

FOR LEASE

# *51 CAVALIER BOULEVARD*

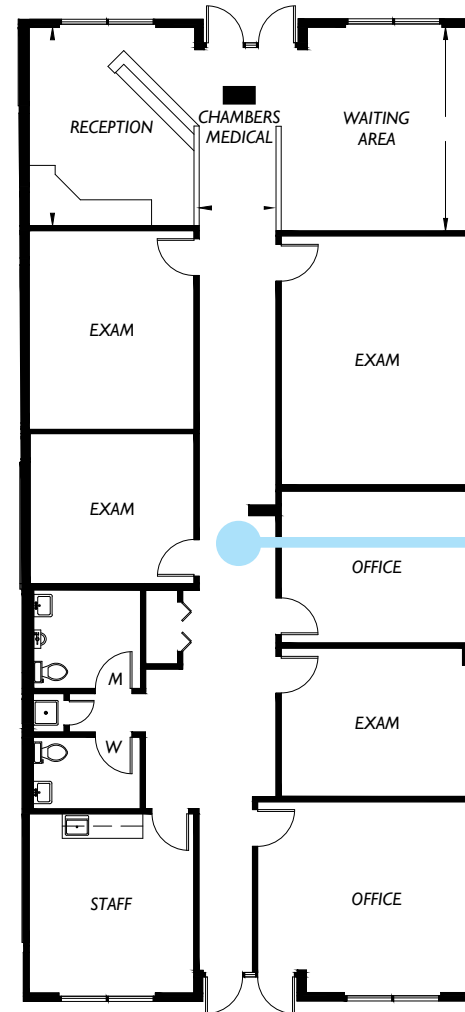
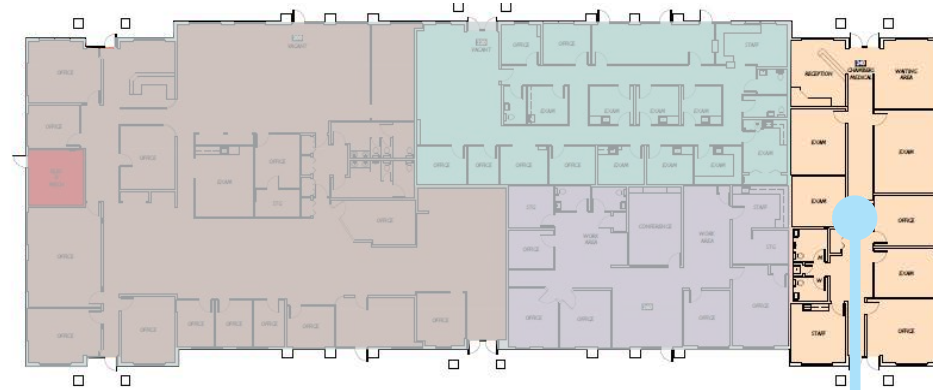
Cavalier Office Park

Florence, KY 41042



51 CAVALIER BLVD.  
Suite 240: 2,901 SF

## SUITE 240 LOCATION PLAN



### 2,901 SF Available - Suite 240

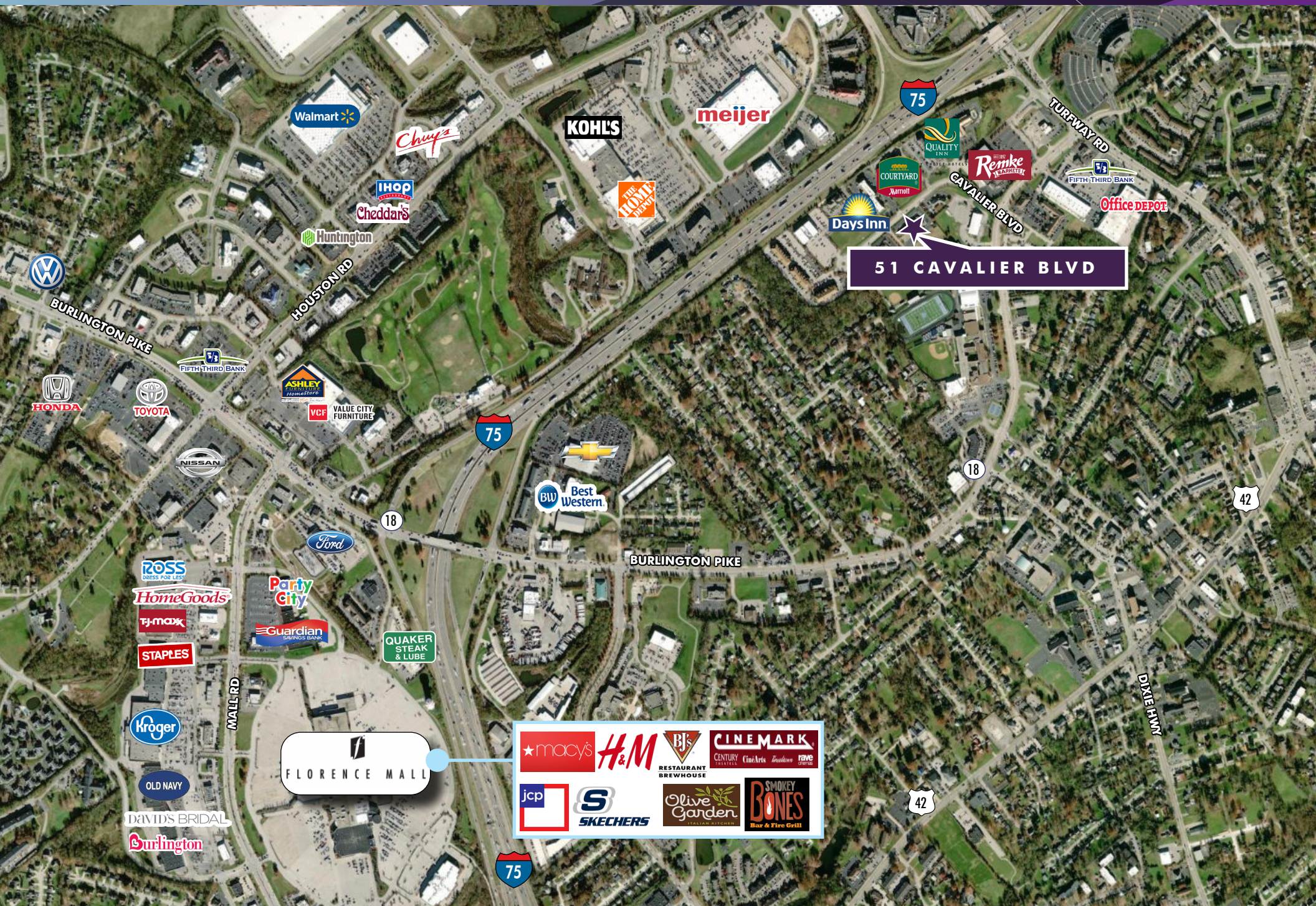
- ✓ Former Chiropractic Office
- ✓ Reception Area
- ✓ 6 Office/Exam Rooms
- ✓ 2 Restrooms

### Rental Rate:

- ✓ \$11.50 | SF +
- ✓ \$7.50 | SF 2022 Est. OpEx (Including Utilities) +
- ✓ Tenant-Paid Janitorial Service

Easy Access to Burlington Pike & I-71/75  
Close Proximity to St. Elizabeth Facilities





Walmart

Chuy's

KOHL'S

meijer

75

QUALITY INN

Remke

FIFTH THIRD BANK

TURFWAY RD

THE HOME DEPOT

IHOP

Cheddar's

Huntington

COURTYARD Marriott

Days Inn

CAVALIER BLVD

Office DEPOT

51 CAVALIER BLVD

VW

BURLINGTON PIKE

HOUSTON RD

FIFTH THIRD BANK

HONDA

TOYOTA

ASHLEY HomeStores

VALUE CITY FURNITURE

VCF

75

Chevrolet

Best Western

18

18

Ford

BURLINGTON PIKE

42

ROSS Dress For Less

HomeGoods

TJ-maxx

STAPLES

Party City

Guardian Savings Bank

QUAKER STEAK & LUBE

NISSAN

Kroger

MALL RD

FLORENCE MALL

OLD NAVY

DAVID'S BRIDAL

Burlington

75

42

DIXIE HWY

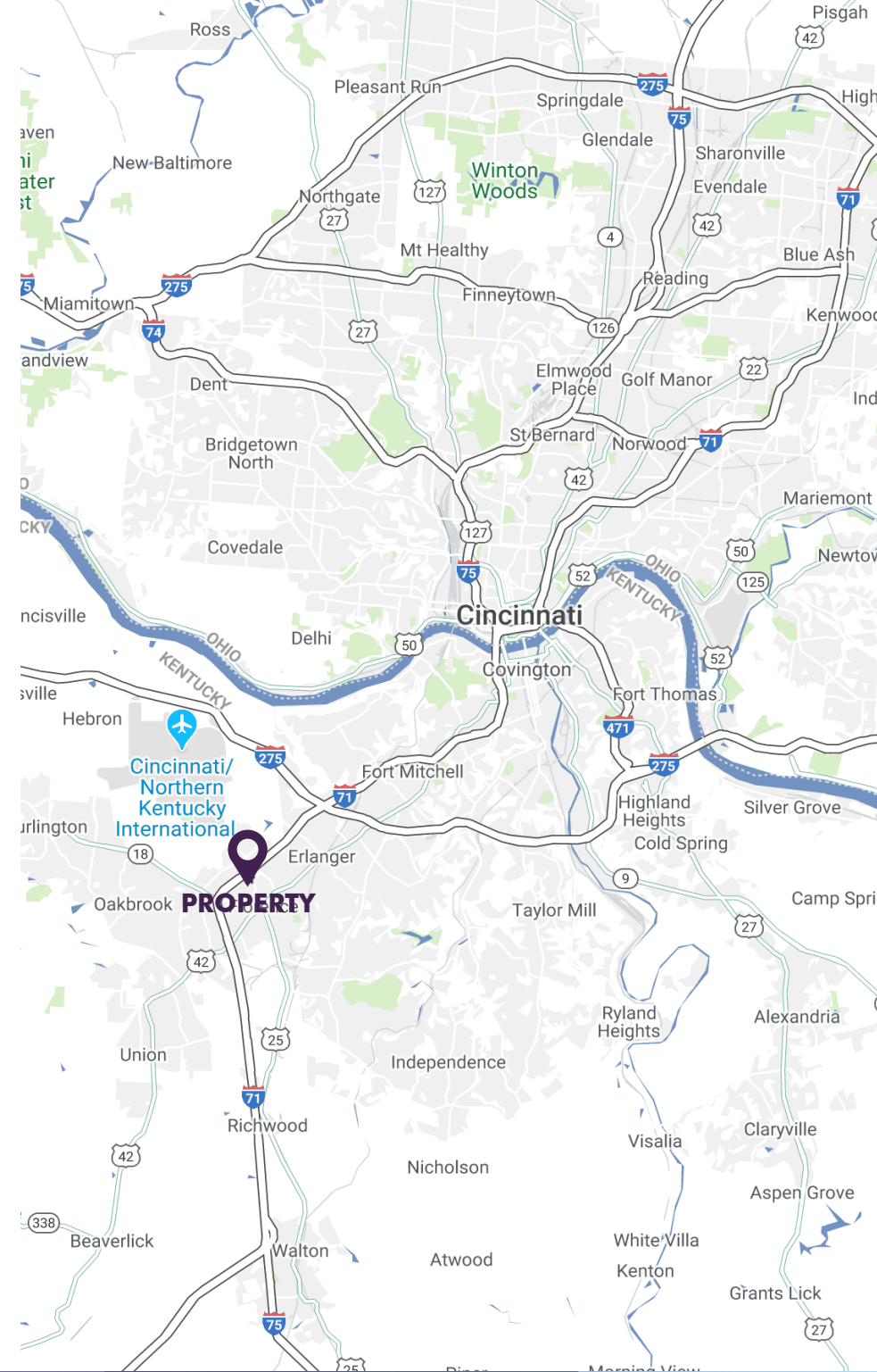
★ macy's	H&M	BJ's RESTAURANT BREWHOUSE	CINEMARK
jcp	S SKECHERS	Olive Garden ITALIAN DISHERS	SMOKEY BONES Bar & Pico Grill



# LOCATION SPECIFICATIONS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Estimated Population	8,941	58,854	154,528
2023 Estimated Households	3,813	23,940	60,117
2023 Estimated Household Income	\$69,608	\$85,390	\$101,720

TRAFFIC COUNTS	VEHICLES PER DAY
I-71 at Burlington Pike	171,455
I-71 at Turfway Road	183,372





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PLEASE CONTACT:

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