



Retail/Office Center in Florence, KY

Mall Road Center

**Space
Available!**

Located within a quarter mile south of the Florence Mall, the Mall Road Center is surrounded by numerous restaurants, shopping, health clubs and other amenities, all within walking distance. It's extremely easy to access from I-75 via the Mall Road or US 42 exits. Retail/service space is located on the first floor and the office space on the second floor is accessible by an elevator.



2ND Floor Office Space Features:

- Elevator to 2nd floor
- Pylon signage
- Utilities included
- Aggressive rental rates
- Various size suites divisible to small, medium or large companies
- Same owner and manager since 1978
- Abundant parking in the front and rear of the Center

859-331-1560

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Trade Area Demographics:

	1 Mile	3 Mile	5 Mile
Population.....	8,483.....	64,859.....	136,169
Businesses.....	819.....	3,058.....	4,838
Average Income.....	\$71,084.....	\$80,352.....	\$86,593
Consumer Spending.....	83.65M.....	645.57M.....	1.4B
Traffic Counts.....			30,000+ VPD