

FOR LEASE

7541 Mall Road Florence, KY 41042

21,834 SF



Retail | 21,834 SF

- 21,834 sf former Fitworks Fitness Center
- Located on Mall Road in Florence, Kentucky - A Major Retail Corridor
- Mall Rd - 23,152 CPD; Burlington Pike - 50,859 CPD
- Building renovated (2015)
- Neighboring retailers include: Range USA, Kroger, Costco, Menard's, Staples, and many more! (See aerial)
- Large parking field - 142 parks



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OVERHEAD DOOR IN REAR

21,834 SF

RANGE
USA

TRUCK
ENTRANCE

MALL ROAD

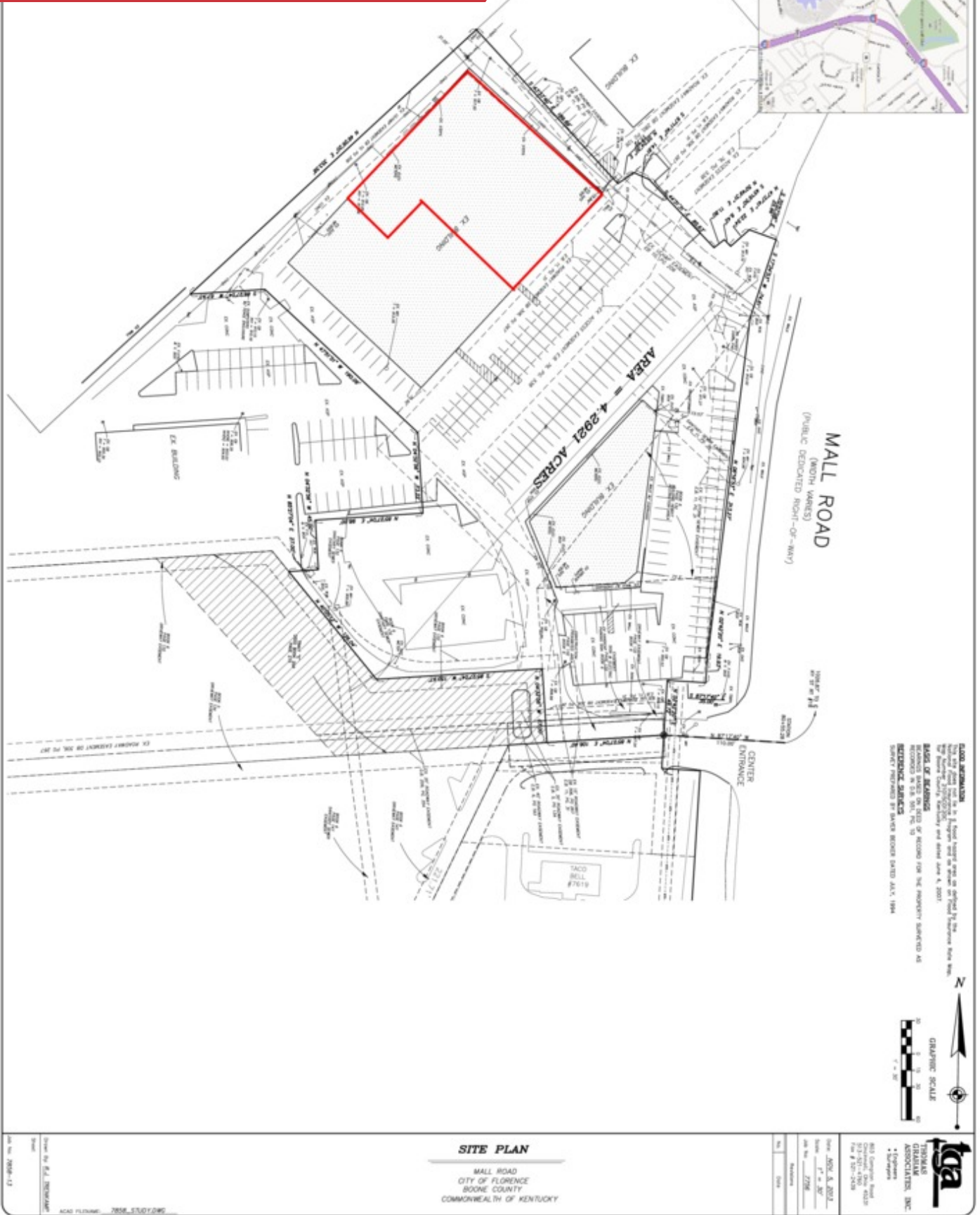


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Walmart

PNC

Huntington

Bank of America

Cheddar's
SCRATCH & KITCHEN

WATSON'S
RED ROBIN
HOOTERS

SUBWAY
HomeGoods
TJ-MAXX
STAPLES
ULTA
SHOE CARNIVAL

FIVE GUYS
BURGERS and FRIES
ROSS
GUARDIAN
CINQUE PASTA

OLD NAVY
US bank
Starbucks
Hogers Marketplace

QUAKER STEAK & LUBE
BEST WINGS USA

FLORENCE MALL

PartyCity
NOBODY HAS MORE PARTY FOR LESS
DOLLAR TREE
THE ORIGINAL HONEY BAKED
THE ORIGINAL HONEY BAKED
THE ORIGINAL HONEY BAKED

HOBBY LOBBY

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Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0022/-84.6544

7541 Mall Rd Florence, KY 41042	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	6,826	62,336	140,822
2028 Projected Population	7,313	65,887	145,818
2020 Census Population	6,374	61,113	138,370
2010 Census Population	5,715	56,034	125,990
Projected Annual Growth 2023 to 2028	1.4%	1.1%	0.7%
Historical Annual Growth 2010 to 2023	1.5%	0.9%	0.9%
2023 Median Age	43.3	38.2	37.3
Households			
2023 Estimated Households	2,621	25,395	54,290
2028 Projected Households	2,925	27,770	57,676
2020 Census Households	2,434	24,566	52,661
2010 Census Households	2,278	22,368	47,864
Projected Annual Growth 2023 to 2028	2.3%	1.9%	1.2%
Historical Annual Growth 2010 to 2023	1.2%	1.0%	1.0%
Income			
2023 Estimated Average Household Income	\$118,243	\$96,784	\$106,431
2023 Estimated Median Household Income	\$86,153	\$78,126	\$85,422
2023 Estimated Per Capita Income	\$45,734	\$39,512	\$41,135
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.2%	2.7%
2023 Estimated Some High School (Grade Level 9 to 11)	5.6%	5.4%	4.3%
2023 Estimated High School Graduate	37.1%	31.6%	29.4%
2023 Estimated Some College	21.4%	21.8%	20.0%
2023 Estimated Associates Degree Only	7.2%	9.4%	9.7%
2023 Estimated Bachelors Degree Only	18.3%	18.5%	21.9%
2023 Estimated Graduate Degree	8.8%	11.1%	12.1%
Business			
2023 Estimated Total Businesses	433	2,796	4,963
2023 Estimated Total Employees	5,181	33,521	62,986
2023 Estimated Employee Population per Business	12.0	12.0	12.7
2023 Estimated Residential Population per Business	15.8	22.3	28.4

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