



1035 Vandercar Dr

1035 Vandercar Dr, Florence, KY 41042



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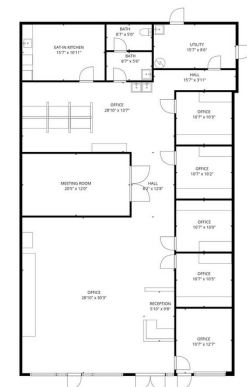


1035 Vandercar Dr

\$24.00 /SF/YR

Available now! Turn key 2,698 sq ft retail space in high traffic and high visibility strip center currently built out for professional use. Space should require minimal tenant improvement for a retail user and nearly none for a professional user. Space has a modern build out featuring cafe area, reception desk, manager office, private offices, conference room, bullpen area, kitchen, bathroom and storage closet. Strip center is anchored by Jersey Mike's, Phenix Salon Suites and more. Building sits adjacent to Wal-mart and is visible from their parking lot. Signage opportunities include shared monument with Wal-mart on Houston Rd, facade over space and glass windows/doors on storefront. Outside dimension of the space are approx 40' x 70'. Tenant pays utilities plus \$5.75 CAM along with rent....

- High visibility adjacent to Wal-mart
- Built out for professional user
- Excellent condition



Rental Rate:	\$24.00 /SF/YR
Property Type:	Retail
Gross Leasable Area:	22,162 SF
Year Built:	2006
Walk Score ®:	48 (Car-Dependent)
Transit Score ®:	28 (Some Transit)
Taxes:	\$0.00 USD/SF/MO
Operating Expenses:	\$0.48 USD/SF/MO
Rental Rate Mo:	\$2.00 /SF/MO

1st Floor Ste 1200

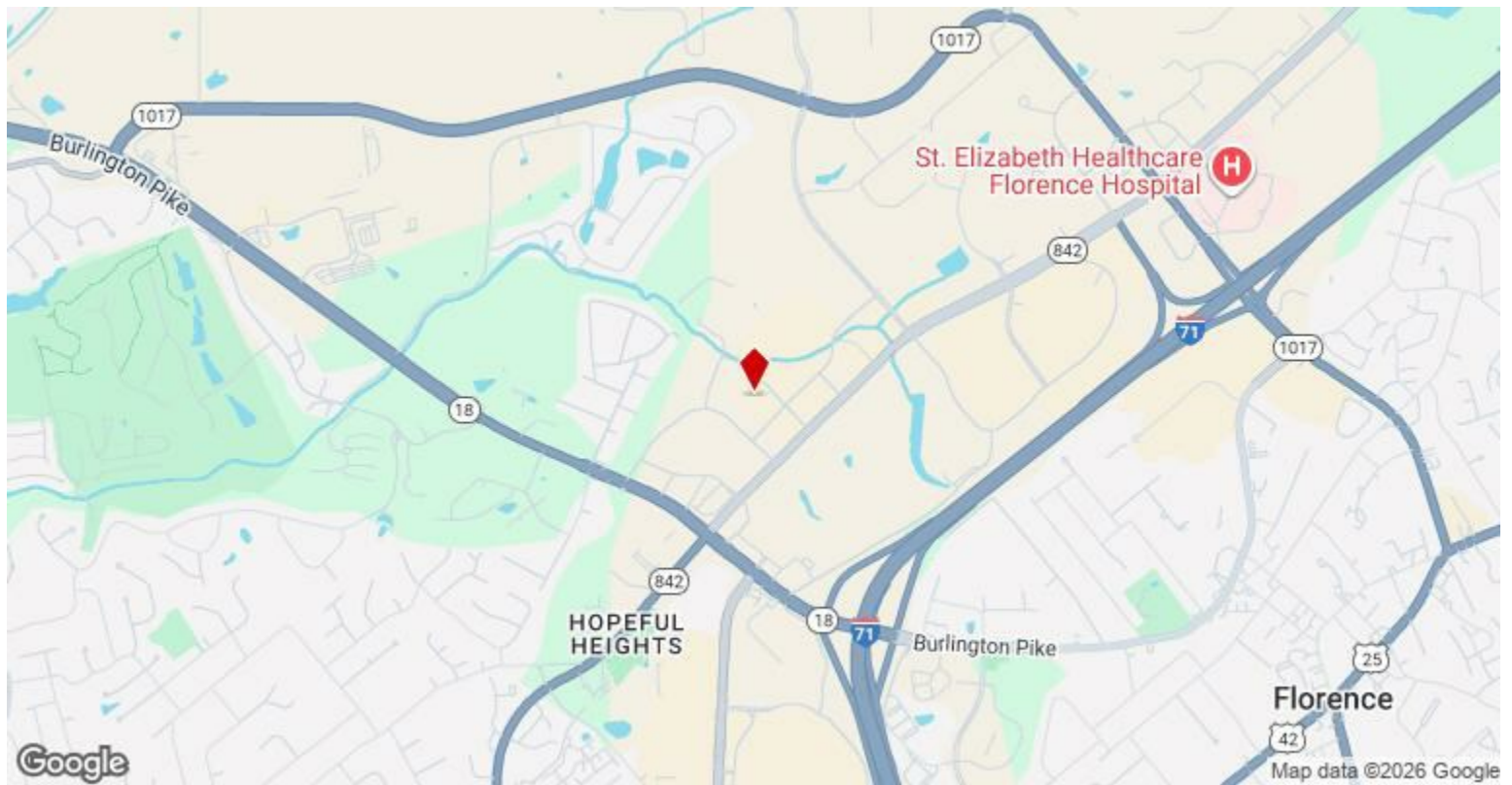
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Space Available	2,698 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Available now! Move in condition 2,698 sq ft space for lease currently built out for professional user in a high visibility strip center adjacent to a Wal-mart on high visibility road. Very minimal modifications if any would be needed for another professional user. Retail users could implement their tenant improvement needs immediately upon a signed lease and occupy quickly. Space has multiple signage opportunities including a shared monument sign with Wal-mart on Houston Rd, facade signage above the space and on the space storefront glass doors/windows. Other tenants in strip center include Jersey Mike's, Phoenix Salon Suites and more.

Major Tenant Information

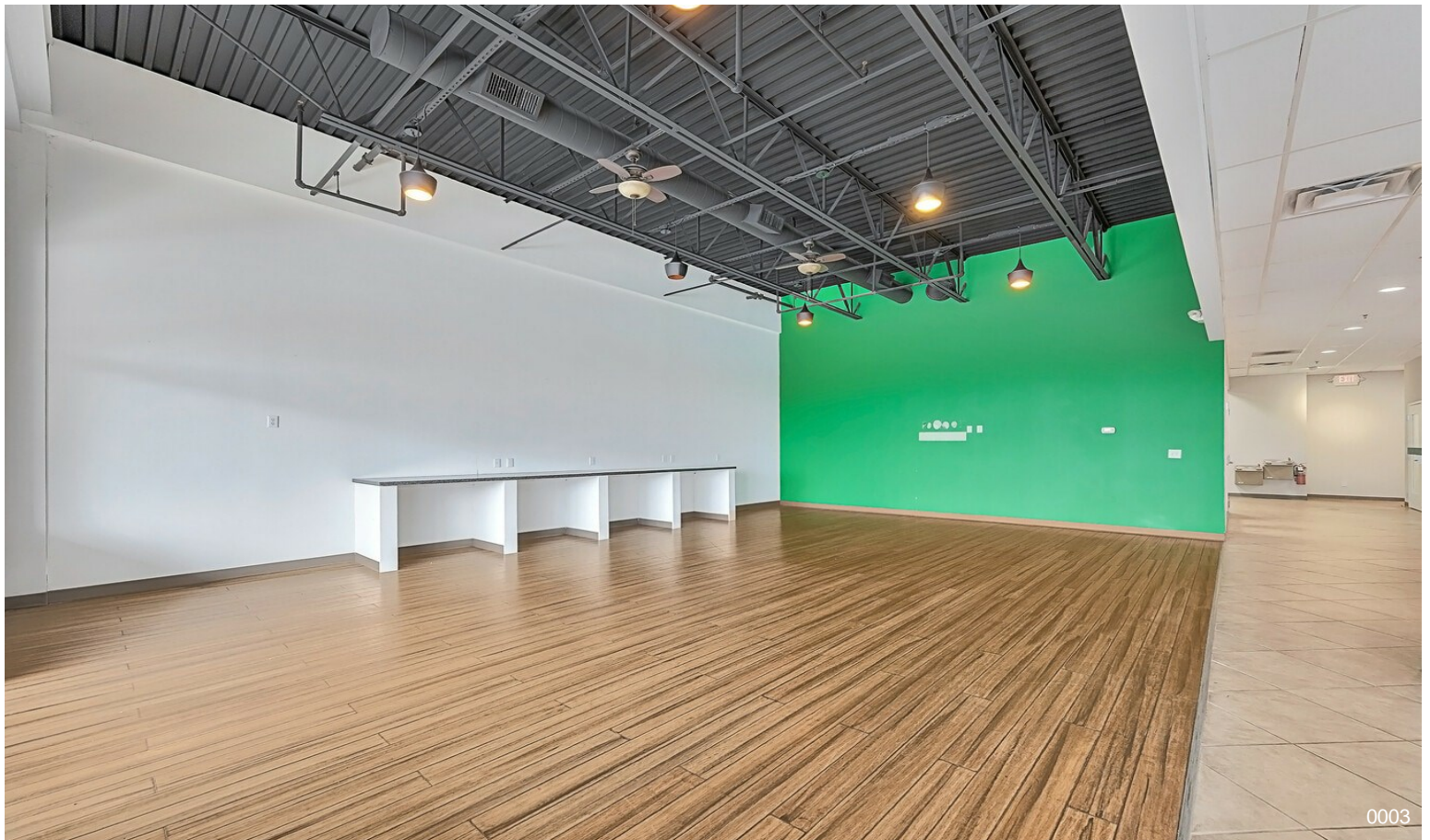
Tenant	SF Occupied	Lease Expired
3 Ladies Thai Cuisine	-	March 2024
Boost Mobile	-	
Dusty Flynt Sexy Gifts & Boudoir	-	
Gurl Frnds Tanning Salon & Boutique	-	
Jersey Mike's Subs	-	
Lohmiller Real Estate	-	
Phenix Salon Suites	-	
Sally Beauty	-	
Select Staffing	-	
World Finance	-	
		January 2020



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Property Photos



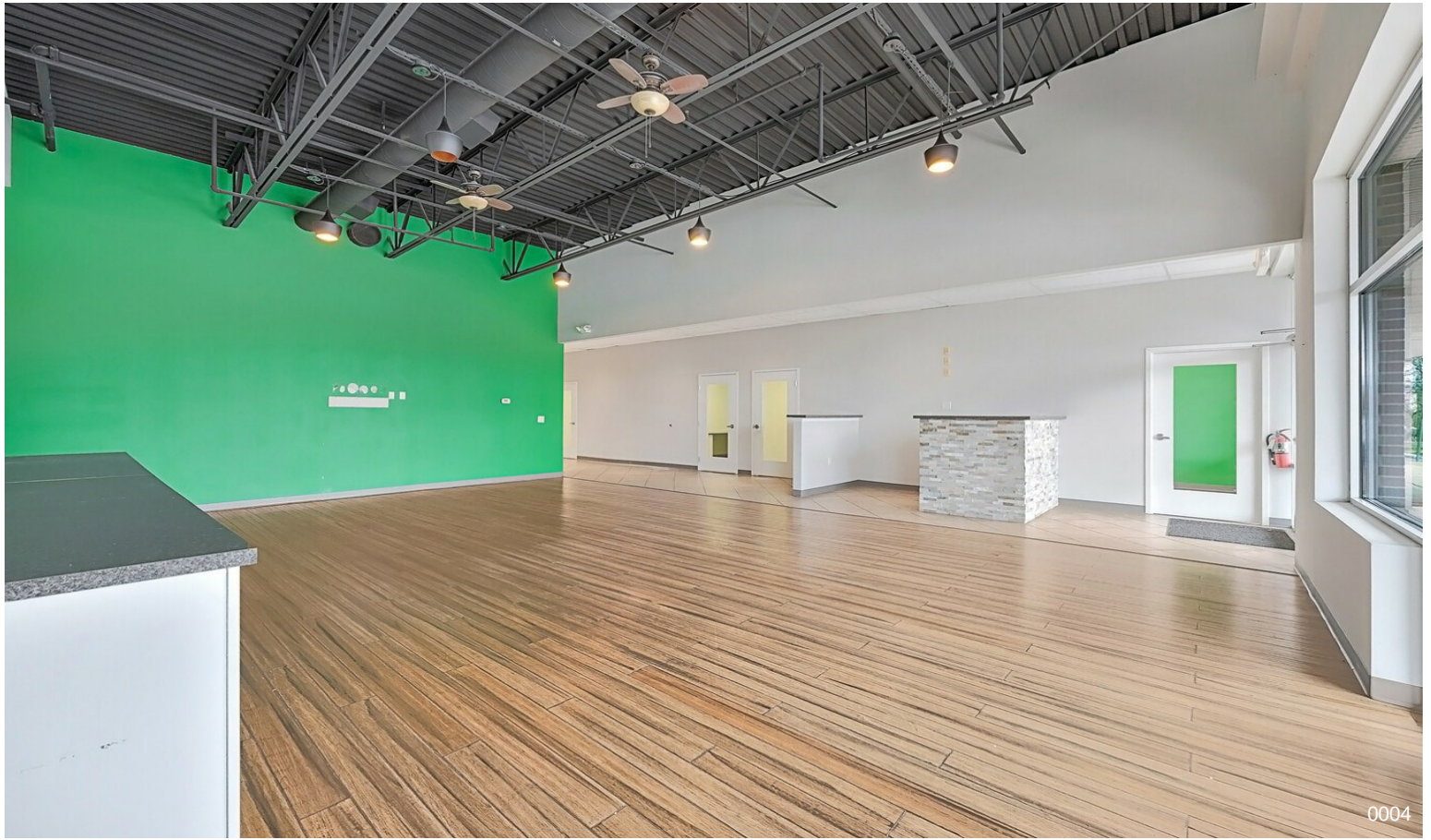
Property Photos



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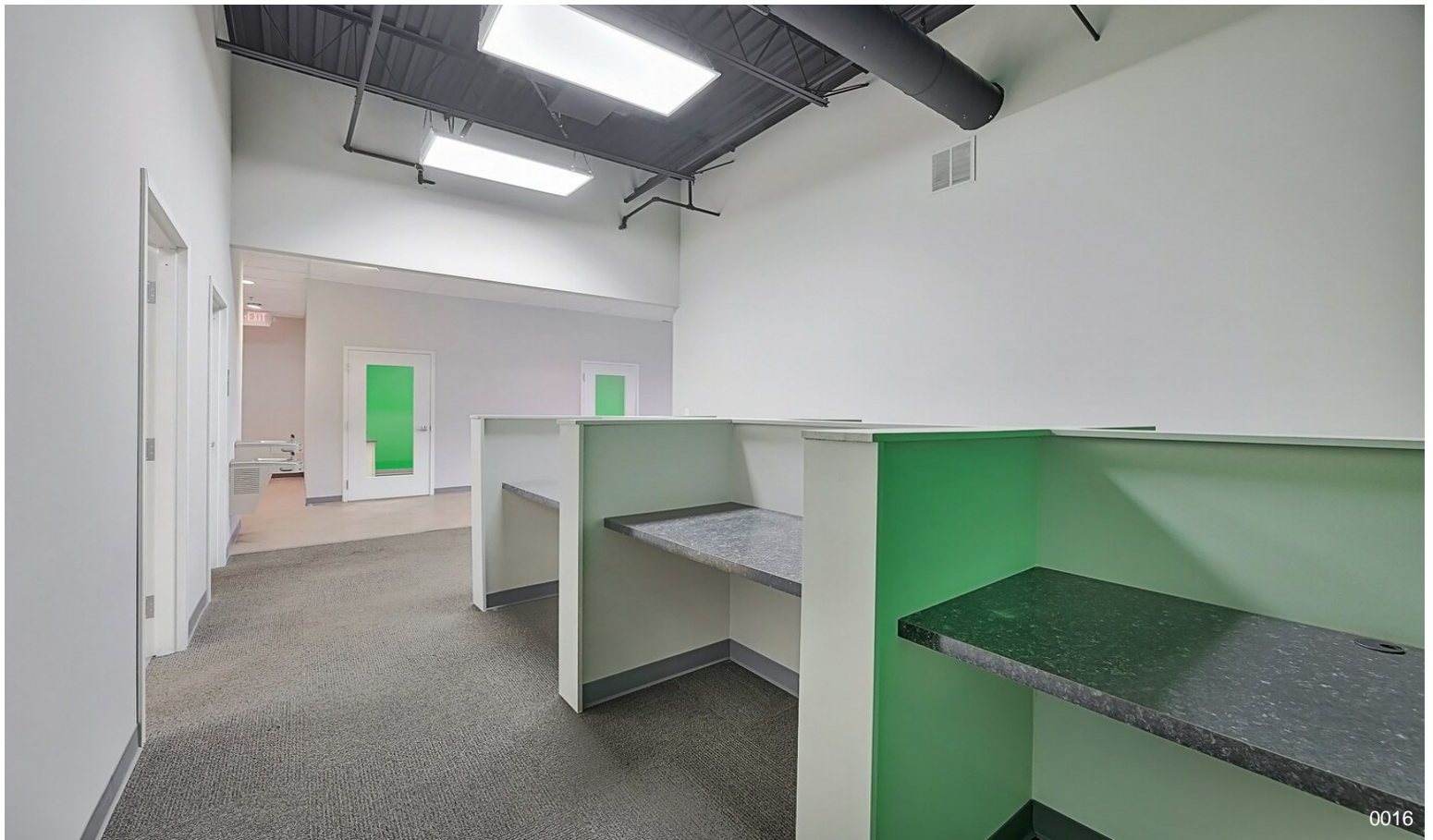
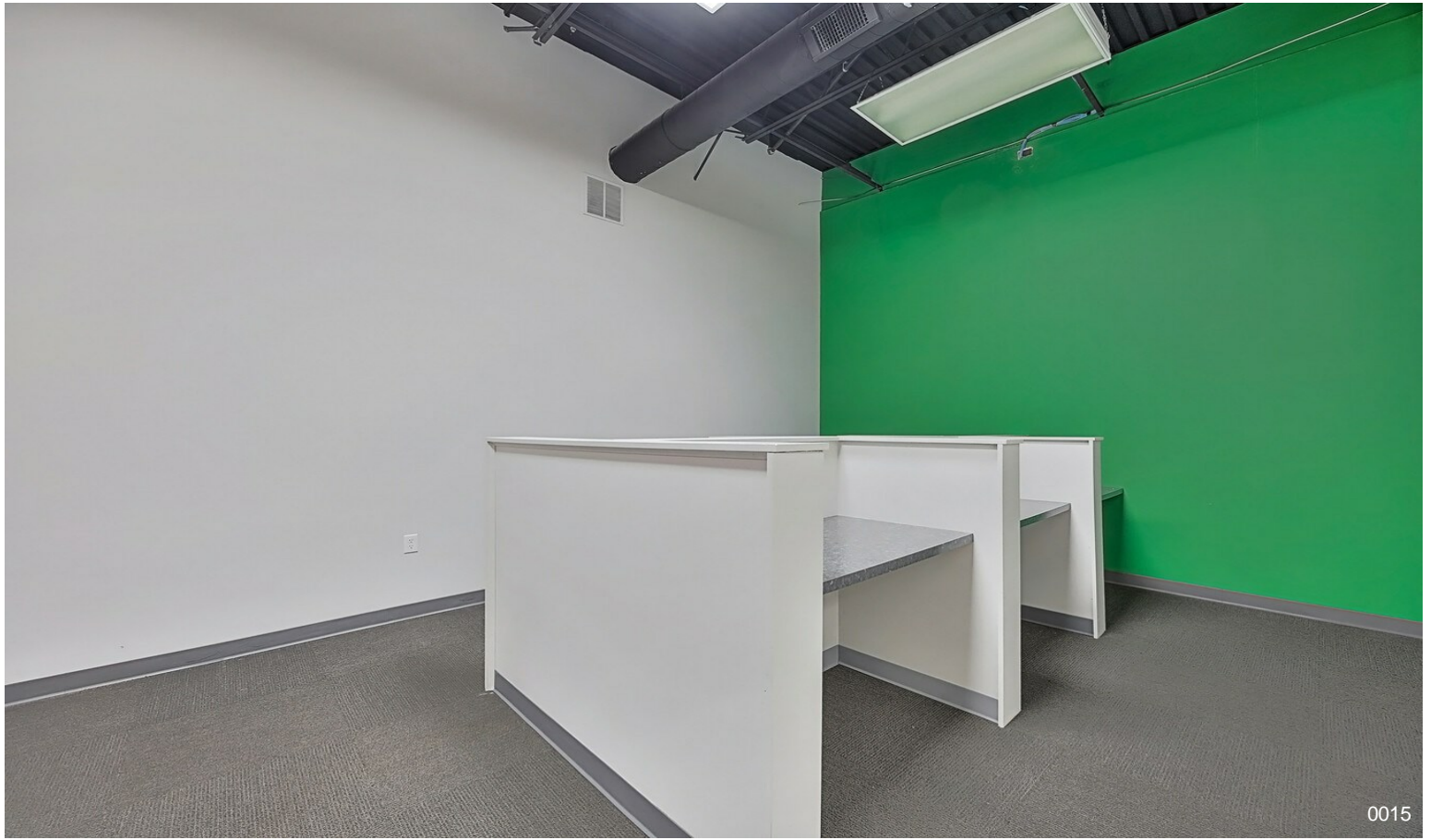
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