

# CURÖ•BRKG

## +/-1000 SF AVAILABLE **FOR SALE OR LEASE**

6900 HOUSTON RD #24 | FLORENCE, KY 41042

**PRICE REDUCED!**  
**SALE PRICE:**  
**\$132,500**

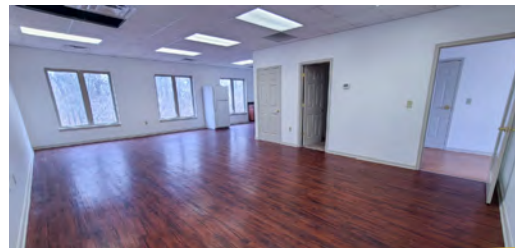


# CURÖ•BRKG

**FOR MORE INFORMATION ABOUT THIS PROPERTY, CONTACT:**  
**TRACY WARNER | [TRACY.WARNER@CUROBRKG.COM](mailto:TRACY.WARNER@CUROBRKG.COM) | 859.393.1140**

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Fantastic office suite offers the perfect blend of functionality and comfort, featuring a welcoming reception area, a private office, a spacious conference room, with kitchenette & 2 private restrooms.

Situated on Houston Road which offers convenience for your team & clients. With easy access to I-71/75, airport, lots of dining options, and shopping centers, your team will thrive in this bustling location.

## GENERAL DETAILS

Year Built	2004
Total Building SF	5,000 SF
Stories	2
Available Space	1,000 SF +/-
Lighting	Incandescent
Ceiling Height	9'
Parking	Designated
Parcel	061.00-23-600.24
A/C	Fully Air Conditioned
County	Boone County
Roof	Metal
Finish	Class B Overall

## SHORT COMMUTE INTERSTATE ACCESS



### SITE

- » 1 Private office, reception area
- » Large open conference/training room
- » Kitchenette & 2 private restrooms



### ZONING

- » C-2/PD/HPO/CD



### LEASE SPACES

- » 1,000 SF +/-
- » \$1,100 (MG)



### LOCATION

- » Prime Florence location with easy access to Northern Kentucky's bustling business hub
- » Minutes from Sam's Club, Florence Mall, Costco, and St. Elizabeth Hospital



**C-2/PD/HPO/CD ZONING**  
[CLICK FOR DETAILS](#)

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## IN THE AREA

### NORTHERN KENTUCKY



DISTANCE TO  
AIRPORT  
**5.6 MILES**



DAILY VEHICLE TRAFFIC  
**HOUSTON ROAD**  
**25K**

### 1 Mile

**53,476** people  
**\$66,402** AHHI  
**6,625** total  
employees

### 3 Miles

**136,874** people  
**\$82,183** AHHI  
**42,164** total  
employees

### 5 Miles

**230,580** people  
**\$83,597** AHHI  
**70,337** total  
employees



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