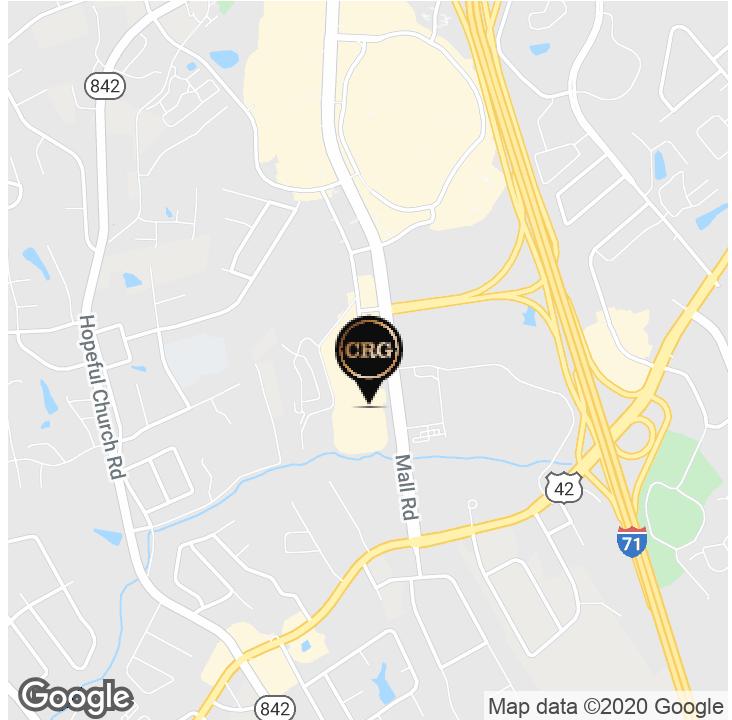


# MALL ROAD CENTER

8129-8187 MALL ROAD, FLORENCE, KY 41042



## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Building Size:	31,485 SF
Available SF:	1,302 - 1,780 SF
Lot Size:	4.9 Acres
Year Built:	1980
Zoning:	Commercial
Market:	Florence

## PROPERTY OVERVIEW

Best value on Mall Road. Two small retail spaces are currently available for lease on Mall Road. Space sizes include 1302 SF and 1780 SF. Shopping center was renovated in 2018.

## PROPERTY HIGHLIGHTS

- Best Value on Mall Road for Retail Space
- Price Includes Expenses- No CAM
- Excellent Location on Mall Road
- Open Floor Plan
- Large Parking Lot
- Surrounded by Diverse, Successful Businesses

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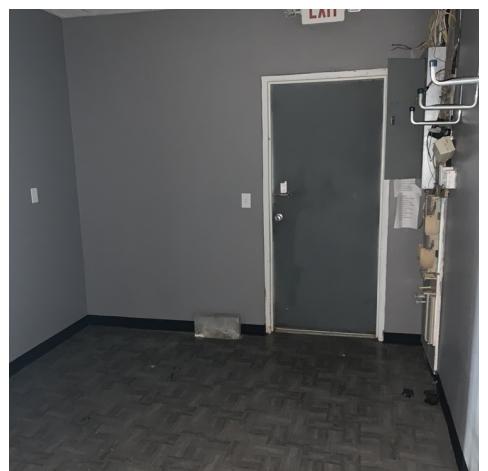
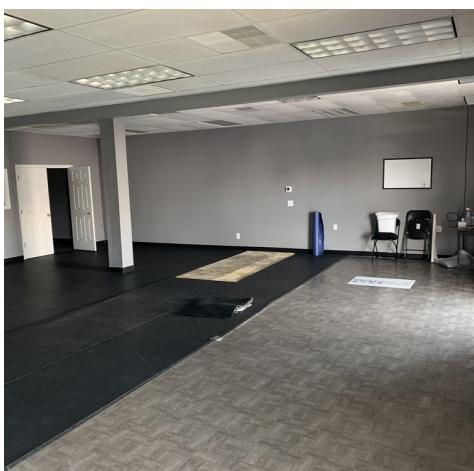
859.512.2969

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RETAIL PROPERTY FOR LEASE

# MALL ROAD CENTER

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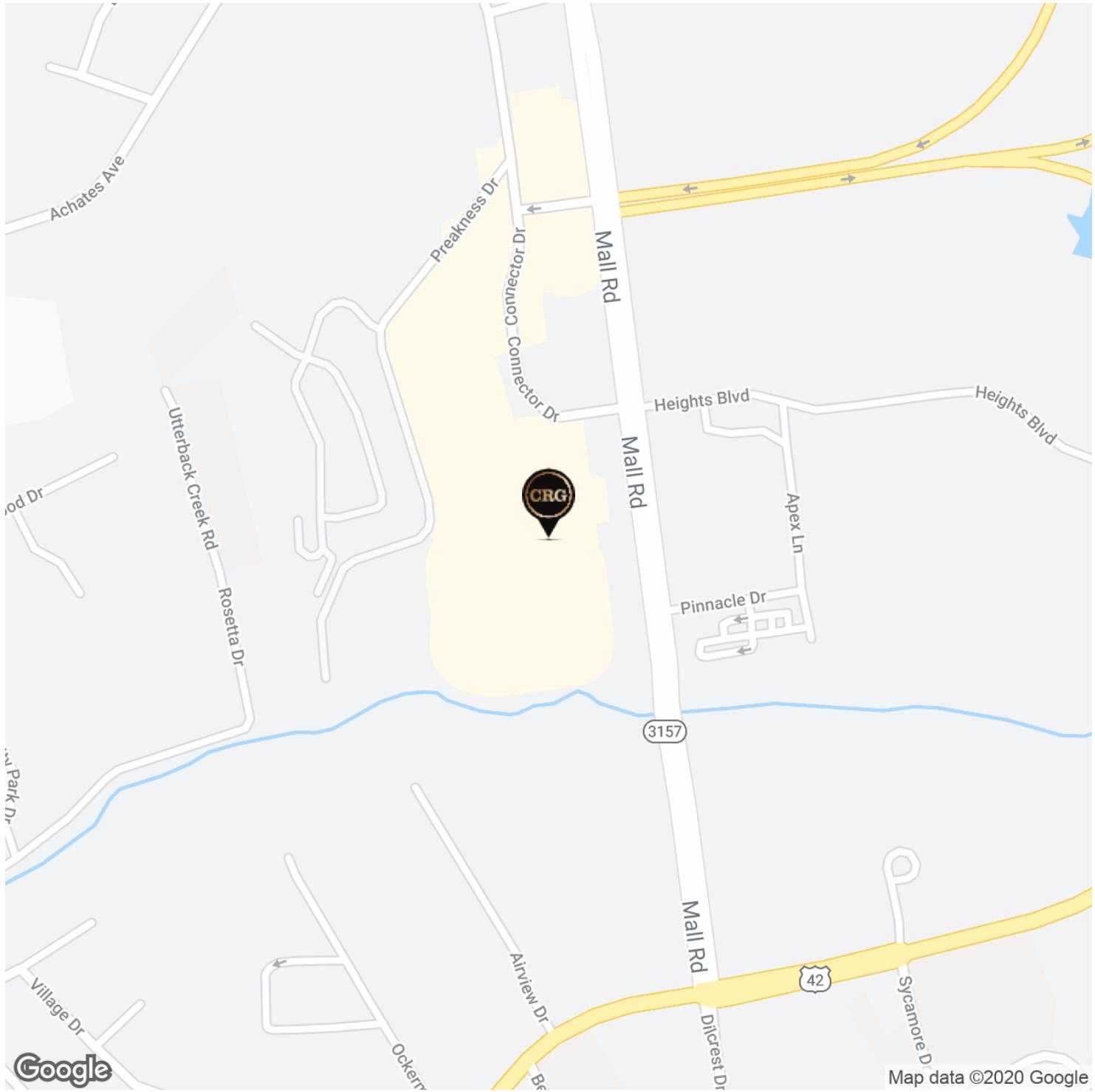
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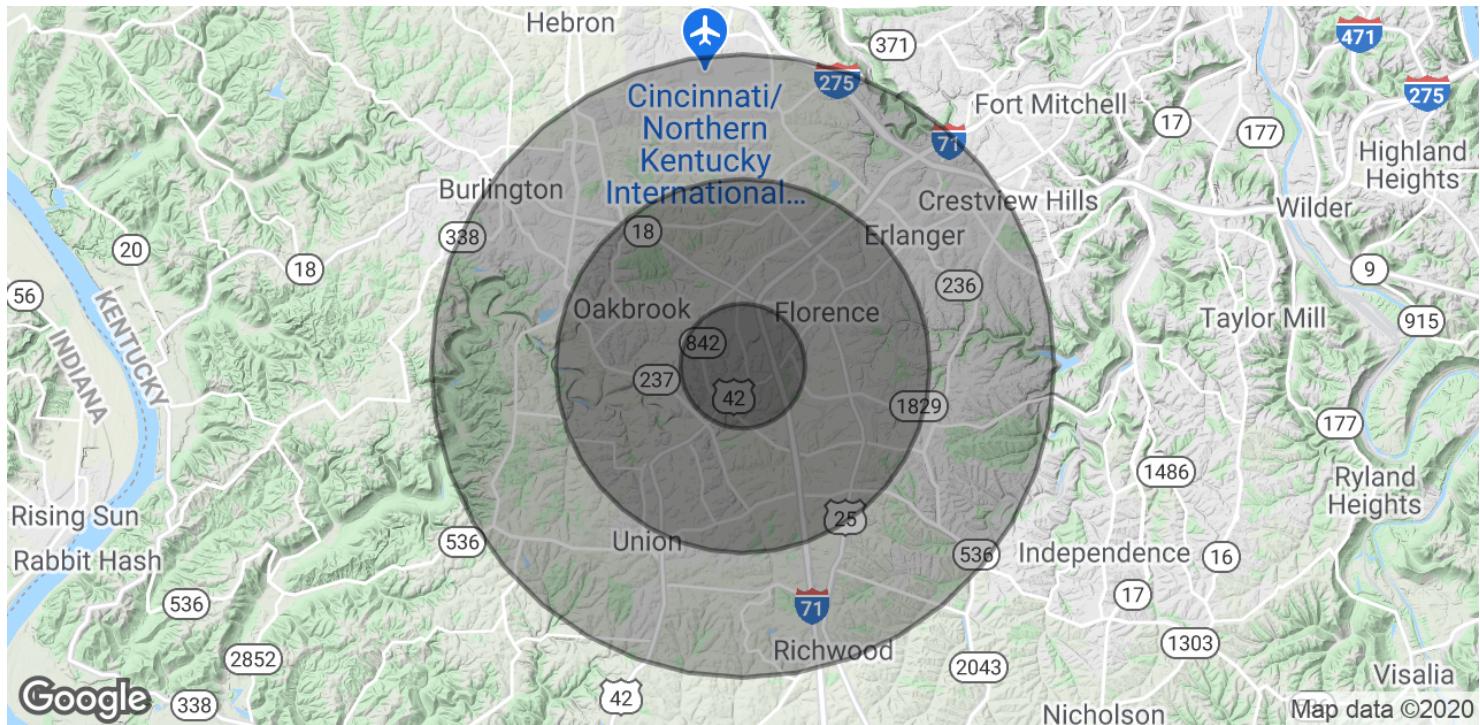
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# MALL ROAD CENTER

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,947	56,834	121,673
Average age	34.6	35.5	35.6
Average age (Male)	35.1	34.2	34.5
Average age (Female)	34.3	36.6	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,782	22,091	46,392
# of persons per HH	2.5	2.6	2.6
Average HH income	\$61,196	\$64,484	\$69,291
Average house value	\$188,580	\$167,800	\$167,567

\* Demographic data derived from 2010 US Census

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