

FOR LEASE

7205 DIXIE HIGHWAY

Florence Professional Centre

Florence, KY 41042

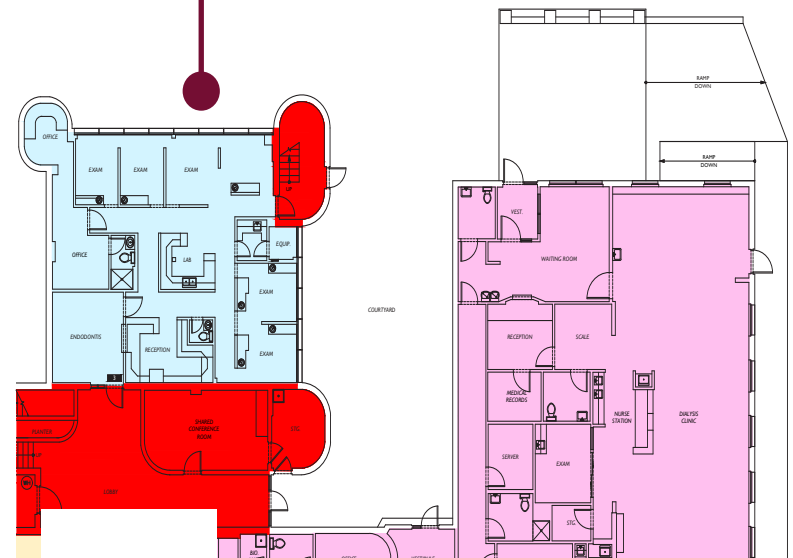
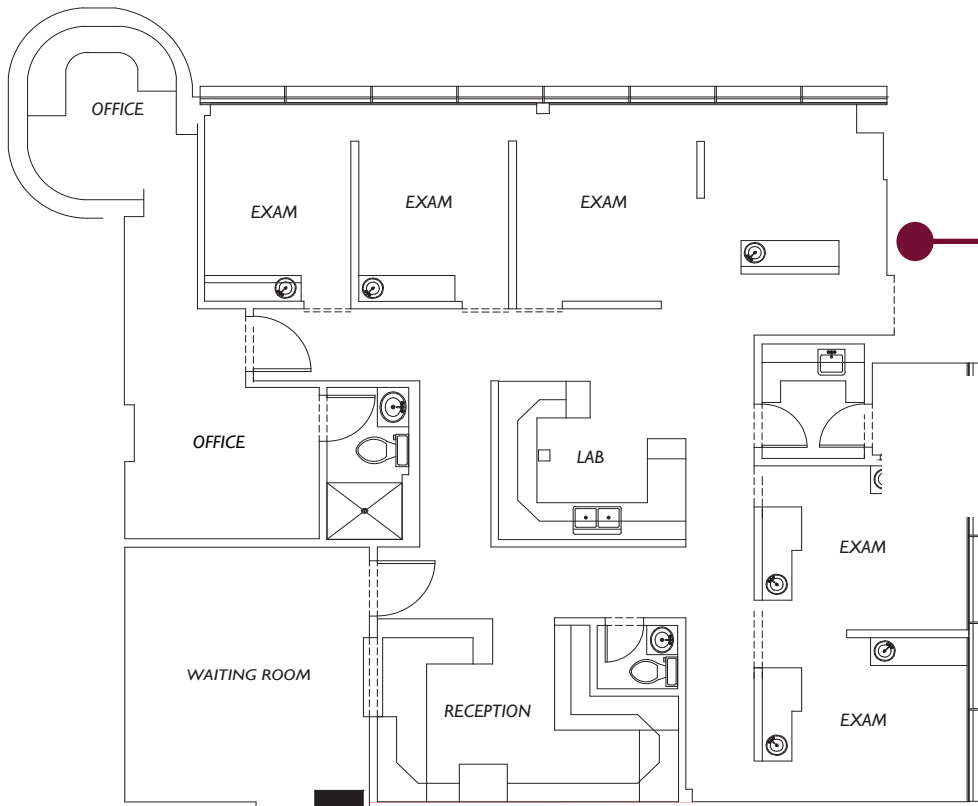


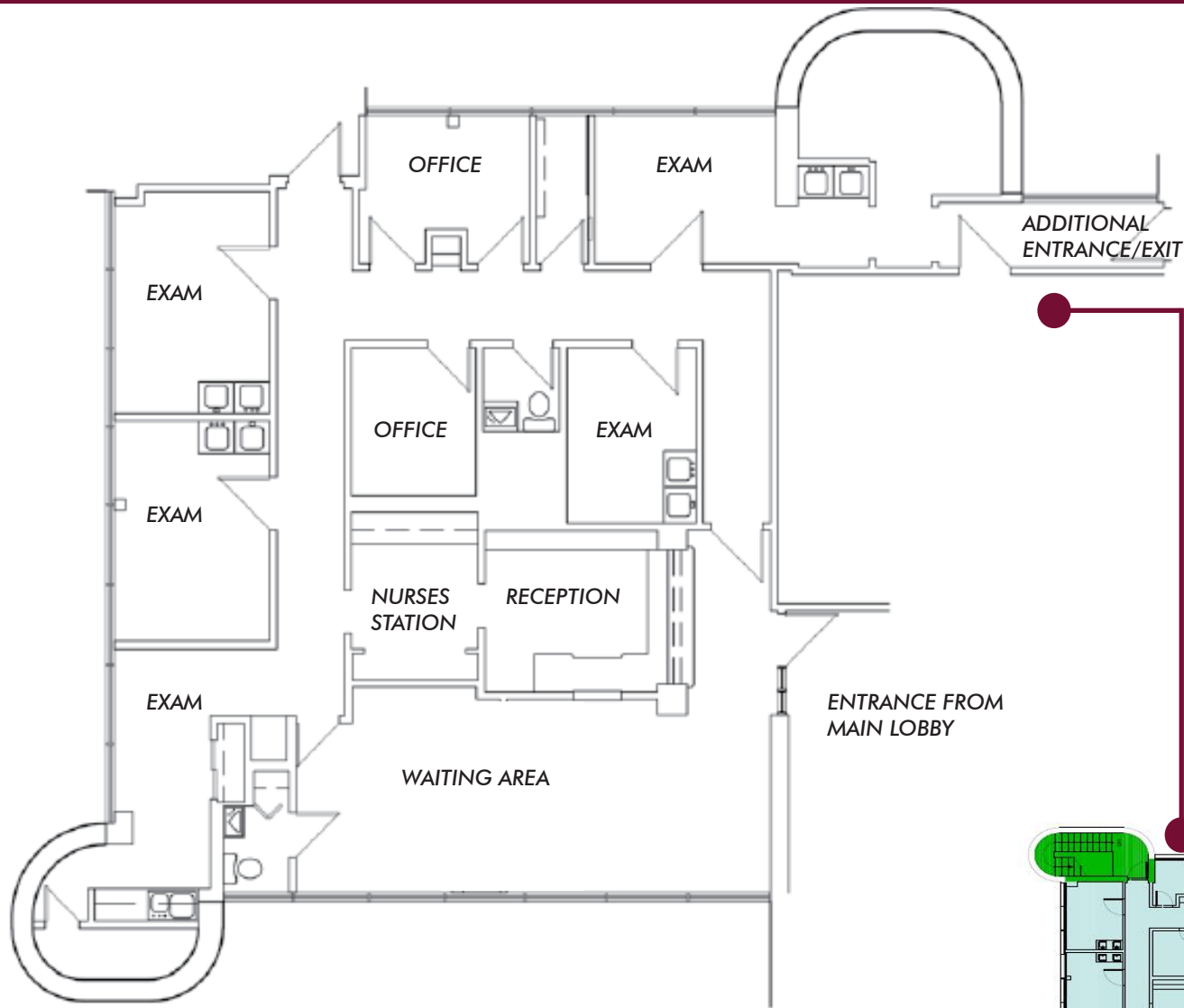
1,887 SF Available, Including

- ✓ Small Medical Office on the Ground Level
- ✓ Former Endodontist
- ✓ Reception/Waiting Area
- ✓ Lab
- ✓ 6 Exam Rooms
- ✓ 1 Private Office

Rental Rate

\$12.00 | SF Net +
\$6.58 | SF 2022 Est. OpEx +
Tenant-Paid Utilities & Janitorial Service



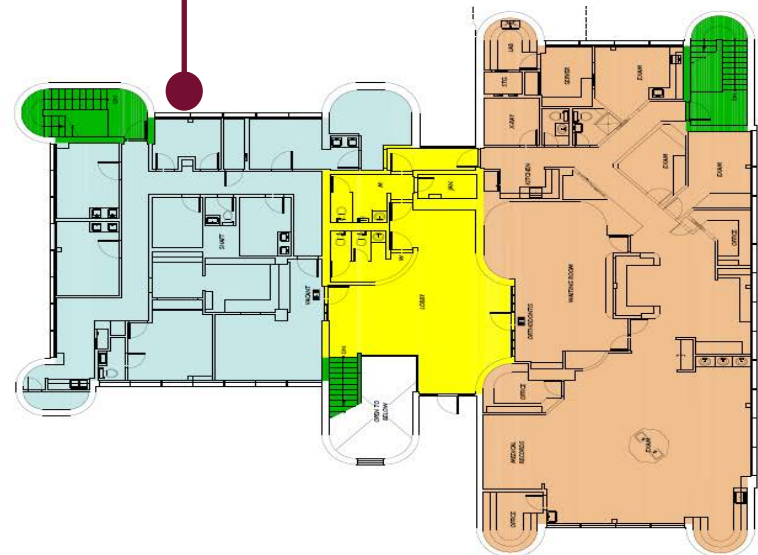


2,444 SF Available, Including

- ✓ Small Medical Office
- ✓ Reception/Waiting Areas
- ✓ Nurses Station
- ✓ 5 Exam Rooms
- ✓ 2 Private Offices

Rental Rate

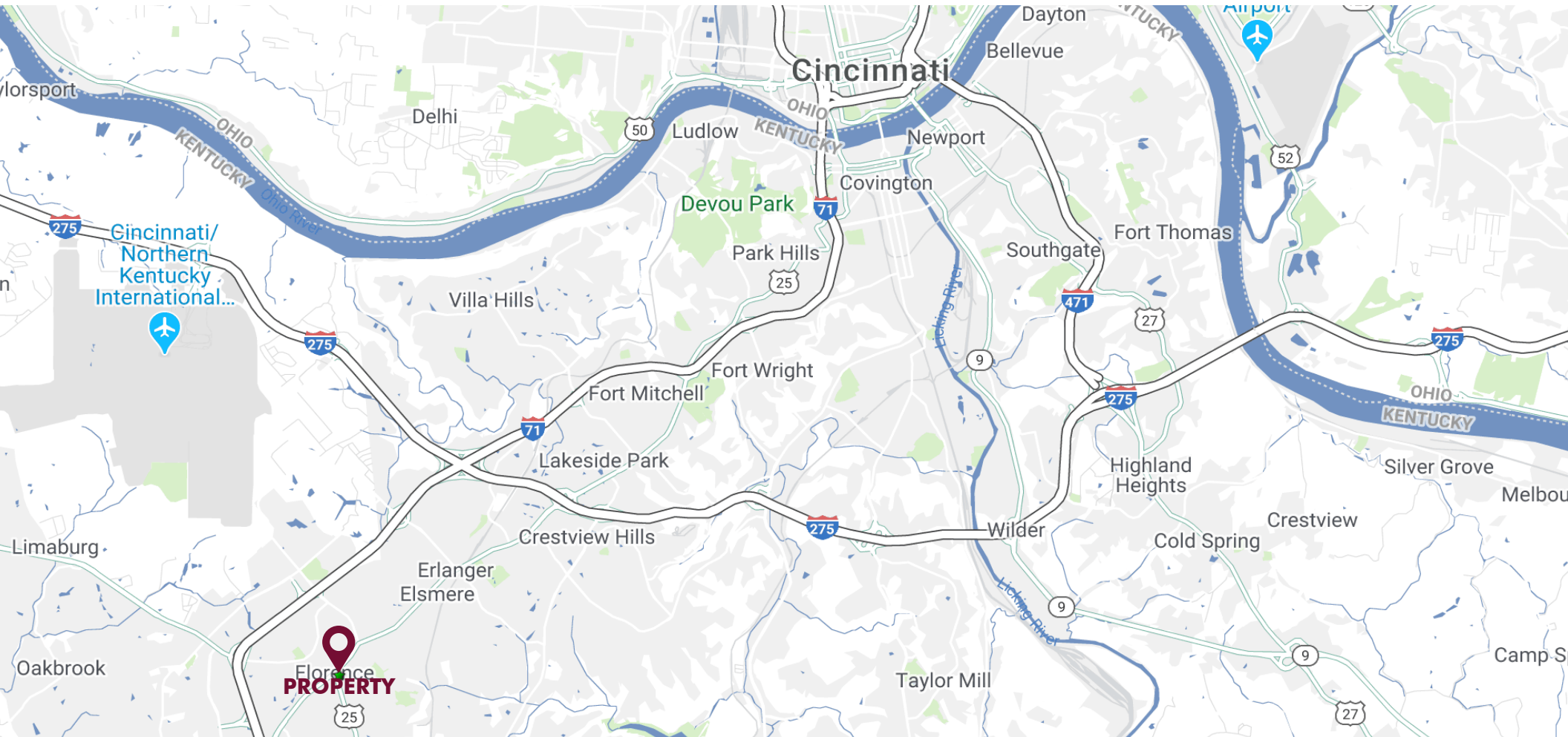
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Tenant-Paid Utilities & Janitorial Service

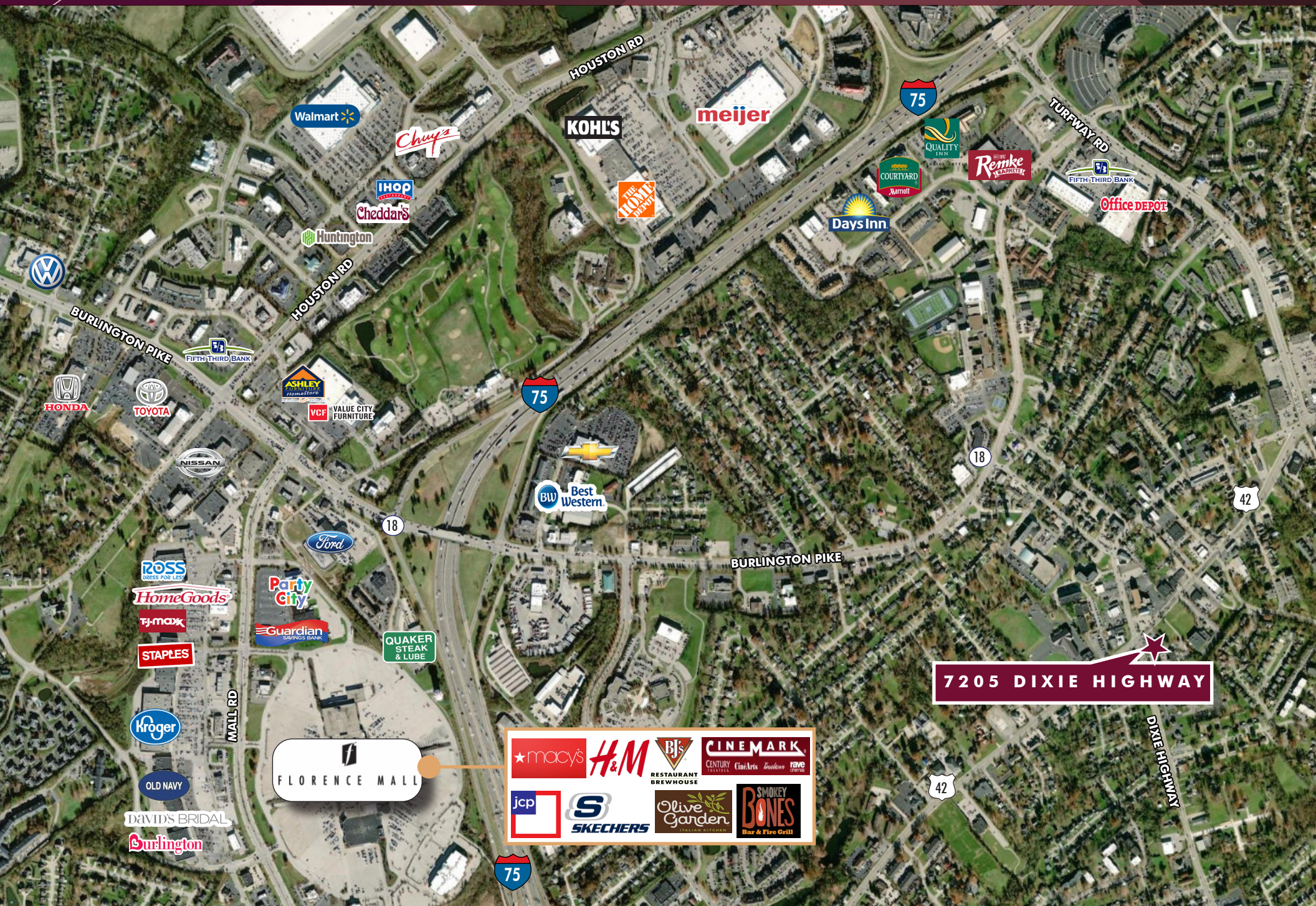


LOCATION SPECIFICATIONS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Estimated Population	13,933	66,533	155,651
2023 Estimated Households	5,804	26,665	60,030
2023 Estimated Household Income	\$72,132	\$85,602	\$102,805

TRAFFIC COUNTS	VEHICLES PER DAY
I-71 at Burlington Pike	171,455
I-71 at Turfway Road	183,372





Walmart

Chuy's

KOHL'S

meijer

75

TURFWAY RD

ihop

Cheddar's

THE HOME DEPOT

Days Inn

COURTYARD
Marriott

Remke
BANK

FIFTH THIRD BANK

Office DEPOT

VW

HOUSTON RD

FIFTH THIRD BANK

75

BURLINGTON PIKE

HONDA

TOYOTA

ASHLEY
HomeStores

VALUE CITY FURNITURE

NISSAN

Best Western

18

Ford

18

BURLINGTON PIKE

ROSS
DRESS FOR LESS

HomeGoods

TJ-maxx

STAPLES

Party City

Guardian
SAVINGS BANK

QUAKER
STEAK & LUBE

7205 DIXIE HIGHWAY

Kroger

OLD NAVY

DAVID'S BRIDAL

Burlington

FLORENCE MALL

macy's

H&M

BJ's
RESTAURANT
BREWHOUSE

CINEMARK
CENTURY
THEATRE
CineArts
Tadousha
RAVE
STAGES

jcp

S
SKECHERS

Olive Garden
ITALIAN RESTAURANT

SMOKEY BONES
Bar & Fire Grill

75

42

DIXIE HIGHWAY

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PLEASE CONTACT:

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