



BERKSHIRE HATHAWAY
HomeServices

Professional Realty

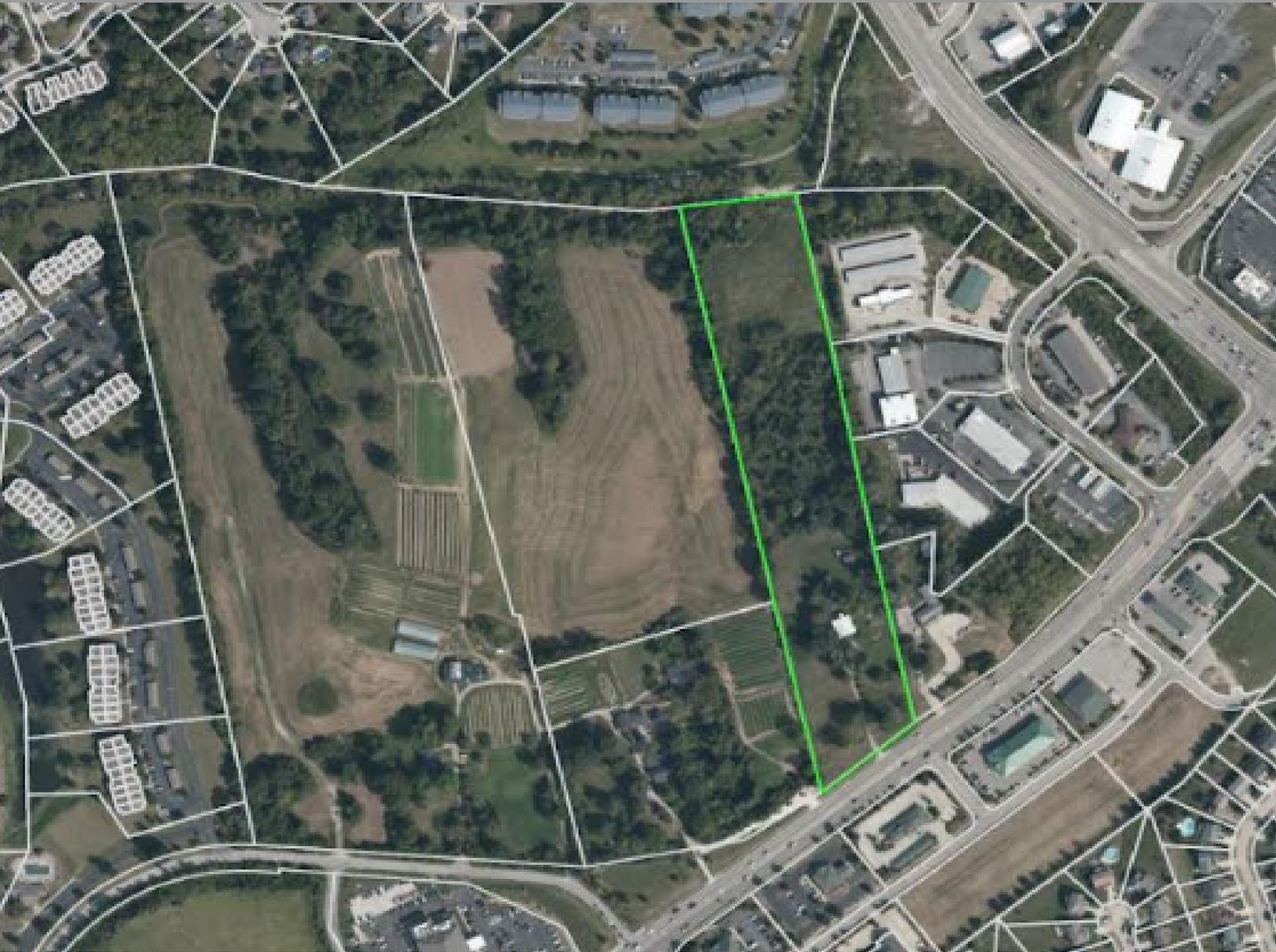


COMMERCIAL DIVISIONSM

COMMERCIAL LAND FOR SALE

8628 US HIGHWAY 42

Florence, KY 41042



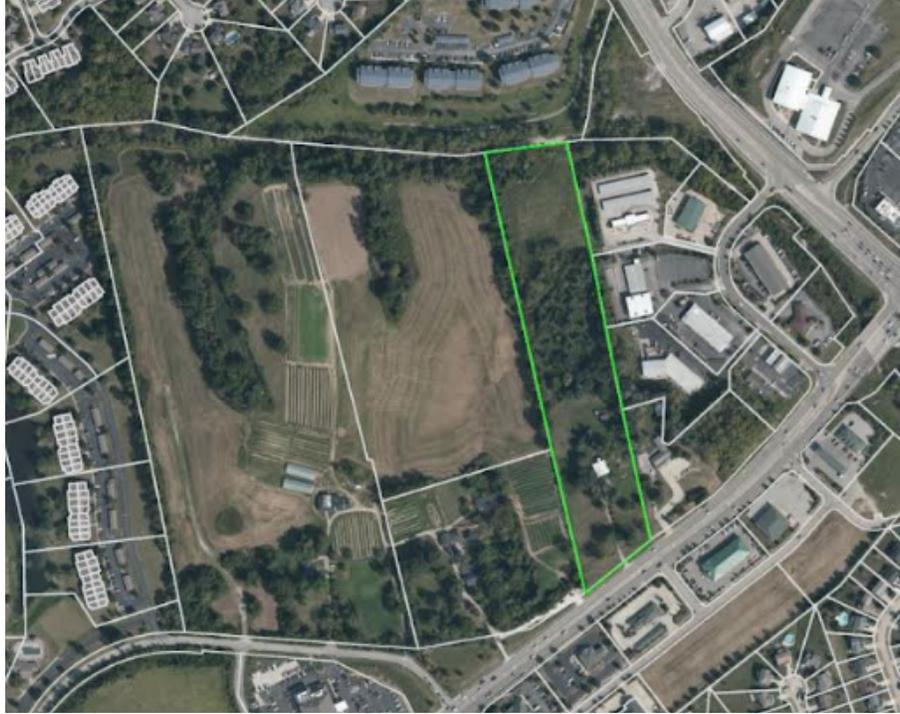
For More Information:

BERKSHIRE HATHAWAY COMMERCIAL DIVISION

5700 GATEWAY BLVD SUITE 200
MASON, OH 45040
WWW.BHHS CRE.COM

Joe Doxsey
513-288-0246
joe@joedoxsey.com

Derek Orr
513-235-3811
derekworr@yahoo.com



OFFERING SUMMARY

Sale Price: \$1,800,000

Lot Size: 8.49 Acres
(Divisible)

Zoning: RS, SR-1

PROPERTY OVERVIEW

8.49+/- acres Located in the fast-growing US Hwy 42 Corridor across from Huntington Bank, Sonic Drive-In Restaurant, Bob Sumerel Tire, and Advance Auto Parts.

Approximately 279' +/- of frontage on US Hwy 42. Northeast side of property has access to Haines Drive.

Currently Zoned RS, and SR-1 Residential, Boone County Master Plan indicates Commercial and Urban Density Residential. See attached master plan map. A Zoning change would be likely possible.

Owner will consider subdividing.

Boone County PVA Parcel ID: 062.00-00-012.00.

Do not enter property without contacting agent.

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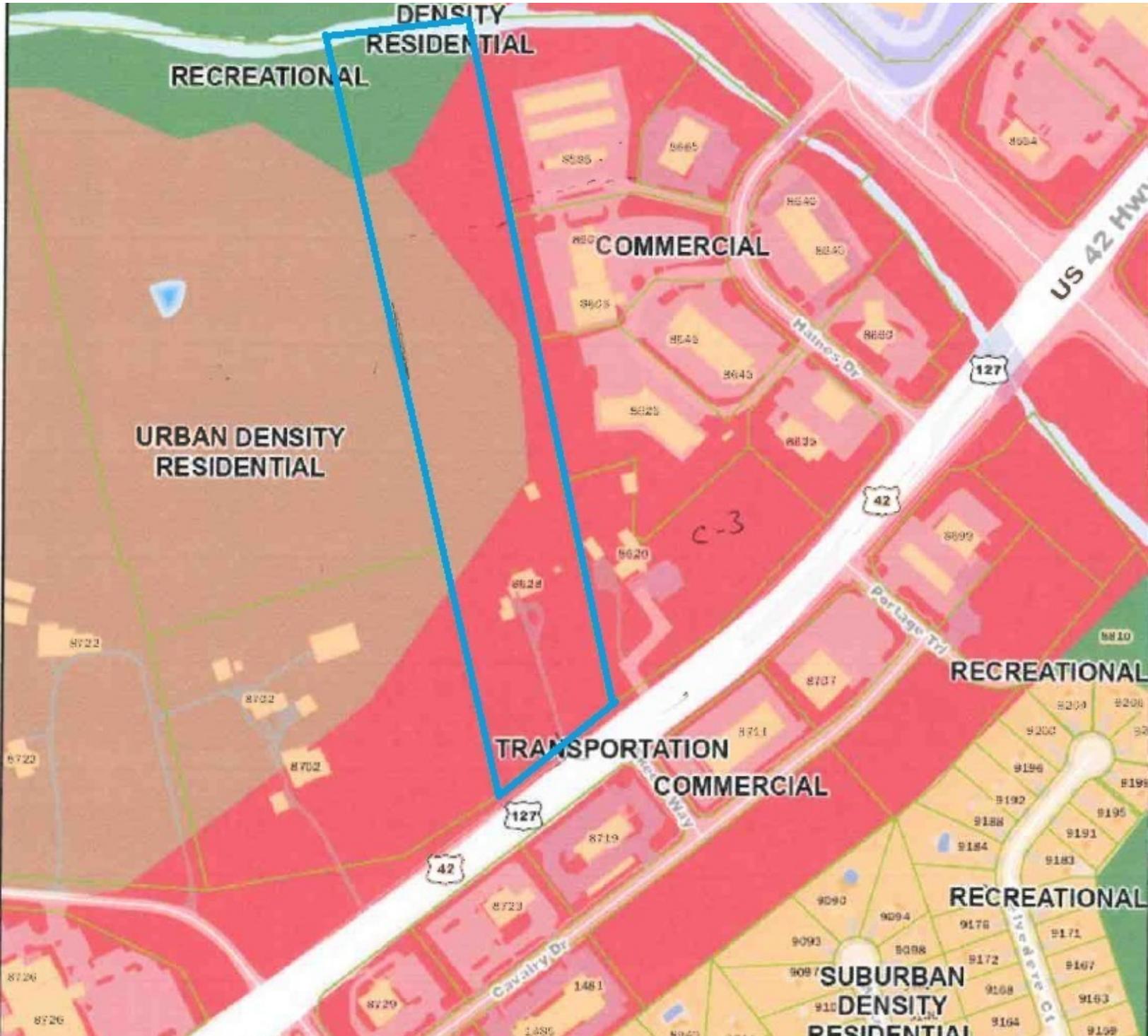
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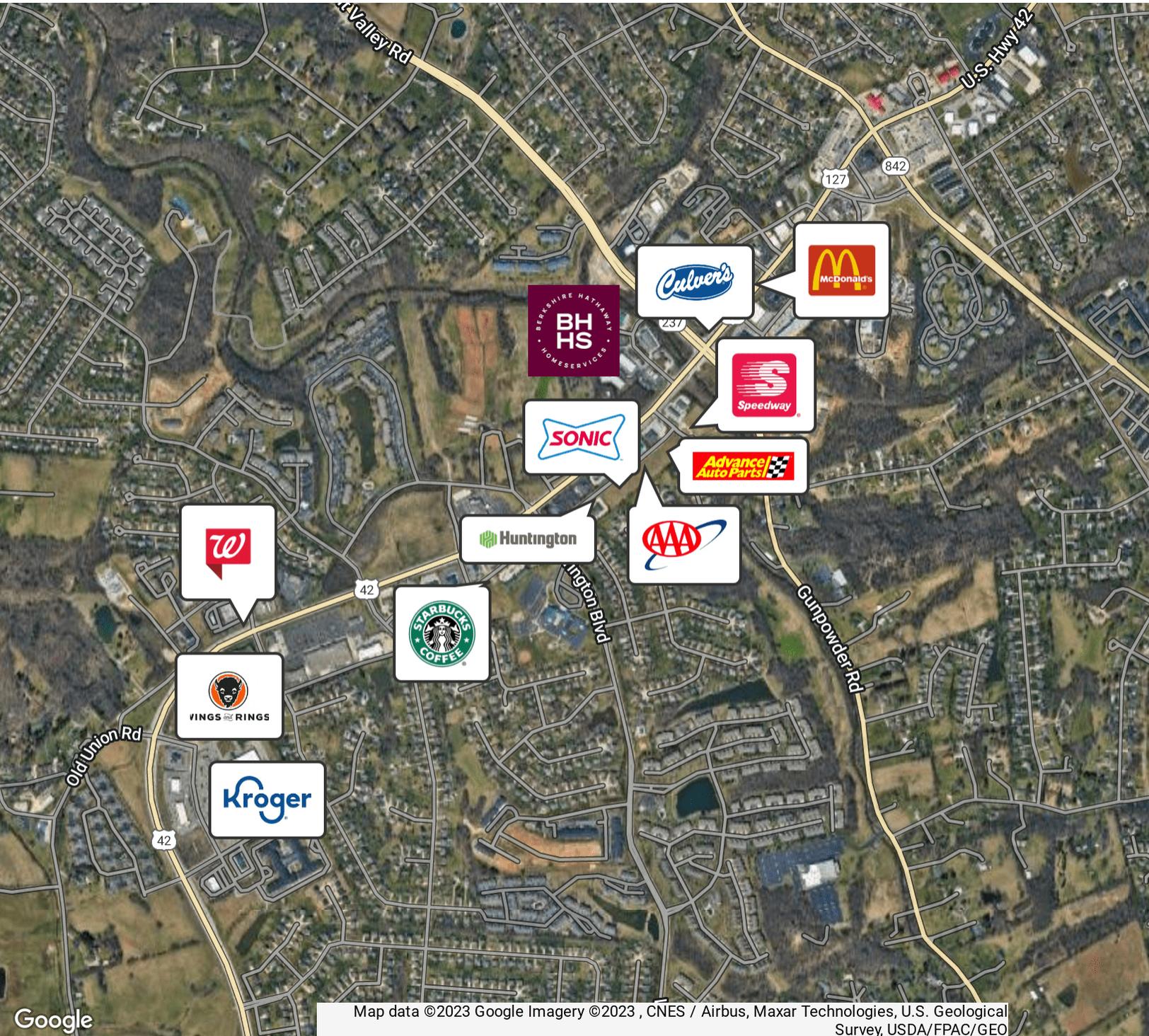
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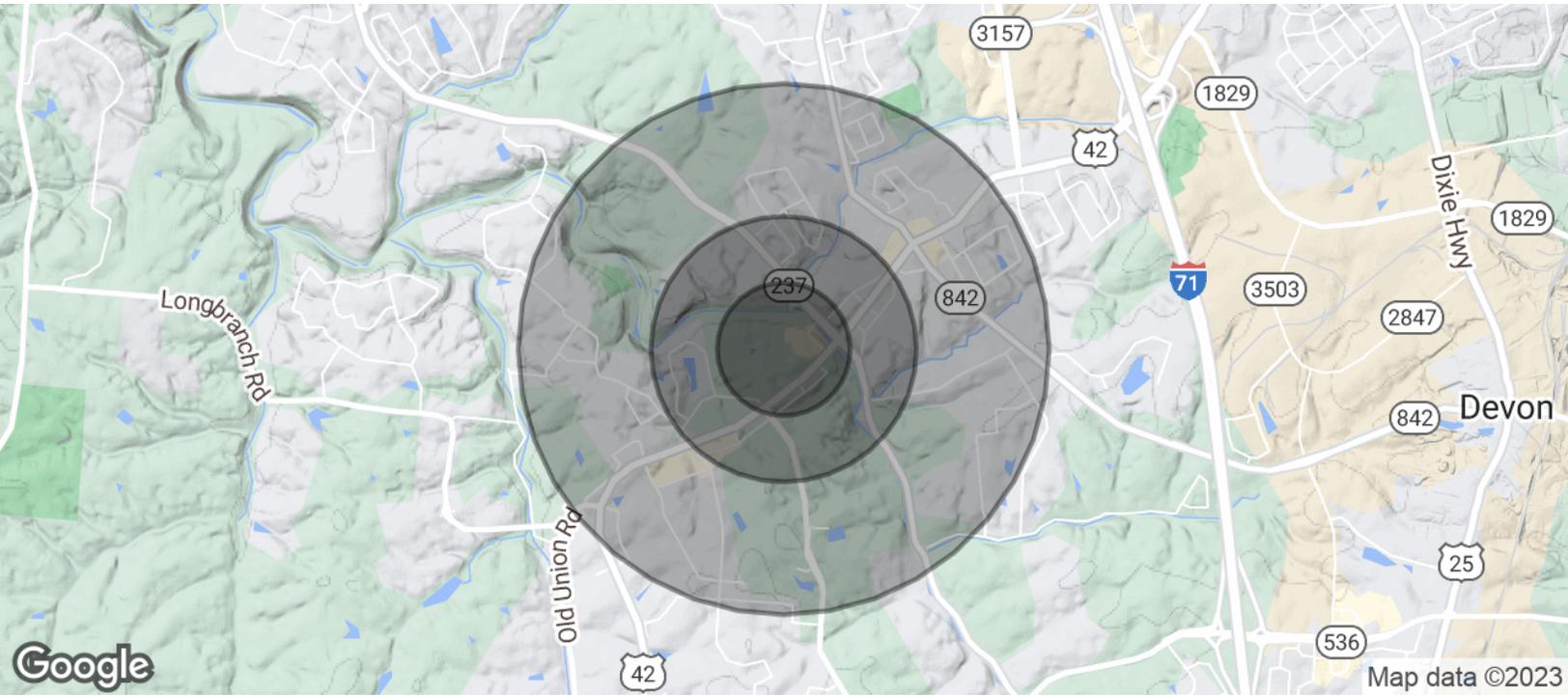
Map data ©2023 Google Imagery ©2023, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	677	2,330	8,787
Average Age	43.6	44.0	42.3
Average Age (Male)	36.8	38.8	38.2
Average Age (Female)	52.4	51.0	48.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	298	995	3,686
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$82,554	\$88,983	\$86,526
Average House Value	\$180,031	\$196,996	\$196,158

* Demographic data derived from 2020 ACS - US Census

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