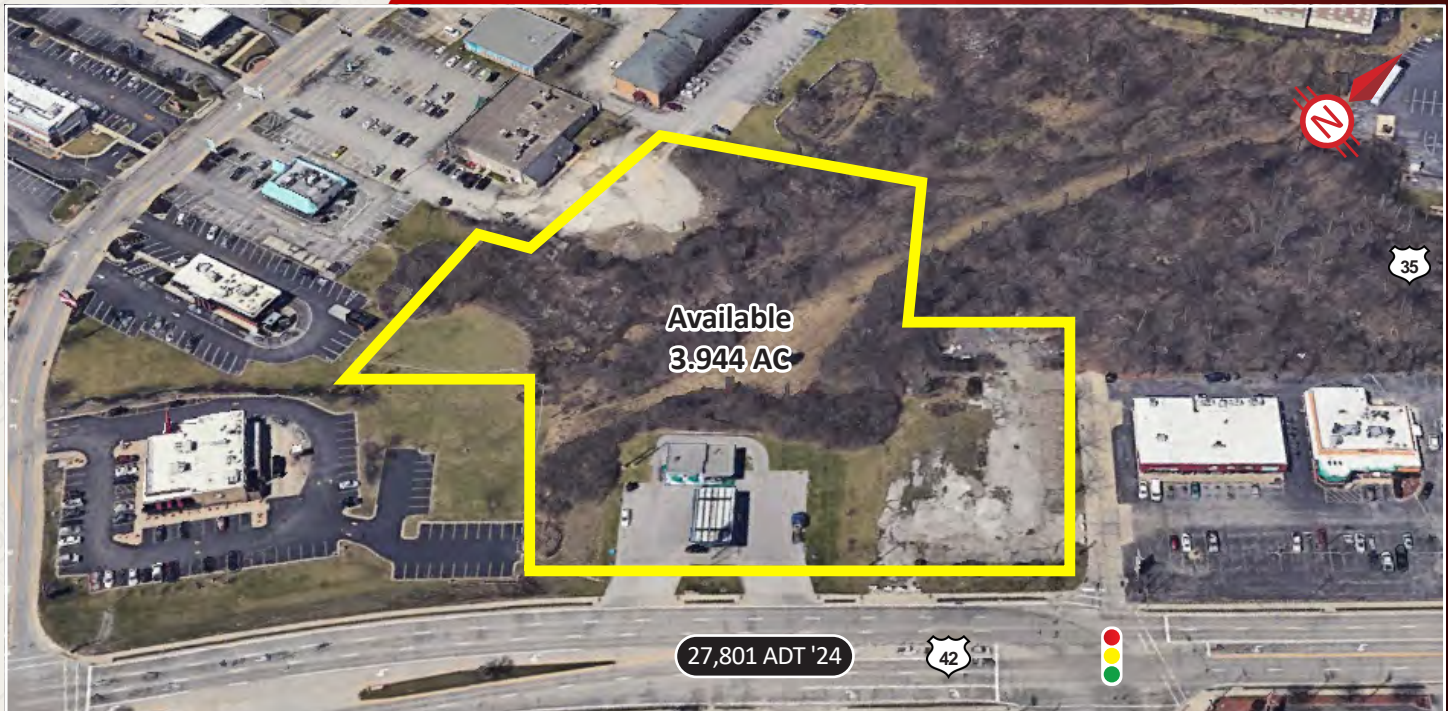


# AVAILABLE

## New Development at Signalized Intersection



7958-7960 U.S. 42, Florence, KY, 41042

### PROPERTY HIGHLIGHTS

- 2+ Usable Acres
- Signalized Intersection
- Over 400' U.S. 42 Frontage
- Excellent Residential and Commercial Growth
- Directly Across from Brand New Drury Inn
- Zoning C-3 Commercial Services
- Traffic Counts: 27,801 ADT U.S. 42

### DEMOGRAPHICS

<u>Year 2024</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	8,233	70,695	147,054
Median Income	\$57,575	\$78,402	\$92,612
Average HH Income	\$73,923	\$96,157	\$116,365
Daytime Population	6,021	37,875	67,234

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**Andrew R. Feinblatt**  
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513.268.4456



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CINEMARK  
The Best Seats in Town

SUBWAY

Super 8

BIG RED  
APPLIANCES & MATTRESSES

crossroads

COSTCO  
WHOLESALE

MENARDS

DAVE AND  
D&B  
BROTHERS

MAGNOLIA  
SPRINGS

SITE

RODEWAY  
INN

CAPTAIN D'S  
SEAFOOD RESTAURANT

Red Lobster

CHIPOTLE  
MEXICAN GRILL

McDonald's

Wendy's

Bob Evans

RBC  
Wych Doctor  
Minuteman Press

ACAPULCO  
AUTHENTIC MEXICAN  
RESTAURANT

Wildwood Inn

127  
Sprint

Rally's  
FORD, CHRYSLER, RAM

DRURY  
HOTELS  
Now Open

Holiday Inn

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7958-7960 U.S. 42  
Florence, KY 41042

OnSite  
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MAGNOLIA  
SPRINGS

Available  
3.944 AC

27,801 ADT '24

42

42

N

Ewing Blvd

Industrial Rd

COLLETTE'S  
CARRYOUT

PENN STATION  
EAST COAST SUBS

El Nopal  
MEXICAN CUISINE

WICH DOCTOR

Minuteman  
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RAC  
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Speedway

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BURGERS • FRIES • COLAS

DRURY  
HOTELS  
Now Open

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## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9895/-84.6389

7958 US-42 Florence, KY 41042	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	8,233	70,695	147,054
2029 Projected Population	8,385	72,776	152,602
2020 Census Population	7,765	70,255	144,433
2010 Census Population	7,924	64,612	129,566
Projected Annual Growth 2024 to 2029	0.4%	0.6%	0.8%
Historical Annual Growth 2010 to 2024	0.3%	0.7%	1.0%
2024 Median Age	36.3	37.0	37.7
<b>Households</b>			
2024 Estimated Households	3,518	29,099	57,514
2029 Projected Households	3,617	30,281	60,254
2020 Census Households	3,364	27,778	54,596
2010 Census Households	3,556	25,387	49,099
Projected Annual Growth 2024 to 2029	0.6%	0.8%	1.0%
Historical Annual Growth 2010 to 2024	-	1.0%	1.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	79.7%	83.4%	86.2%
2024 Estimated Black or African American	9.8%	7.0%	5.3%
2024 Estimated Asian or Pacific Islander	2.3%	2.6%	2.7%
2024 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.2%
2024 Estimated Other Races	7.7%	6.7%	5.6%
2024 Estimated Hispanic	7.7%	6.1%	4.9%
<b>Income</b>			
2024 Estimated Average Household Income	\$73,923	\$96,157	\$116,365
2024 Estimated Median Household Income	\$57,575	\$78,402	\$92,612
2024 Estimated Per Capita Income	\$31,808	\$39,679	\$45,596
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.1%	3.0%	2.5%
2024 Estimated Some High School (Grade Level 9 to 11)	6.7%	4.7%	3.6%
2024 Estimated High School Graduate	37.2%	31.3%	28.0%
2024 Estimated Some College	26.5%	22.3%	20.0%
2024 Estimated Associates Degree Only	8.0%	8.8%	9.4%
2024 Estimated Bachelors Degree Only	13.4%	20.0%	23.8%
2024 Estimated Graduate Degree	6.1%	9.9%	12.7%
<b>Business</b>			
2024 Estimated Total Businesses	620	2,856	5,255
2024 Estimated Total Employees	6,021	37,875	67,234
2024 Estimated Employee Population per Business	9.7	13.3	12.8
2024 Estimated Residential Population per Business	13.3	24.8	28.0

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