

FLORENCE EXECUTIVE CENTRE

7426 And 7430 US 42, Florence, KY 41042

**PROPERTY DESCRIPTION**

Introducing a prime investment opportunity in the heart of Northern Kentucky. This property is well maintained, with a high tenant capacity. There is a strong value add as rentals are well below market value. Situated at 7426 and 7430 US 42 in Florence, KY, 41042, this exceptional office building offers an ideal space for discerning investors. Boasting a strategic location, this property provides convenient access to major thoroughfares, enhancing its appeal to businesses and tenants. With a focus on modern amenities and a professional atmosphere, this office building presents a lucrative prospect for those seeking to expand their commercial real estate portfolio. Don't miss out on the chance to acquire this premier asset in a thriving business district.

PROPERTY HIGHLIGHTS

- Strong Tenant Load
- Value Add opportunity
- Well Maintained
- Highly demanded space

OFFERING SUMMARY

Sale Price:	\$2,300,000
Number of Units:	57
Lot Size:	1.55 Acres
Building Size:	20,900 SF
NOI:	\$162,200.00
Cap Rate:	7.05%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	427	1,703	4,515
Total Population	956	3,810	10,588
Average HH Income	\$66,152	\$66,164	\$72,574

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DERRICK PLUNKETT

Commercial Senior Director
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KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

OFFICE FOR SALE

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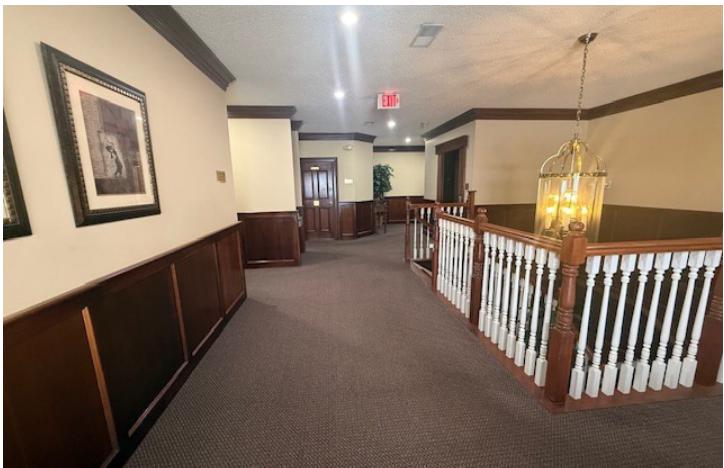
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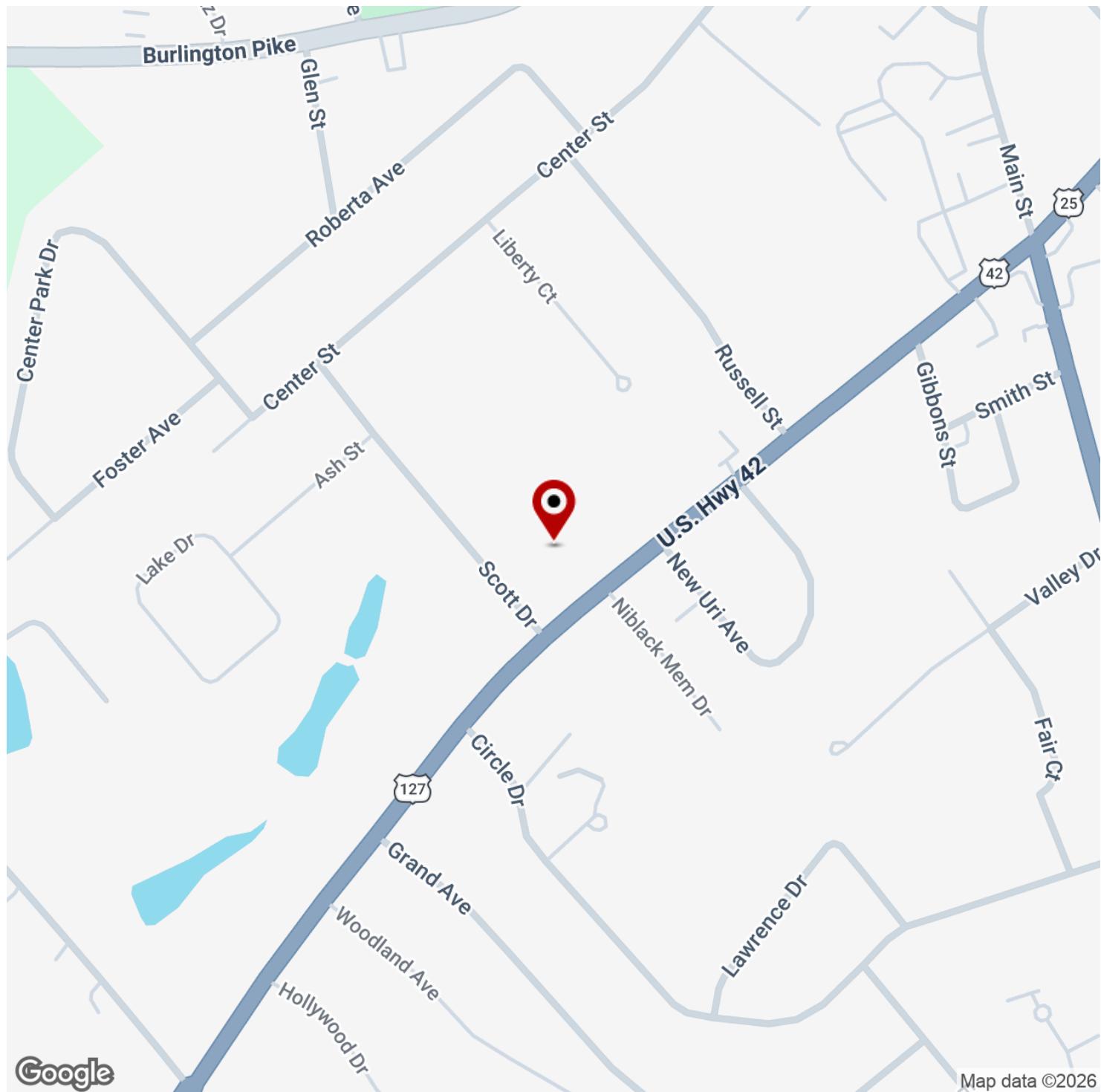
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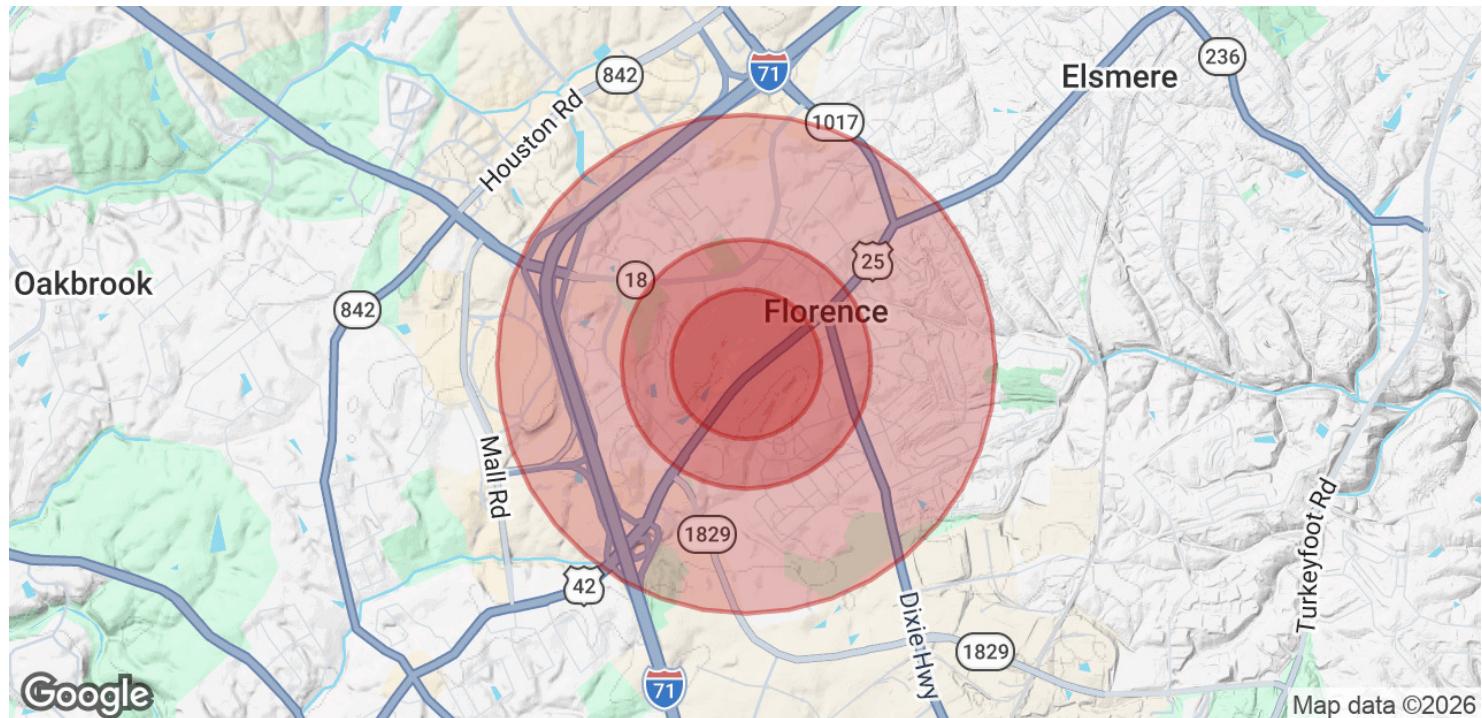
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	956	3,810	10,588
Average Age	41	41	40
Average Age (Male)	38	38	38
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	427	1,703	4,515
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$66,152	\$66,164	\$72,574
Average House Value	\$189,133	\$193,135	\$186,312

Demographics data derived from AlphaMap

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