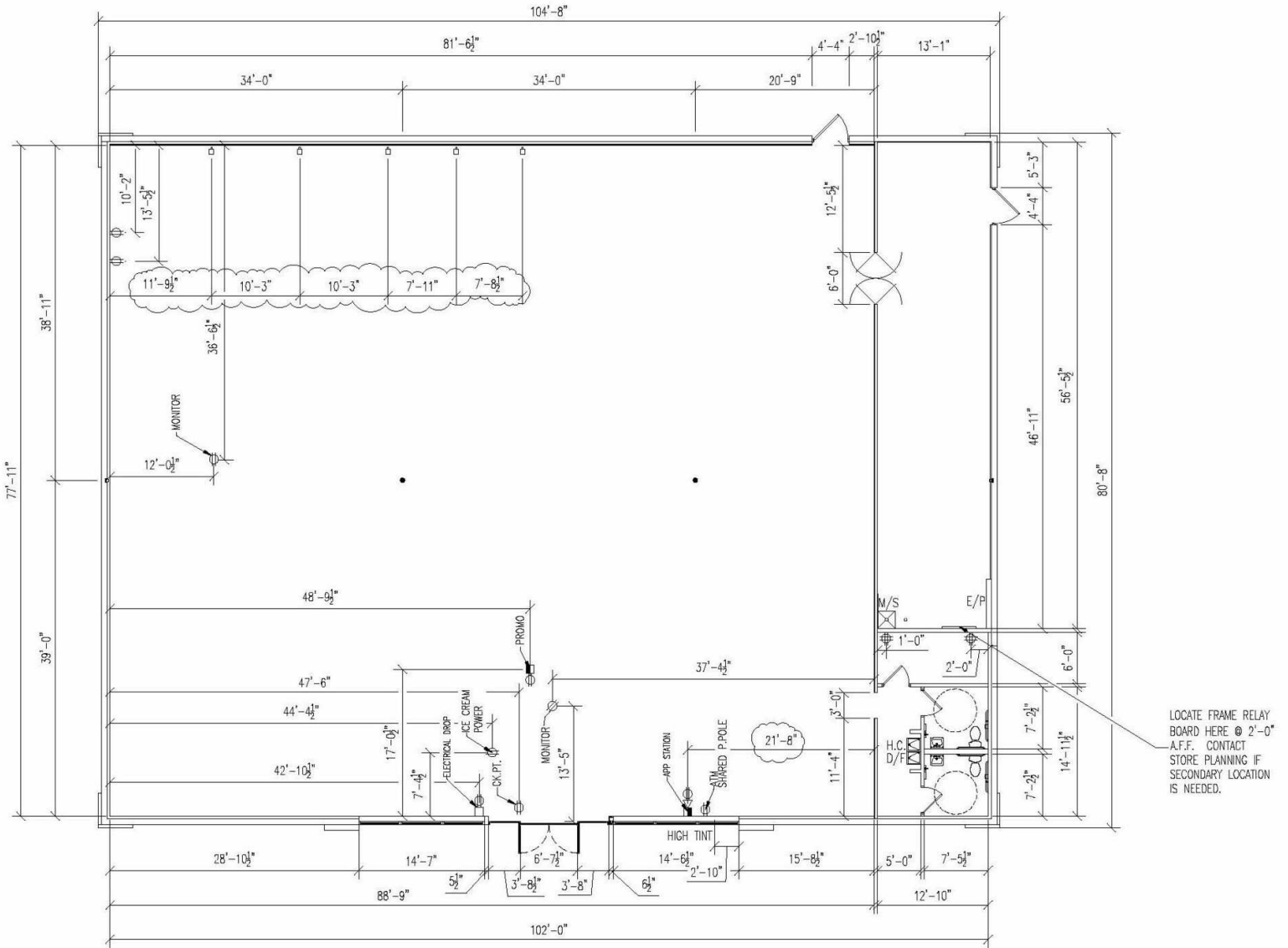
Retail Building



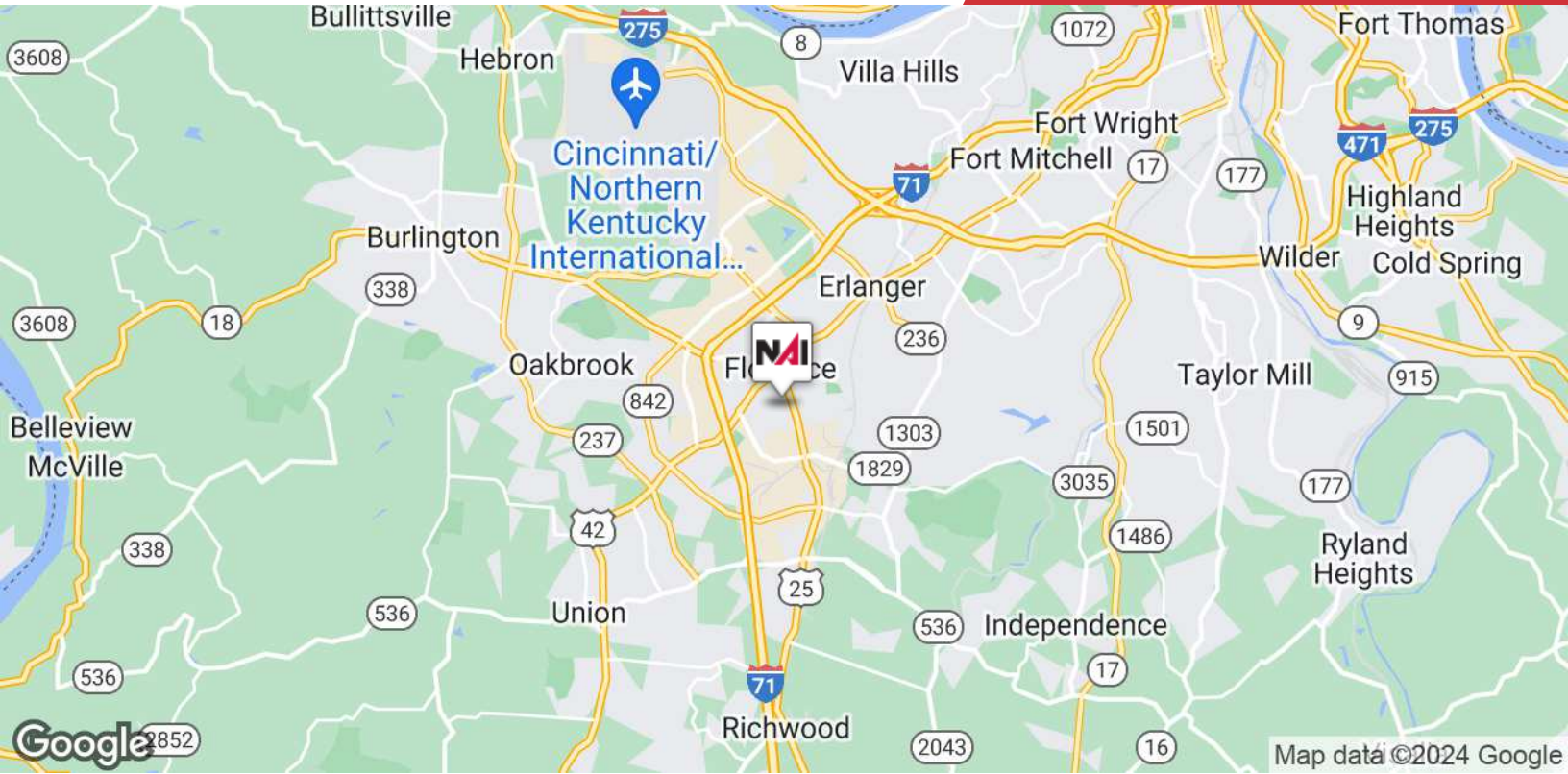
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)





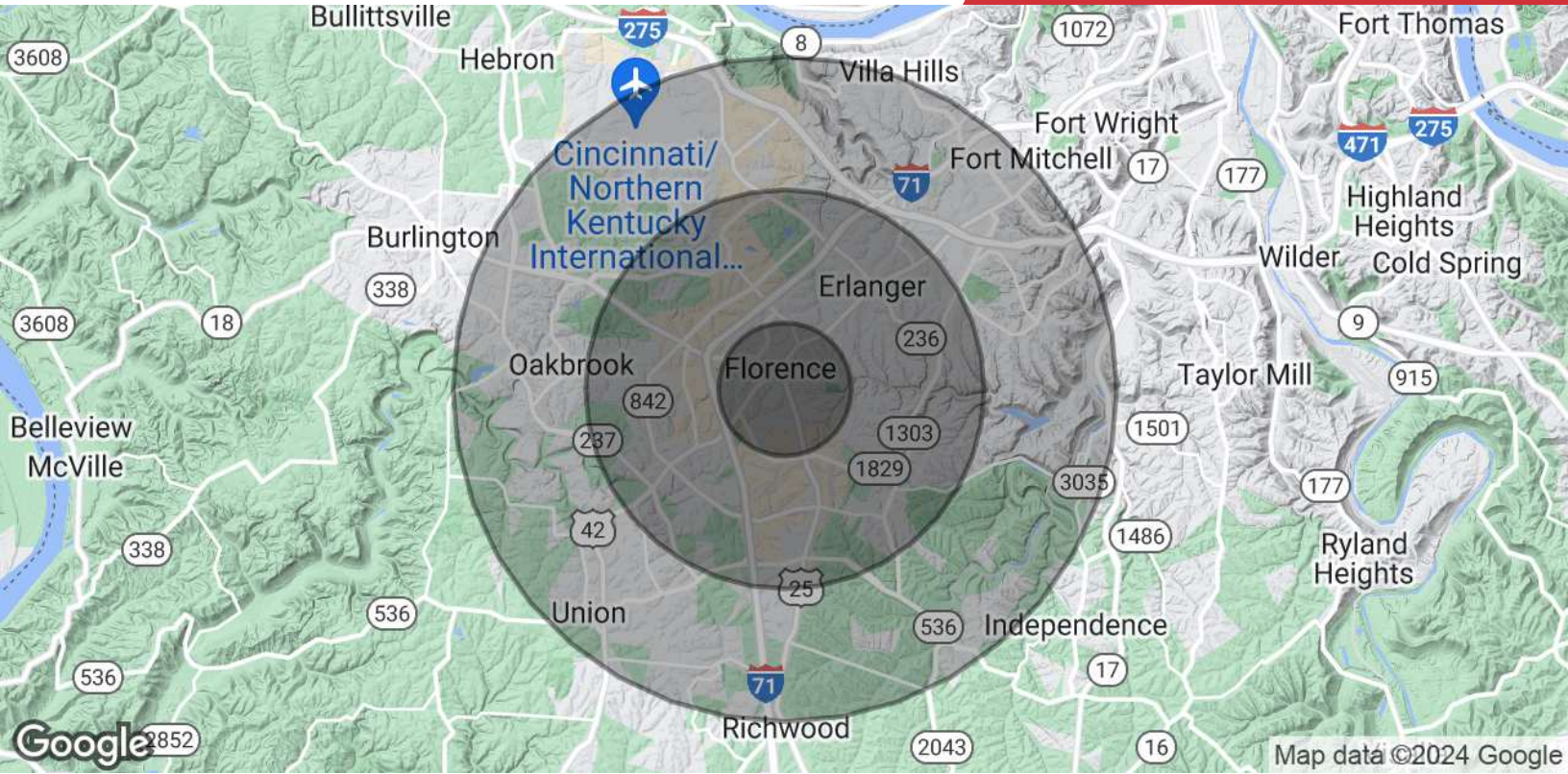




NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
 Lexington, KY 40503  
 859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)





Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	12,142	70,354	156,417
<b>Average Age</b>	40	39	39
<b>Average Age (Male)</b>	38	37	38
<b>Average Age (Female)</b>	41	41	40
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	5,241	28,071	60,183
<b># of Persons per HH</b>	2.4	2.5	2.6
<b>Average HH Income</b>	\$70,473	\$86,164	\$102,980
<b>Average House Value</b>	\$182,261	\$211,613	\$267,648

Demographics data derived from AlphaMap