

UNDEVELOPED LAND FOR SALE

ZONED RETAIL/RESIDENTIAL/OFFICE

U.S. 42 HIGHWAY, FLORENCE, KY 41042



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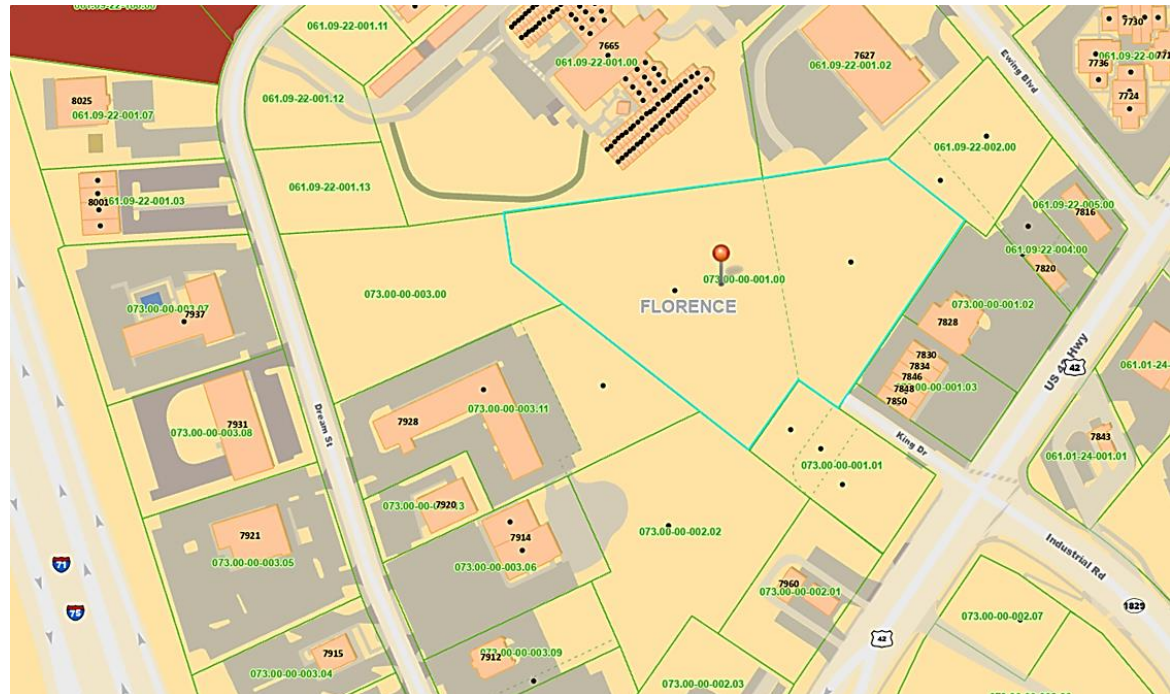
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PROPERTY DESCRIPTION

UNDEVELOPED LAND FOR SALE

ZONED RETAIL/RESIDENTIAL/OFFICE

US 42 HWY, FLORENCE, KY 41042



- Sale Price: \$650,000.00
- 4.58 Acres Of Undeveloped Land
- Zoned Retail/Residential/Office
- Access From Two Points, Both Signaled
 - Ewing Blvd. And King Street Directly Across Hwy., 42 From Industrial Road
- Close proximity to I-75/I-71
- Two Miles From Florence Mall

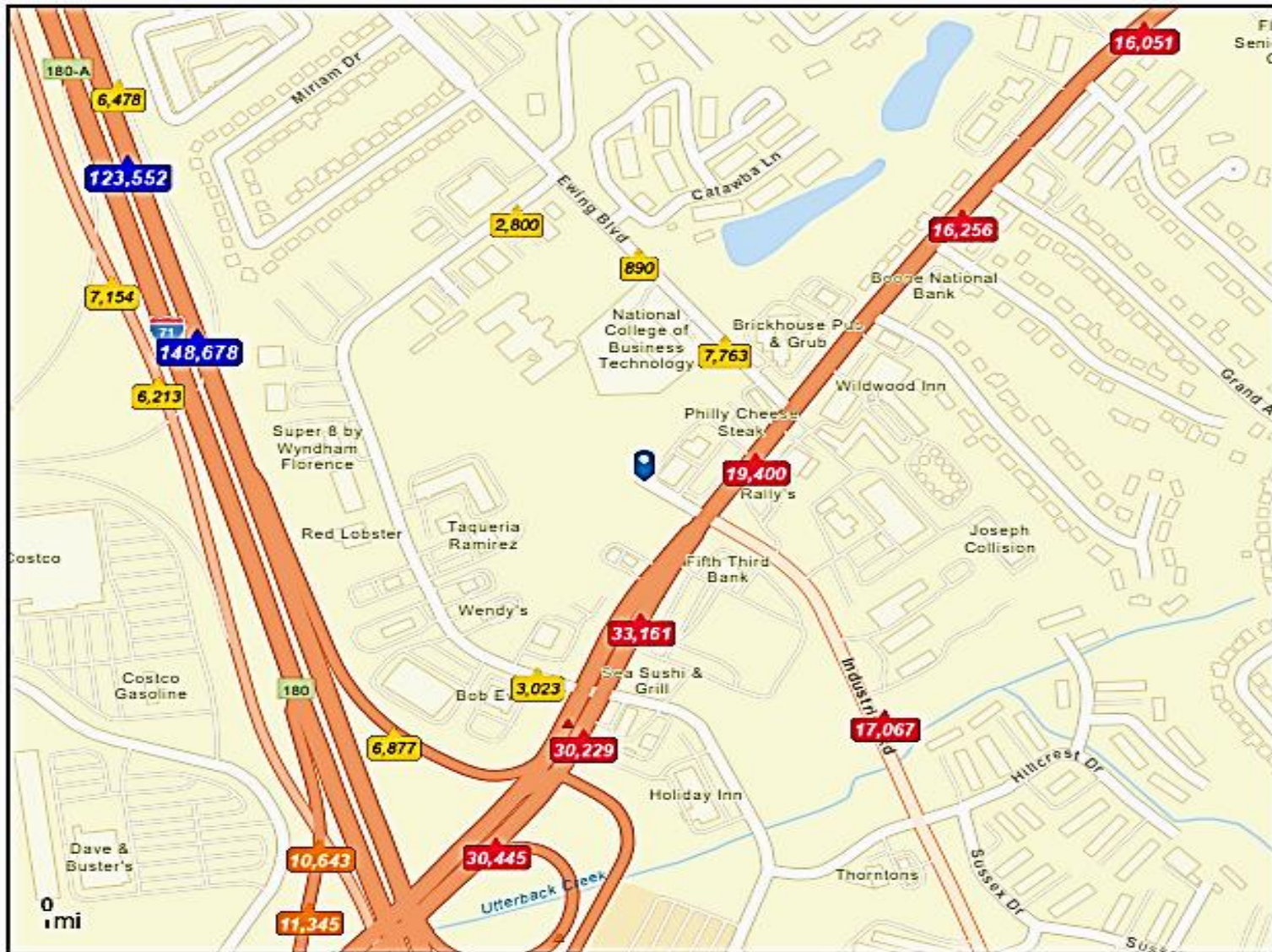
NEARBY AMENITIES



Traffic Count Map - Close Up

King Dr
 King Dr, Florence, Kentucky, 41042
 Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
 Latitude: 38.98987
 Longitude: -84.63891

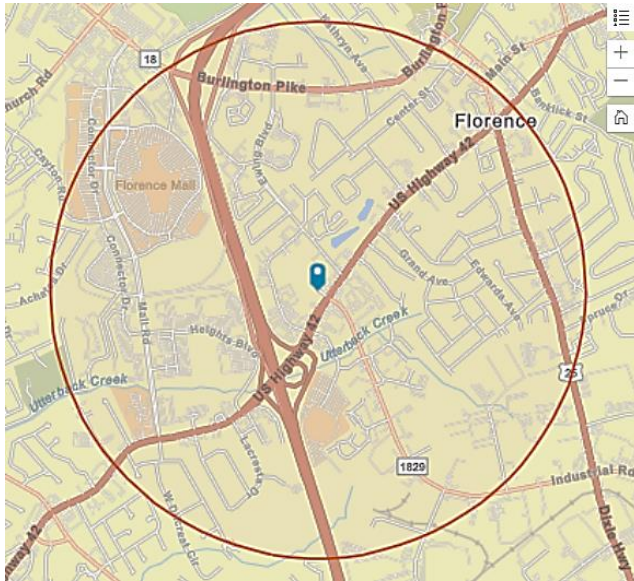


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

1-MILE RADIUS DEMOS



KEY FACTS

6,956

Population



Average Household Size

39.8

Median Age

\$49,166

Median Household Income

BUSINESS



Total Businesses

710



Total Employees

9,618

EDUCATION



11.3%

No High School Diploma



40%

High School Graduate



28.3%

Some College



20.4%

Bachelor's/Grad/Prof Degree

HOUSING STATS



\$158,300

Median Home Value



\$7,335

Average Spent on Mortgage & Basics



\$5,129

Median Contract Rent



\$66,601

2023 Average Household Income



\$28,812

2023 Per Capita Income

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3-MILE RADIUS DEMOS

KEY FACTS

64,843

Population



2.5

Average Household Size

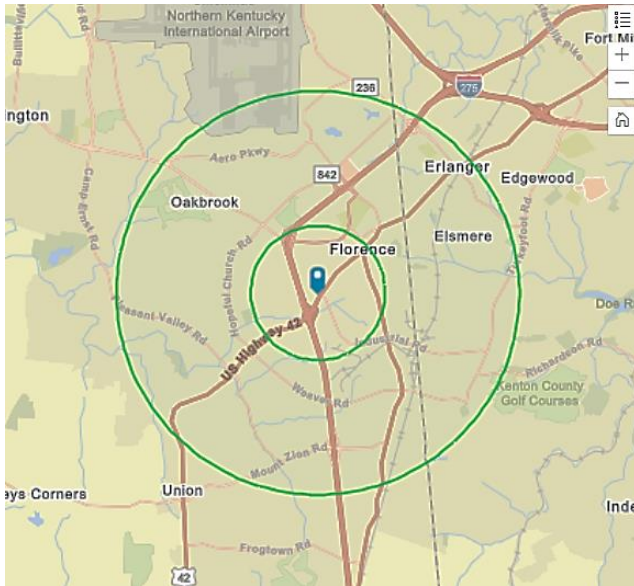


37.5

Median Age

\$66,506

Median Household Income



BUSINESS



2,376

Total Businesses



33,552

Total Employees

EDUCATION



7.9%

No High School Diploma



32.4%

High School Graduate



29.5%

Some College



30.3%

Bachelor's/Grad/Prof Degree

HOUSING STATS



\$181,781

Median Home Value



\$11,357

Average Spent on Mortgage & Basics



\$4,863

Median Contract Rent



\$91,812

2023 Average Household Income



\$36,339

2023 Per Capita Income

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5-MILE RADIUS DEMOS

KEY FACTS

76,609
Population

2.8
Average
Household Size

38.3
Median Age

\$91,800
Median Household Income

BUSINESS

1,957

Total Businesses

33,643

Total Employees

EDUCATION

3.9%
No High School
Diploma



25.1%
High School
Graduate



26.9%
Some
College



44.1%
Bachelor's/Grad/Prof
Degree

HOUSING STATS

\$245,117
Median
Home Value



\$15,719
Average
Spent on
Mortgage
& Basics



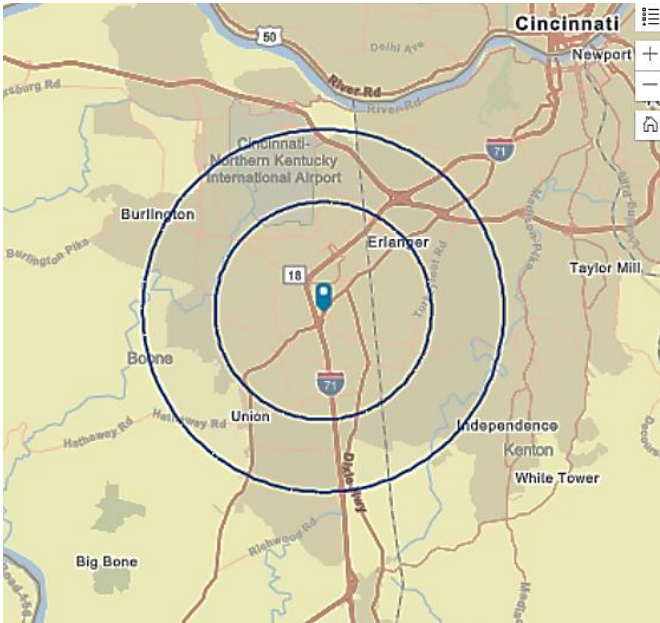
\$5,268
Median
Contract
Rent

INCOME

\$122,153
2023 Average
Household Income



\$43,851
2023 Per Capita
Income



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