

LAND FOR SALE

7122 Burlington Pike
Florence, KY 41042

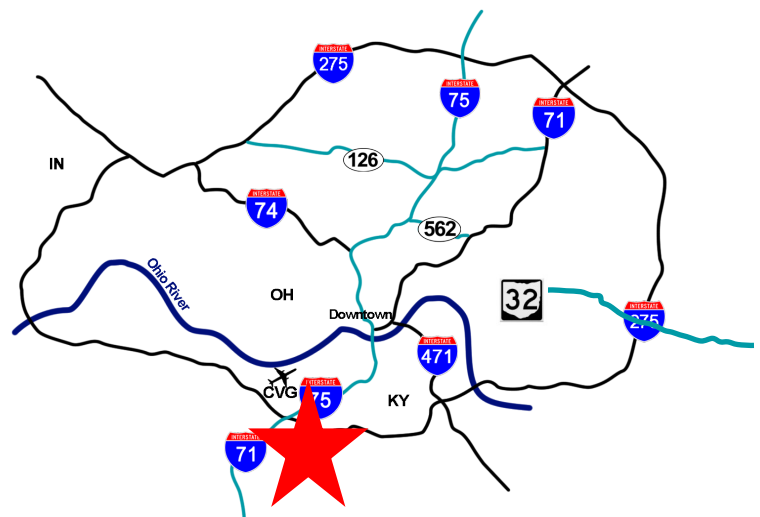
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Commercial Real Estate Solutions[®]



PROPERTY HIGHLIGHTS

- Land Site for New Development
- 0.7838 acre on high traffic thoroughfare
- Prime site for restaurant, retail or office
- Located across the street from Neltner's Retail strip and Boone County High School
- Minutes from Florence Mall
- 1/2 mile from I-71 / I-75



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1 mi radius

3 mi radius

5 mi radius

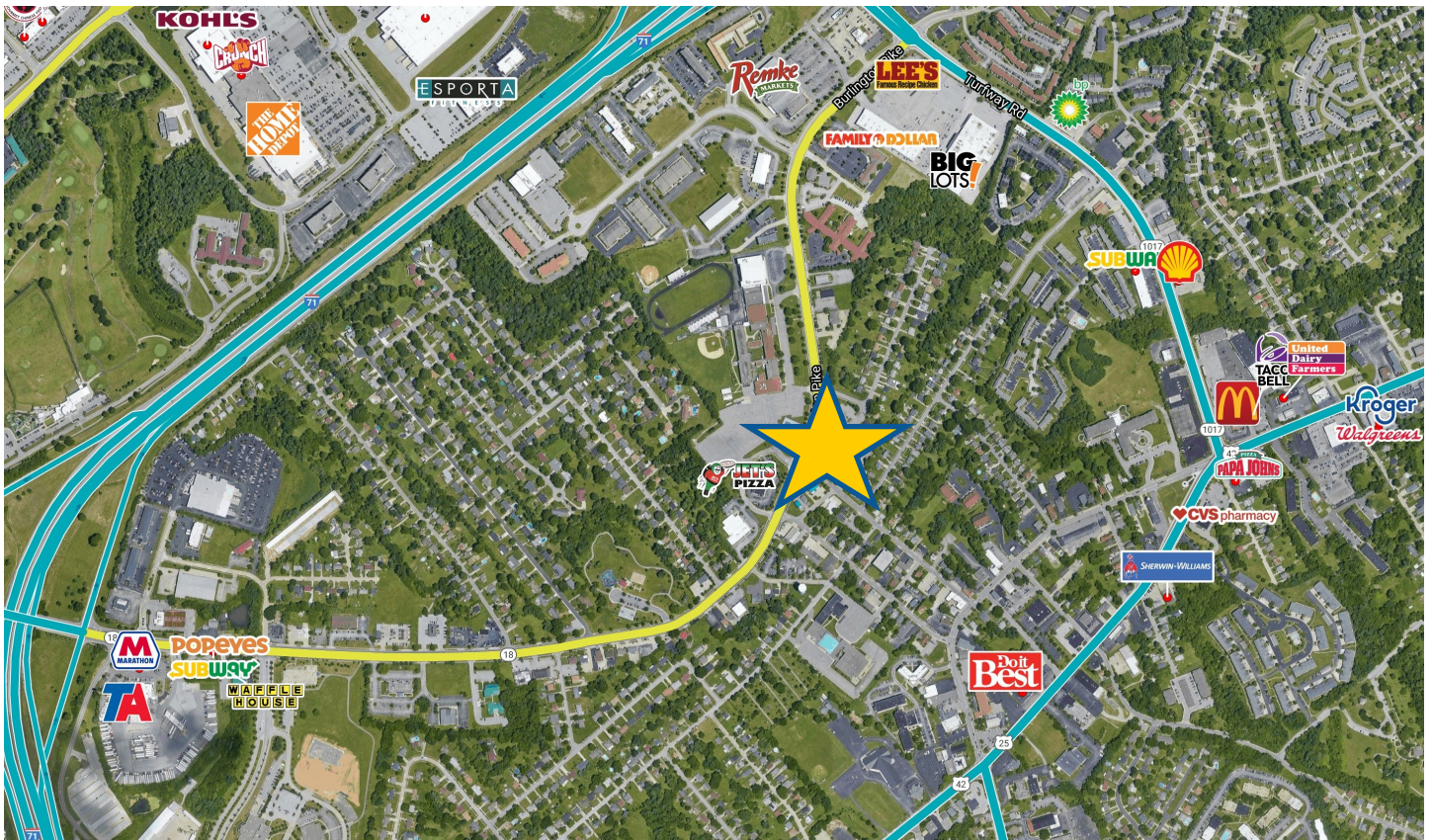
10 min
drive time

Population

2021 Estimated Population	11,633	61,057	152,945	71,369
2026 Projected Population	11,978	63,246	159,607	73,928
2020 Census Population	11,578	60,731	152,650	70,369
2010 Census Population	11,134	56,598	138,950	66,480
Projected Annual Growth 2021 to 2026	0.6%	0.7%	0.9%	0.7%
Historical Annual Growth 2010 to 2021	0.4%	0.7%	0.9%	0.7%

Households

2021 Estimated Households	4,877	24,394	58,970	29,179
2026 Projected Households	4,959	24,627	59,950	29,406
2020 Census Households	4,862	24,231	58,849	28,800
2010 Census Households	4,681	22,612	53,533	27,237
Projected Annual Growth 2021 to 2026	0.3%	0.2%	0.3%	0.2%
Historical Annual Growth 2010 to 2021	-	-	-	0.1%



The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

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PROPOSED

NEW BUSINESS CENTER

FLORENCE ONE CENTRE

Location: 7122 Burlington Pike, Florence, KY



WEST FRONT ELEVATION

LOCATION:	Across from Boone County High School. Corner of Burlington Pike (KY-18) and Girard Street. Ready for occupancy mid 2005
SPACE AVAILABLE:	1,000 - 9,000 square feet.
NET RENTAL RATE:	\$13.00 - \$16.00 per square foot.
REALTY TAXES:	\$1.00 per square foot yearly (estimated).
COMMON AREAS:	\$1.50 per square foot yearly (estimated).
SIGNAGE:	Storefront signage and street side common sign.
PARKING:	43 on-site parking spaces. Parking overflow next door.
TRAFFIC COUNT:	Burlington Pike (SR-18) E of Wallace Ave: 18,352 vehicles per day. (Src KY Transportation Cabinet, OKI)



EAST FRONT ELEVATION

Note: Building colors shown do not depict actual colors of building finish.

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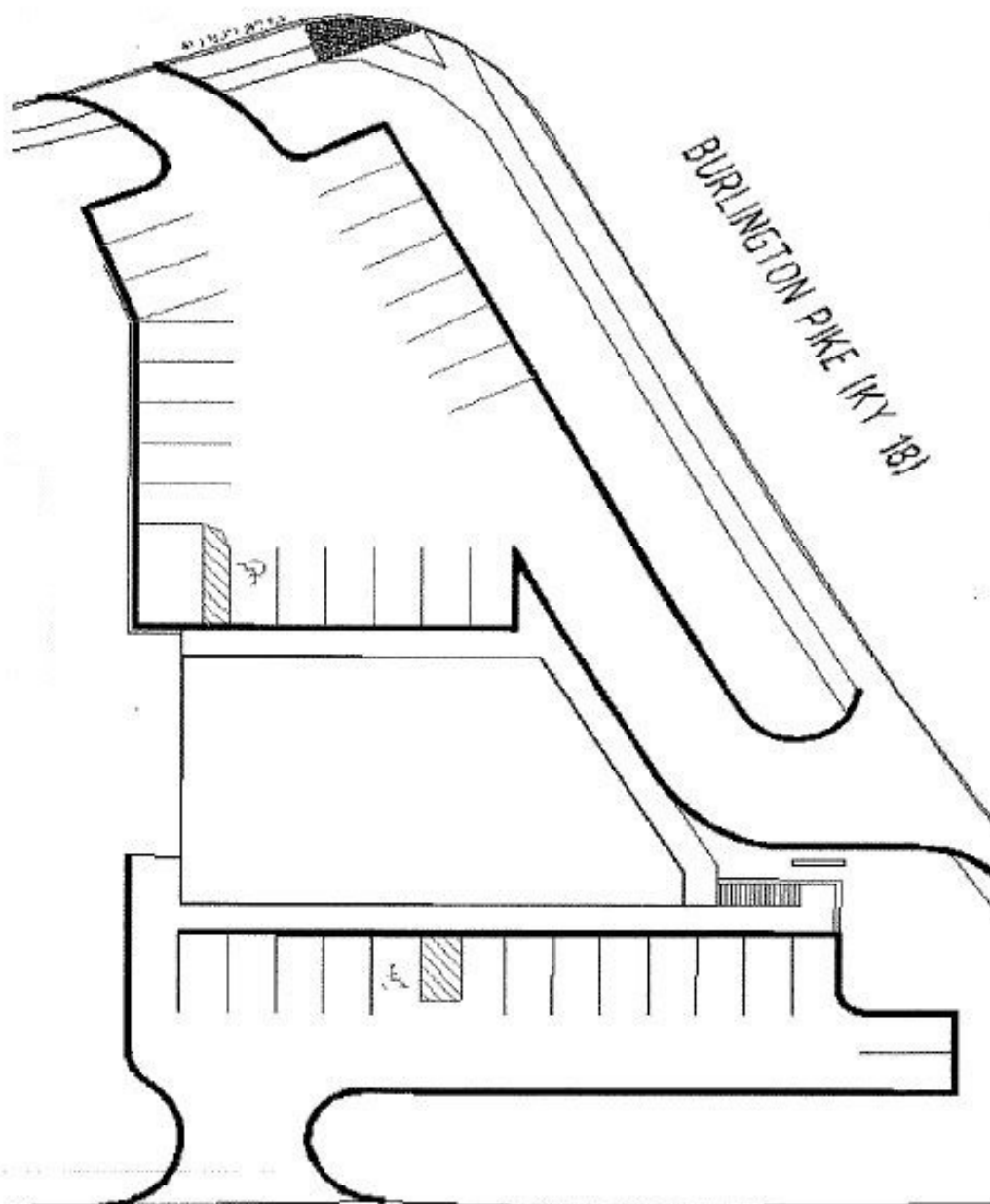
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PROPOSED

Site Plan

7122 Burlington Pike, Florence, KY



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