

RETAIL PROPERTY FOR LEASE

COLONIAL SQUARE

7730 US HWY 42, FLORENCE, KY 41042



OFFERING SUMMARY

Lease Rate:	\$16.00 - 22.00 SF/yr (MG)
Building Size:	5,900 SF
Available SF:	650 - 5,900 SF
Lot Size:	2.28 Acres
Number of Units:	4
Year Built:	1974
Renovated:	2023
Zoning:	Business, Commercial, Office
Market:	Florence
Submarket:	Northern KY

PROPERTY OVERVIEW

Colonial Square is a 4 building mixed use development that is nearly completed. Three of the four buildings are fully leased and the final building contains approximately 3400 SF on the first level and 2500 SF on the second level. The building has been completely renovated with all new roof, hardie siding, windows, and doors.

PROPERTY HIGHLIGHTS

- High Visibility on Major Northern KY Corridor
- High Vehicle Count exposure on Corner Lot
- Colonial Square re-development
- No NNN or Cam charges
- Completely Renovated Exterior
- Owner will consider a Tenant Improvement allowance package from a qualified applicant

ERIC FEGAN, CCIM, MAI, CPM

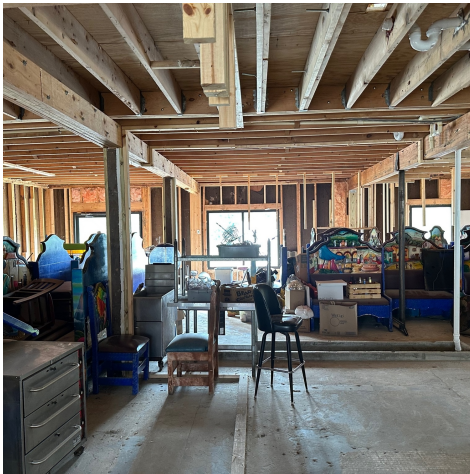
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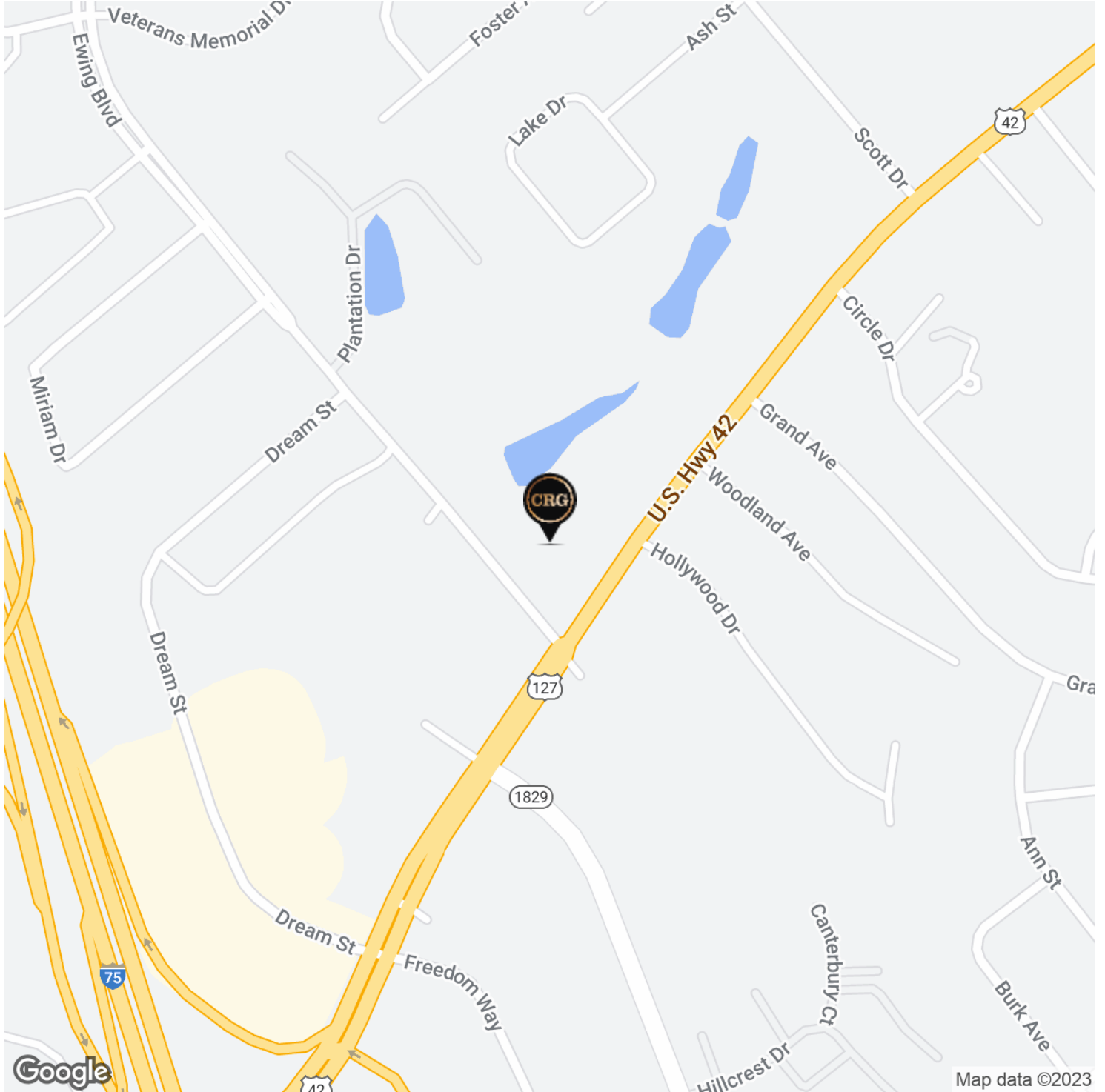
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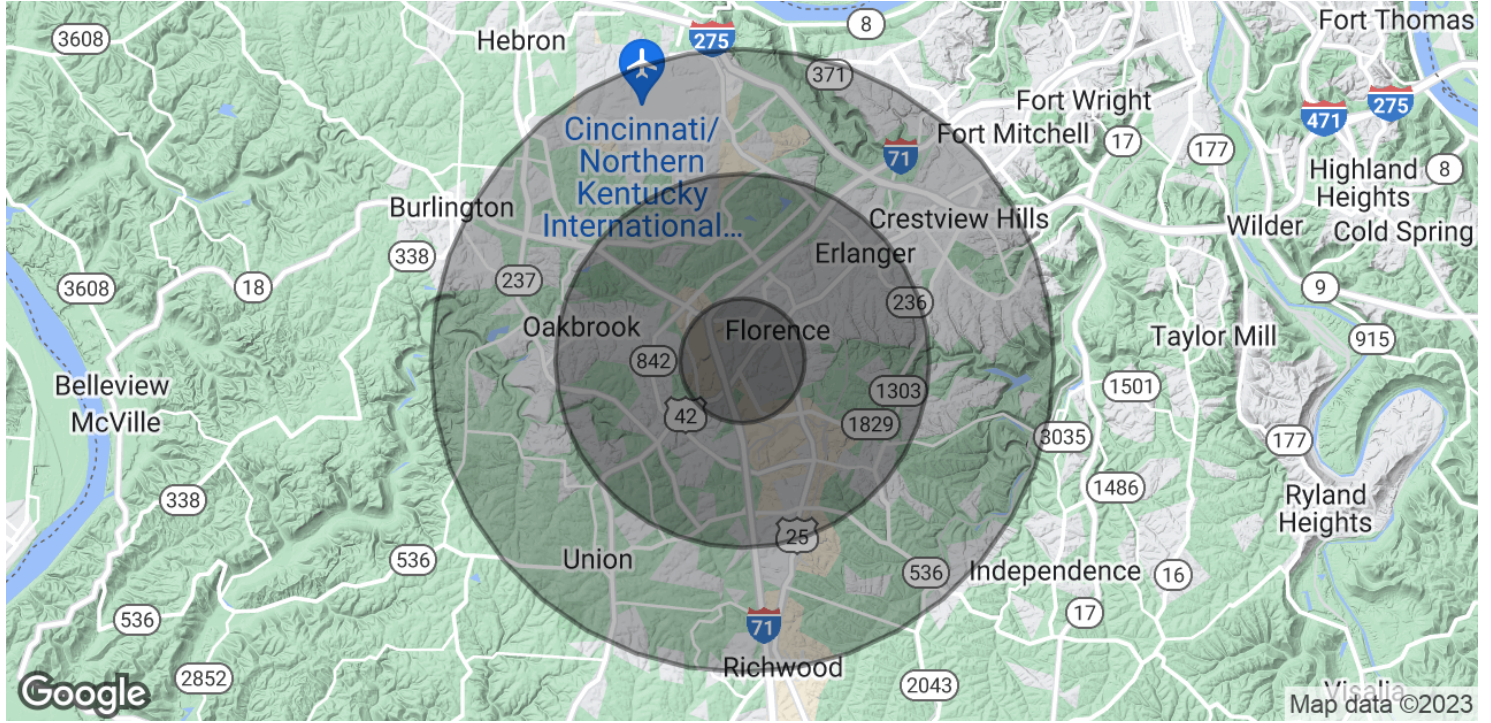
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,280	67,616	137,493
Average Age	36.2	38.5	38.6
Average Age (Male)	37.2	36.2	37.1
Average Age (Female)	33.6	40.2	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,864	28,651	54,867
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$54,165	\$71,317	\$85,225
Average House Value	\$146,872	\$152,003	\$179,508

* Demographic data derived from 2020 ACS - US Census

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