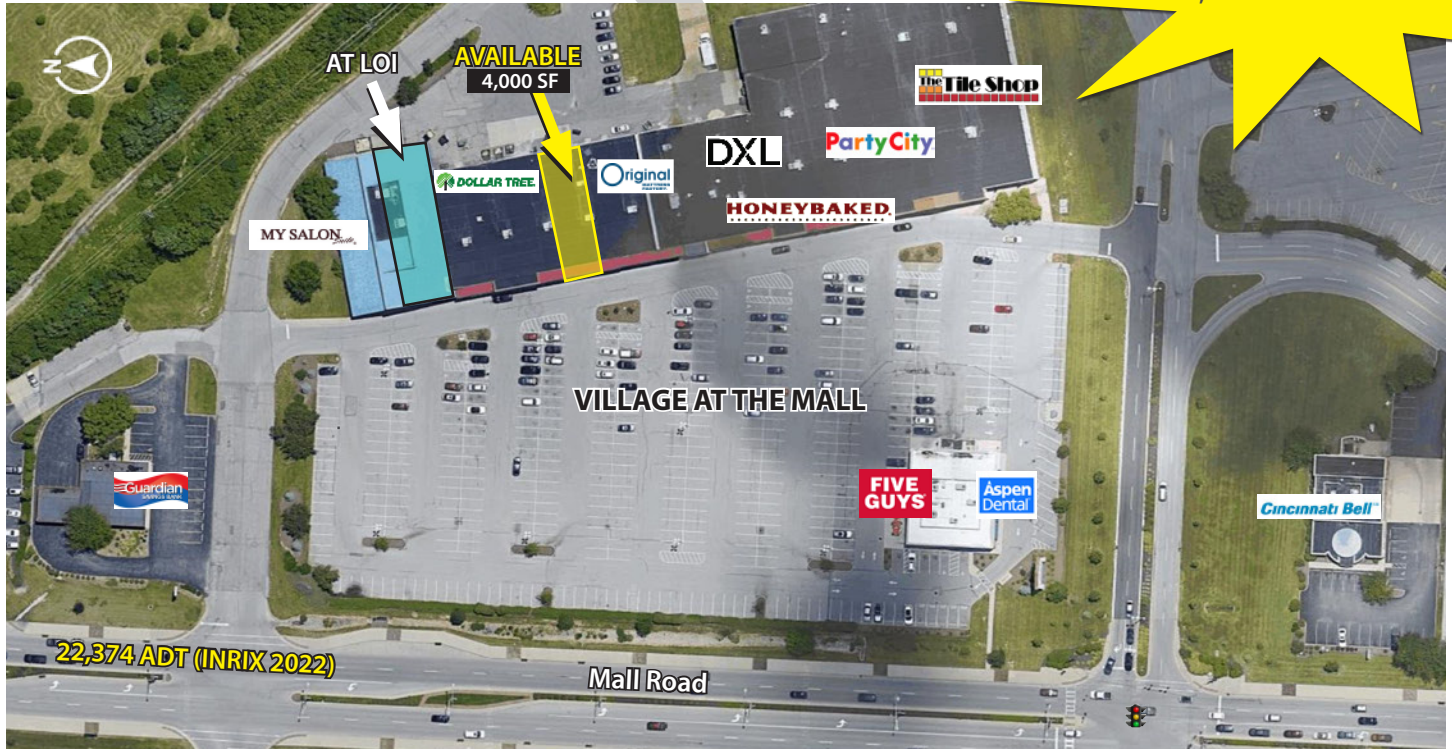


VILLAGE at the MALL

7606-7654 Mall Road, Florence, KY 41042

LAST SPACE REMAINING
4,000 SF Available



Property Details:

- Strong national tenancy in the heart of the Florence retail corridor
- Locally managed center with low tenant turnover

Retailers in the corridor:



Demographics:

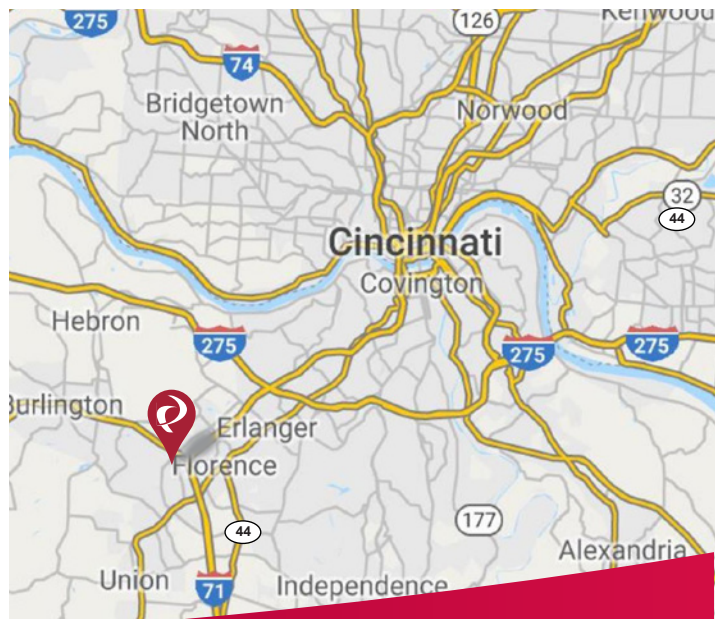
2021 Estimates	1 Mile	3 Mile	5 Mile
Population	7,515	66,077	138,512
Households	3,116	26,204	52,641
Average Household Income	\$71,109	\$77,720	\$86,727
Total Number of Employees	6,625	42,164	70,337

Traffic Counts:

	ADT
Mall Road South of KY 18	22,374 (INRIX 2022)
I-75 / I-71	169,324 ADT (INRIX 2022)

Contact:
Zachary Schunn

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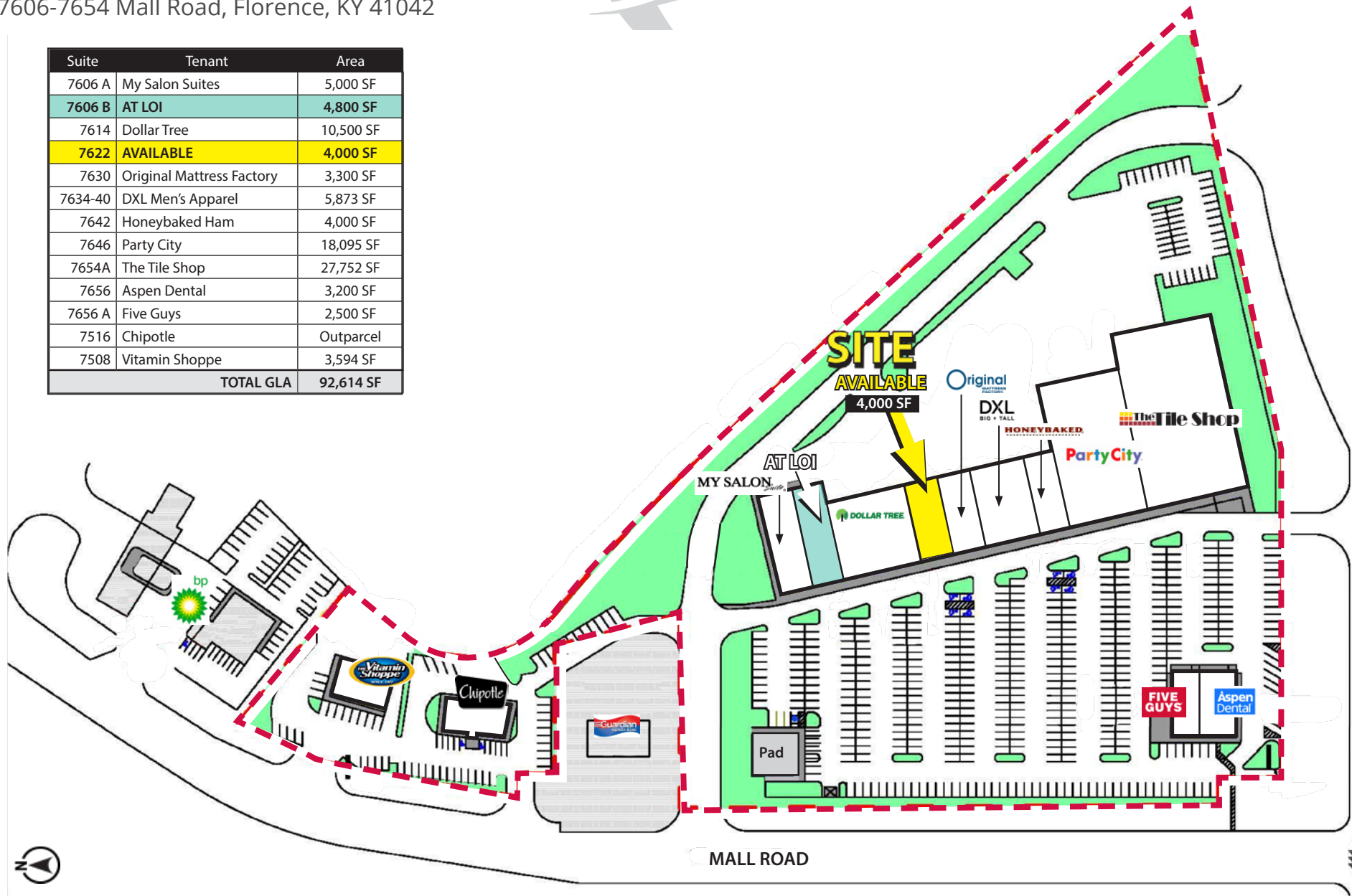
Proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

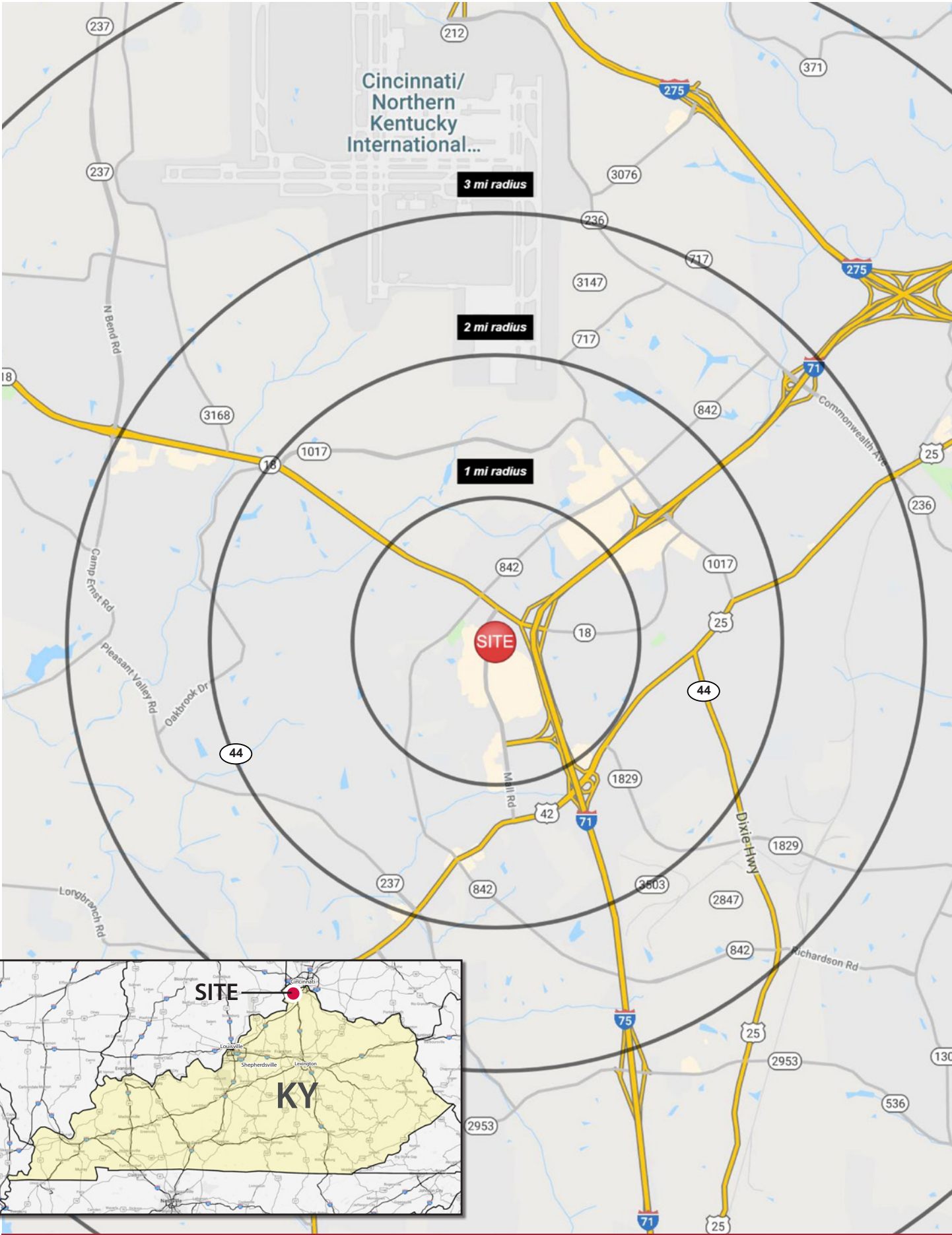


VILLAGE at the MALL

7606-7654 Mall Road, Florence, KY 41042

Suite	Tenant	Area
7606 A	My Salon Suites	5,000 SF
7606 B	AT LOI	4,800 SF
7614	Dollar Tree	10,500 SF
7622	AVAILABLE	4,000 SF
7630	Original Mattress Factory	3,300 SF
7634-40	DXL Men's Apparel	5,873 SF
7642	Honeybaked Ham	4,000 SF
7646	Party City	18,095 SF
7654A	The Tile Shop	27,752 SF
7656	Aspen Dental	3,200 SF
7656 A	Five Guys	2,500 SF
7516	Chipotle	Outparcel
7508	Vitamin Shoppe	3,594 SF
TOTAL GLA		92,614 SF





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Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0004/-84.652

Village at the Mall - 7606 Mall Rd Florence, KY 41042	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	7,515	66,077	138,512
2026 Projected Population	7,863	69,530	144,473
2010 Census Population	6,187	59,825	126,013
2000 Census Population	5,315	48,565	104,567
Projected Annual Growth 2021 to 2026	0.9%	1.0%	0.9%
Historical Annual Growth 2000 to 2021	2.0%	1.7%	1.5%
2021 Median Age	42.2	37.9	37.4
Households			
2021 Estimated Households	3,116	26,204	52,641
2026 Projected Households	3,274	27,625	55,067
2010 Census Households	2,609	23,790	47,954
2000 Census Households	2,159	19,254	39,600
Projected Annual Growth 2021 to 2026	1.0%	1.1%	0.9%
Historical Annual Growth 2000 to 2021	2.1%	1.7%	1.6%
Race and Ethnicity			
2021 Estimated White	84.2%	85.5%	87.6%
2021 Estimated Black or African American	8.0%	6.1%	4.7%
2021 Estimated Asian or Pacific Islander	3.3%	2.8%	2.5%
2021 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2021 Estimated Other Races	4.3%	5.3%	4.9%
2021 Estimated Hispanic	3.9%	5.7%	5.5%
Income			
2021 Estimated Average Household Income	\$71,109	\$77,720	\$86,727
2021 Estimated Median Household Income	\$64,067	\$67,412	\$73,843
2021 Estimated Per Capita Income	\$29,546	\$30,867	\$33,028
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.1%	2.6%
2021 Estimated Some High School (Grade Level 9 to 11)	6.9%	5.6%	5.2%
2021 Estimated High School Graduate	32.2%	30.5%	29.1%
2021 Estimated Some College	27.5%	25.6%	23.0%
2021 Estimated Associates Degree Only	7.2%	9.0%	9.0%
2021 Estimated Bachelors Degree Only	16.7%	17.6%	19.9%
2021 Estimated Graduate Degree	8.0%	9.7%	11.3%
Business			
2021 Estimated Total Businesses	505	2,748	4,548
2021 Estimated Total Employees	6,625	42,164	70,337

VILLAGE at the MALL

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