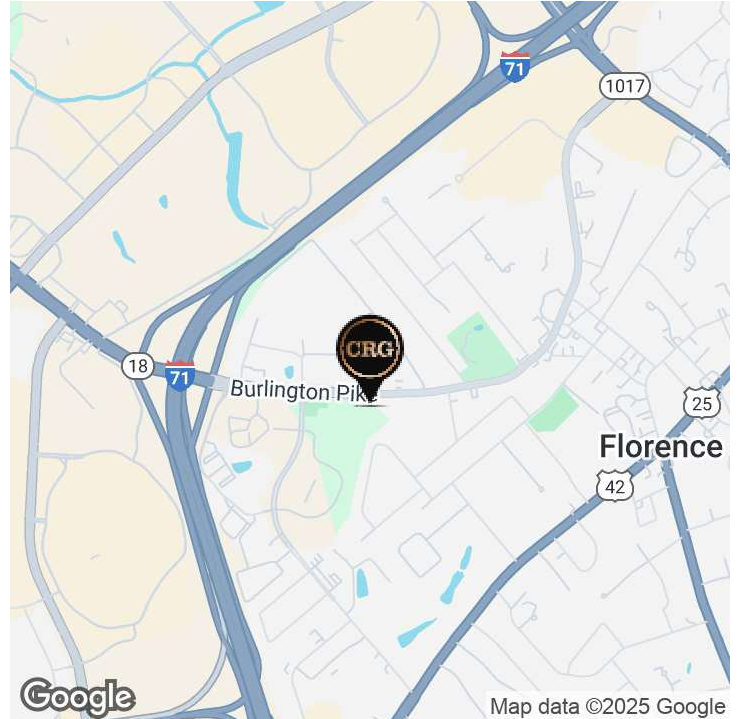


RETAIL PROPERTY FOR SALE

# MI SALON & SPA

7535 BURLINGTON PIKE, FLORENCE, KY 41042



## OFFERING SUMMARY

Sale Price:	\$4,999,999
Building Size:	19,000 SF
Available SF:	19,000 SF
Lot Size:	2.82 Acres
Price / SF:	\$263.16
Year Built:	2001
Zoning:	O-2/PF/PD/PO

## PROPERTY OVERVIEW

One of the area's iconic buildings with high visibility on Burlington Pike (Route 18). Over 19,000 SF of prestigious quality finished space. Currently finished for high end salon with spa amenities on the upper level along with a full walkout/glass front lower level last used as cosmetology school. 152 parking spaces on 2.8 Acres. Meticulous condition\*Low maintenance brick exterior\*Easy access 1st & lower level\*Multiple bathrooms/showers for spa area/Offices & large storage rooms. Other zoning includes Parkway Corridor: Office, Medical and Institutional Uses. Large entry foyer allows for easy division into multiple tenants. Expansive lower level offers endless possibilities as medical rehab, exercise facility, teaching areas and more. Bring your business and thrive in this fast-paced area of Florence-1/2 mile to I-75, minutes to CVG airport & commercial district.

The building is completely built out for a spa on the upper level and salon school on the lower level. All furniture, fixtures, and equipment are in place.

Co-listed with Cindy Cahill of Cahill Real Estate Services

## PROPERTY HIGHLIGHTS

- - Very large salon & spa buildout on the upper level with all F, F, & E in place.

ERIC FEGAN, CCIM, MAI, CPM

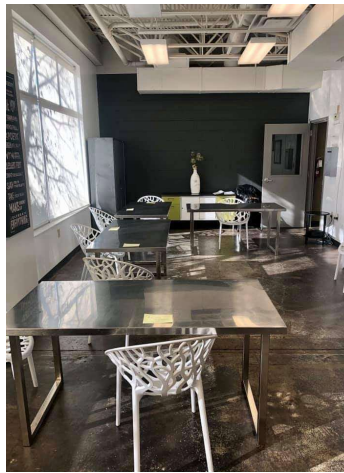
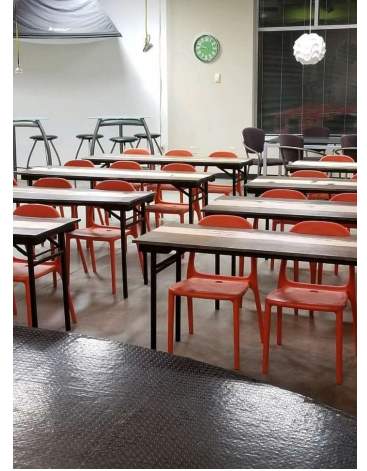
859.512.2969

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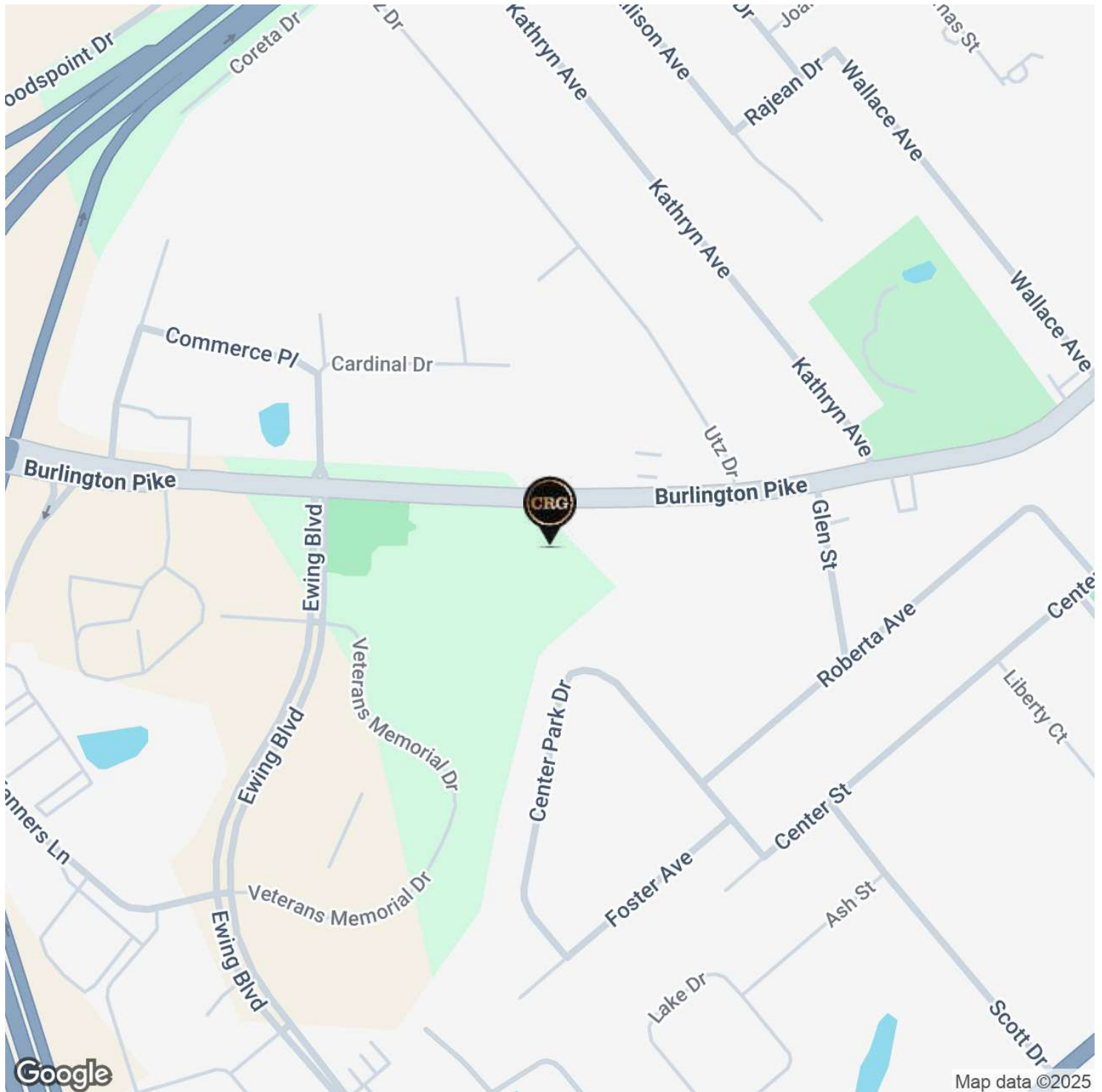
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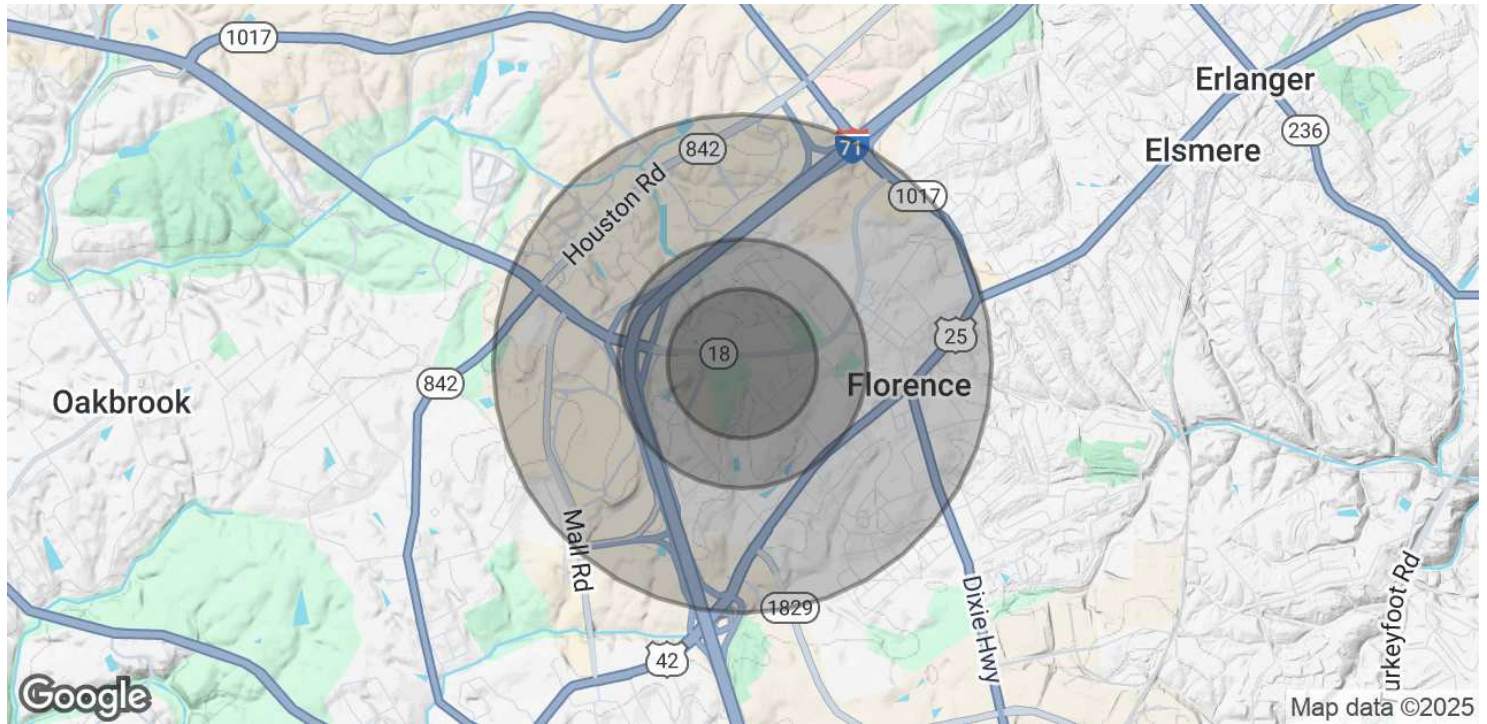
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	630	2,061	7,492
Average Age	44	43	41
Average Age (Male)	40	40	38
Average Age (Female)	47	46	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	299	968	3,213
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$62,250	\$62,833	\$70,368
Average House Value	\$202,310	\$200,332	\$187,682

Demographics data derived from AlphaMap

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