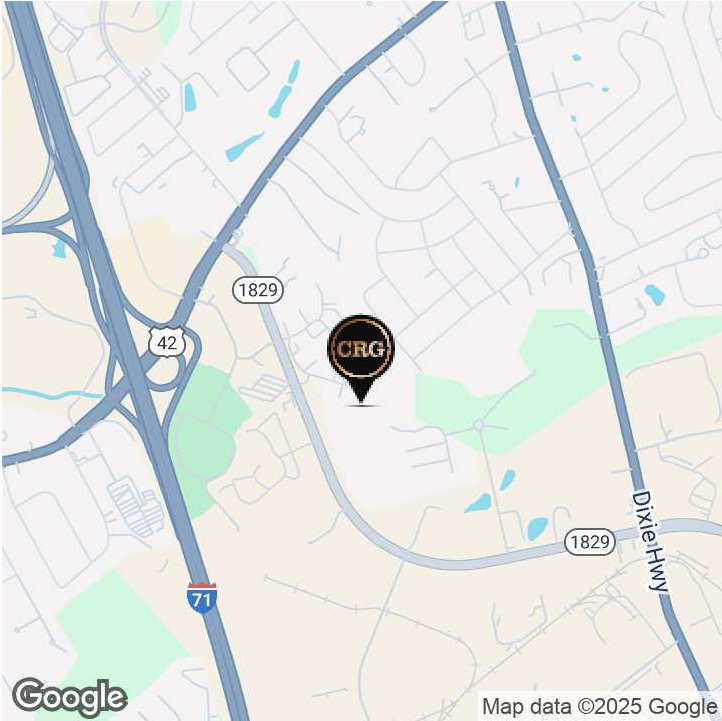


OFFICE BUILDING FOR LEASE

# FLORENCE BUSINESS CENTER

7505 SUSSEX DR, FLORENCE, KY 41042



## OFFERING SUMMARY

Lease Rate:	\$450.00 - 2,300.00 per month (Gross)
Building Size:	25,000 SF
Available SF:	175 - 25,000 SF
Lot Size:	95,236 SF
Number of Units:	29
Year Built:	1975
Renovated:	2025
Zoning:	O-2/I-1/PD/PO

## PROPERTY OVERVIEW

Florence Business Center is in the process of being remodeled and will have a substantial amount of small office spaces available with substantial parking. Units are available for lease from 175 SF to 1,600 SF. Units can be combined to accommodate nearly any need.

## PROPERTY HIGHLIGHTS

- Complete renovation
- Small Office Suites Available
- Huge Parking Lot
- Competitive Pricing
- 24/7 Building Access
- Pricing Includes All Utilities

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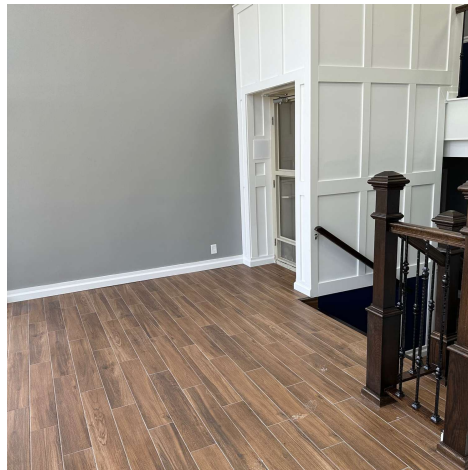
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Sussex Drive  
Units Available

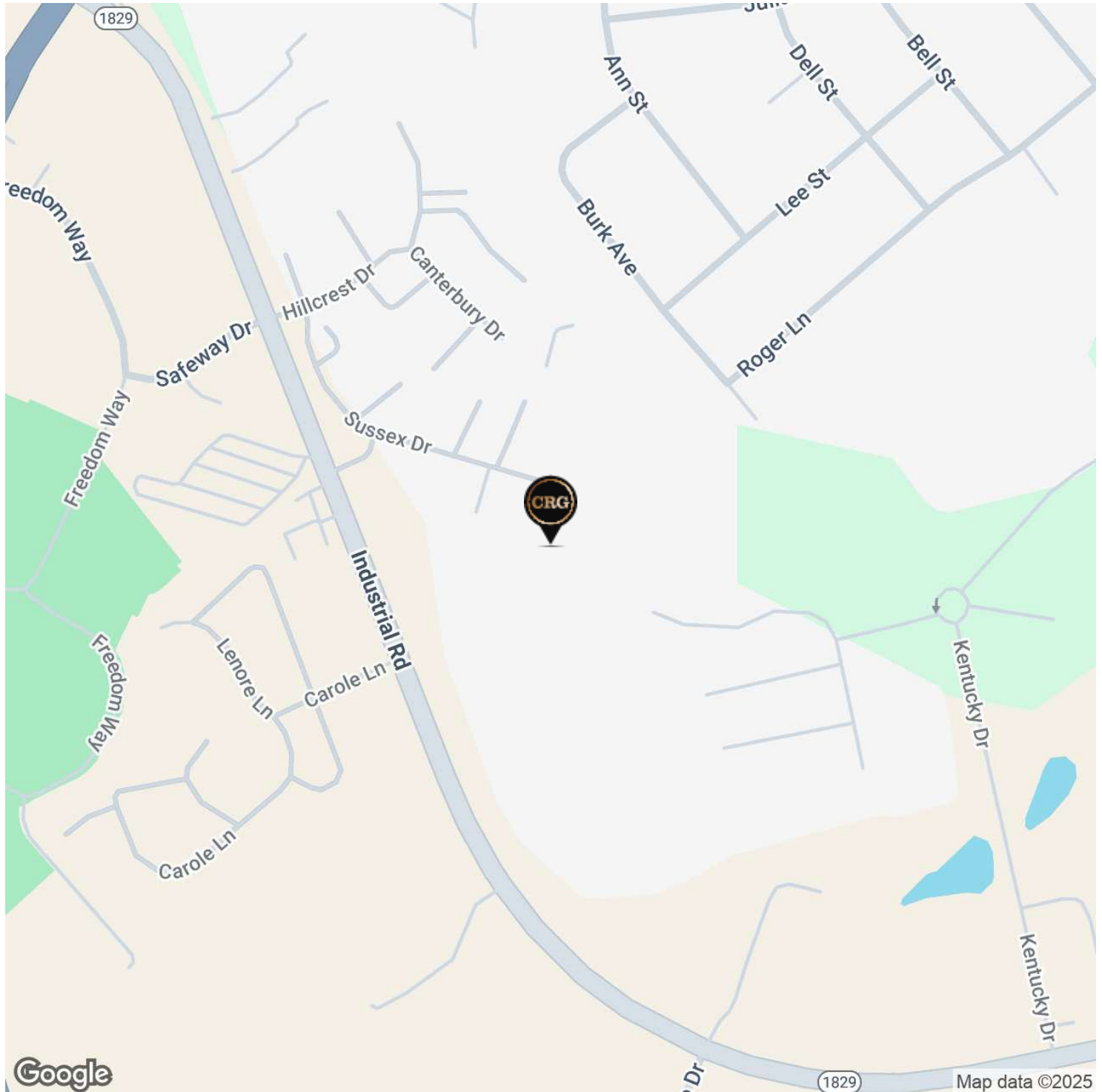
Unit #	Size (SF)	Price	Description
101R	975	\$ 1,500.00	1 Lg Room + 3 Offices
100F	175	\$ 450.00	1 Room
102F	175	\$ 450.00	1 Room
104F	175	\$ 450.00	1 Room
106F	175	\$ 450.00	1 Room
108F	250	\$ 550.00	1 Room
103R	800	\$ 1,325.00	1 Large Room
105R	800	\$ 1,325.00	1 Large Room
107R	1050	\$ 1,550.00	1 Large Room
110F	550	\$ 1,100.00	1 Room w/Plumbing
109R	1150	\$ 1,650.00	1 Large Room
111R	750	\$ 1,250.00	2 Rooms
112F	325	\$ 595.00	1 Large Room
114F	350	\$ 625.00	1 Large Room
113R	575	\$ 1,195.00	1 Large Room
115R	600	\$ 1,195.00	1 Large Room
116F	550	\$ 1,000.00	1 Large Room
117R	600	\$ 1,195.00	1 Large Room
201R	875	\$ 1,500.00	1 Large Room
200F	500	\$ 1,050.00	1 Large Room
202F	650	\$ 1,195.00	1 Large Room
203R	1600	\$ 2,300.00	1 Large Room
205R	1050	\$ 1,550.00	4 Rooms
207R	1150	\$ 1,750.00	1 Large Room w/Plumbing
204F	550	\$ 1,000.00	1 Large Room
209R	1250	\$ 1,800.00	4 Rooms
206F	675	\$ 1,195.00	1 Large Room
208F	550	\$ 1,095.00	1 Large Room
211R	1300	\$ 1,900.00	5 Rooms



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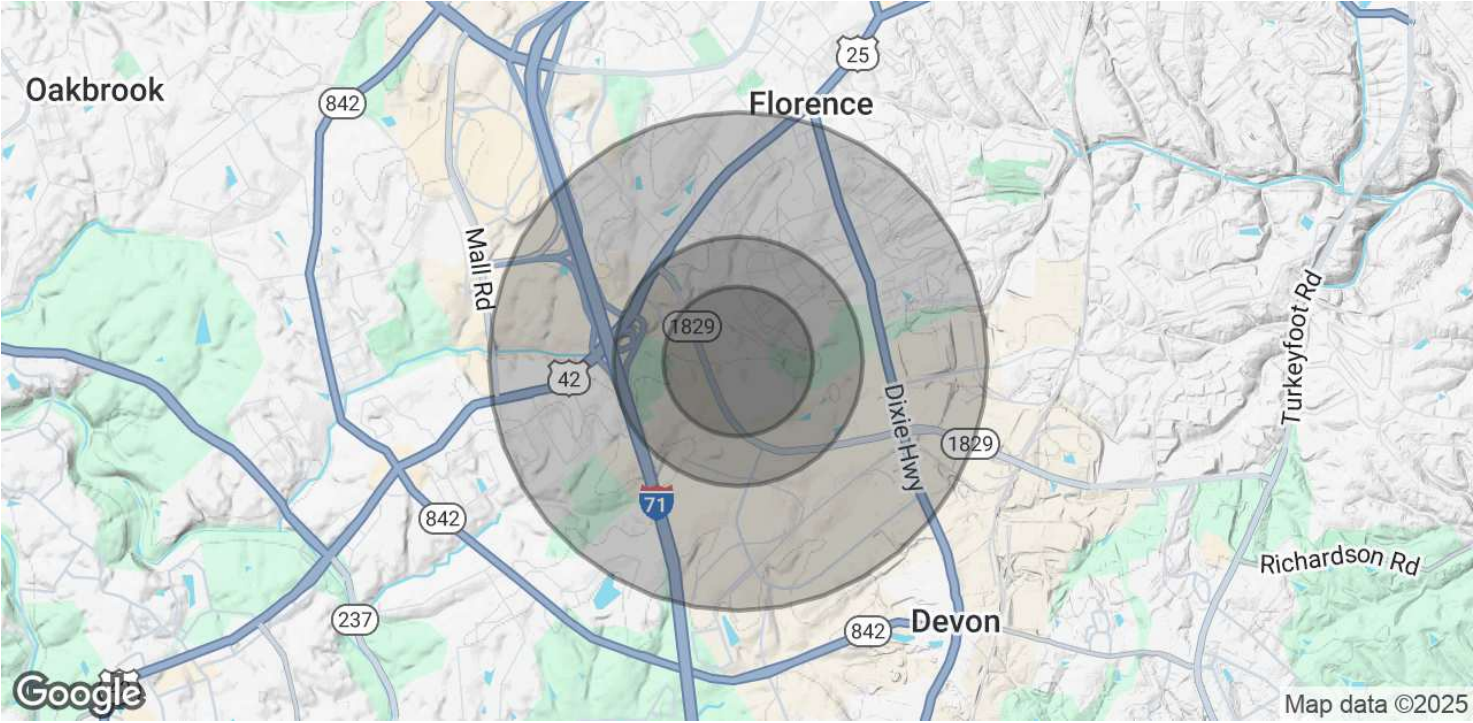
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	797	1,743	7,346
Average Age	39	39	39
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	343	749	3,095
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$62,259	\$64,081	\$72,411
Average House Value	\$207,741	\$207,122	\$200,409

Demographics data derived from AlphaMap

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