

## 2 OFFICE CONDOS FOR SALE OR LEASE

6900 HOUSTON RD #28 & #30 | FLORENCE, KY 41042

CONDOS CAN  
BE INDIVIDUAL OR  
COMBINED



### PROPERTY DESCRIPTION:

2 connected suites available - #28 & #30

For Sale or Lease, combined or separately.

An excellent opportunity to establish or expand your business in one of Florence's most active office corridors.

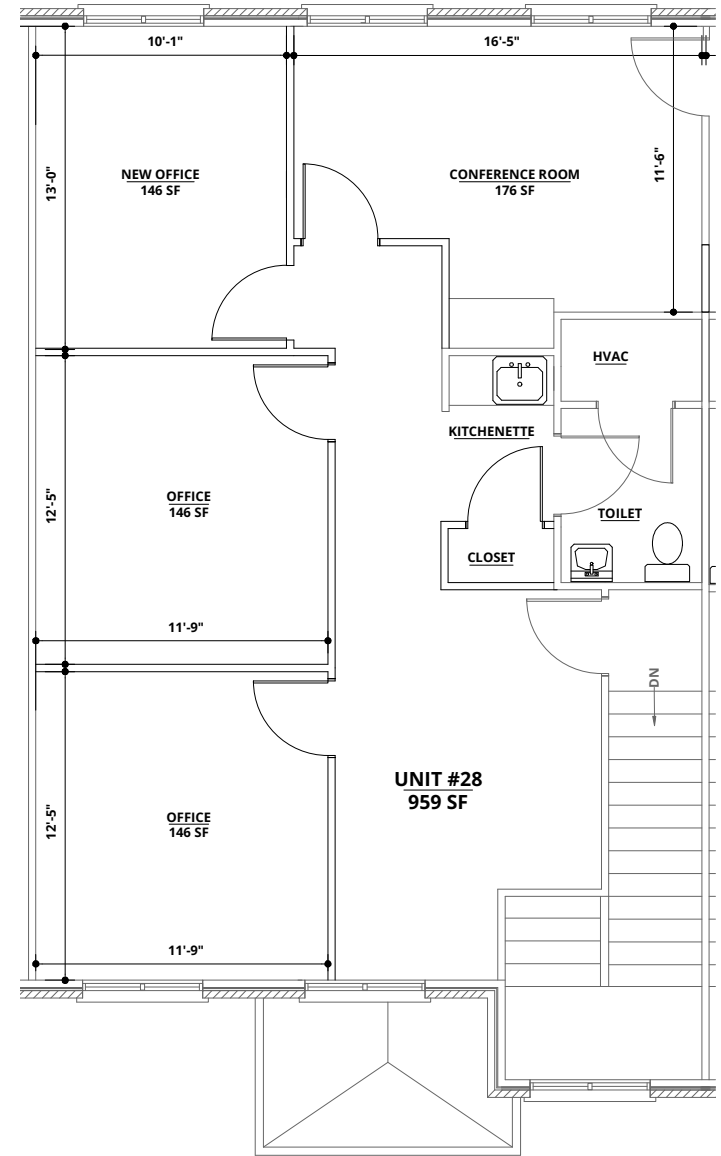
### PROPERTY HIGHLIGHTS:

- Professional business environment
- Flexible floors plans suitable for medical, professional, or service-oriented users, as well as owner-occupants and investors
- Ample on-site parking



**C-2/PD/HPO/CD ZONING**  
[CLICK FOR DETAILS](#)

**6900 HOUSTON RD #28**  
FLORENCE, KY



**SUITE DETAILS**



**AVAILABLE SF**  
» 1,000 SF



**PARCEL**  
» 061.00-23-600.28



**LEASE TERM**  
» 3-5 Years

**PRICING**

**SUITE #28**

- Sale Price: \$132,000
- MG Lease Rate: \$1,350/mo

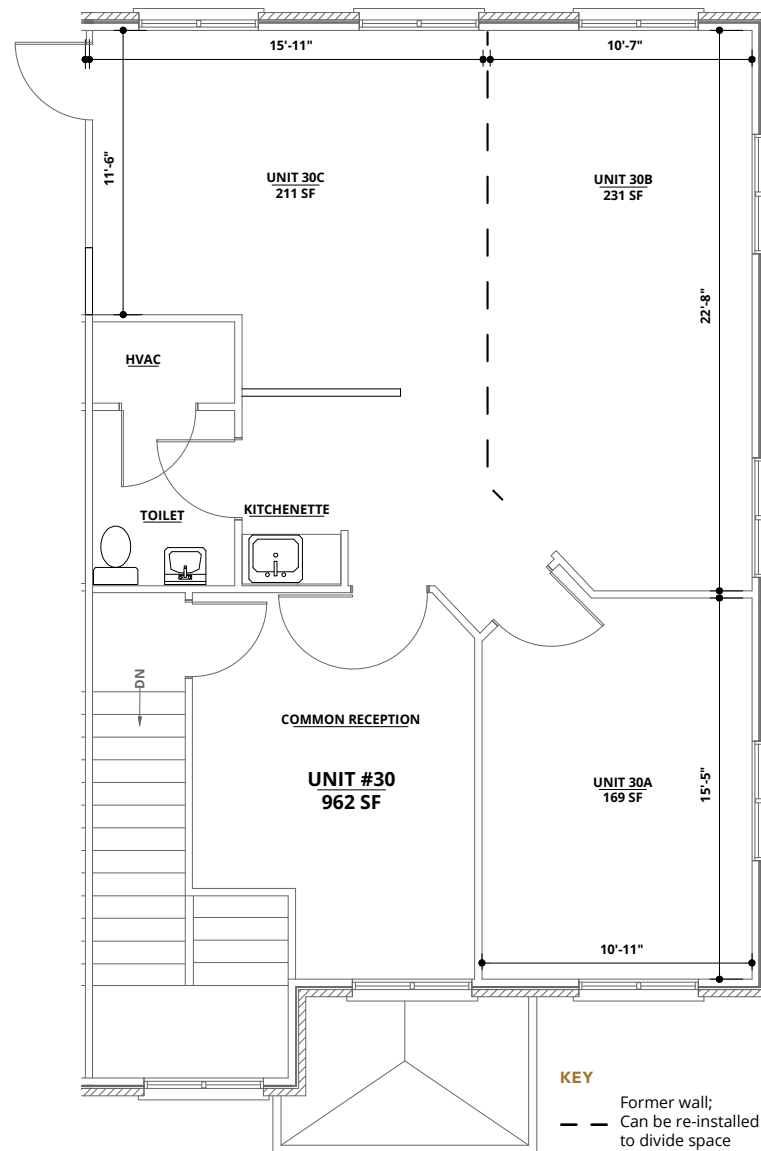
**COMBINED SUITES #28 & #30**

- Sale Price: \$250,000

**SUITE HIGHLIGHTS**

- 2nd floor
- Reception
- 3 Private offices
- 1 Conference room
- Kitchenette
- 1 ADA restroom
- Large parking lot in front
- Conveniently located near Wal-Mart, Meijer, Kohls, St. Elizabeth Medical Center, dining, and banking

**6900 HOUSTON RD #30**  
FLORENCE, KY



**SUITE DETAILS**



**AVAILABLE SF**  
» 1,000 SF



**PARCEL**  
» 061.00-23-600.30



**LEASE TERM**  
» 3-5 Years

**PRICING**

**SUITE #30**

- Sale Price: \$127,500
- MG Lease Rate: \$1,250/mo

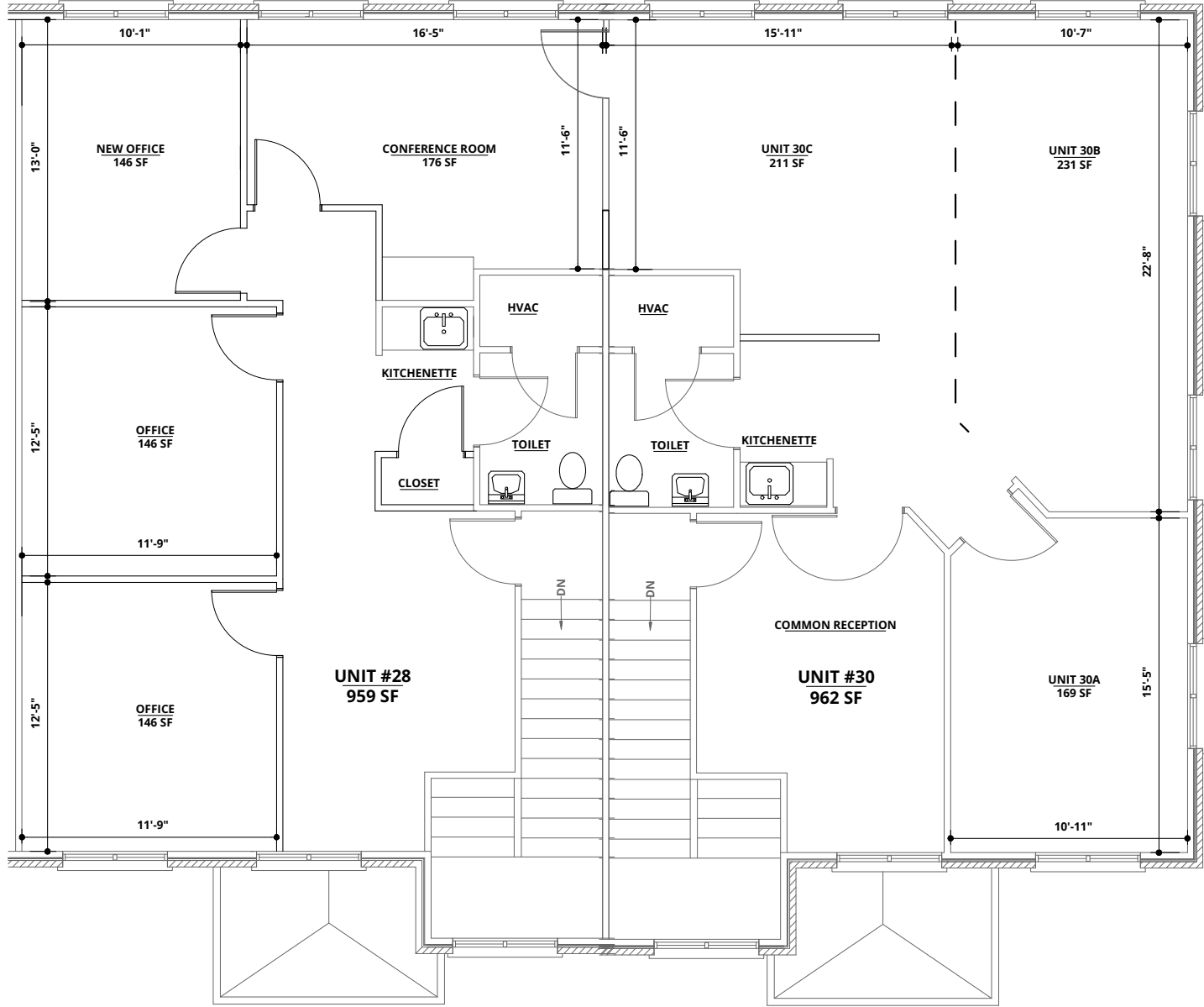
**COMBINED SUITES #28 & #30**

- Sale Price: \$250,000

**SUITE HIGHLIGHTS**

- 2nd floor
- Large Reception
- 1 Private office
- 1 Large open room (previously 2 private offices)
- Kitchenette
- 1 ADA restroom
- Large parking lot in front
- Conveniently located near Wal-Mart, Meijer, Kohls, St. Elizabeth Medical Center, dining, and banking

# COMBINED SUITE FLOOR PLAN



**CURÖ • BRKG**

**CUROBRKG.COM | 859.393.1140**  
**TRACY WARNER | TRACY.WARNER@CUROBRKG.COM**

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## INTERSTATE ACCESS



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# IN THE AREA - NORTHERN KENTUCKY

## 1 MILE

53,476 people  
\$66,402 AHHI  
6,625 employees

## 3 MILES

136,874 people  
\$82,183 AHHI  
42,164 employees

## 5 MILES

230,580 people  
\$83,597 AHHI  
70,337 employees



### DISTANCE TO:

CVG INTERNATIONAL AIRPORT  
**5.6 MILES**



### DAILY VEHICLE TRAFFIC:

HOUSTON RD  
**25K**



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