



Freestanding Retail Building

10255 Dixie Highway

Florence, Kentucky 41042

Property Highlights

- +/-9,180 SF freestanding retail building
- Monument signage available
- 36 parking spaces
- Traffic count of 13,616 VPD on Dixie Highway
- Located on Dixie Highway with close proximity to downtown Florence, I-71/75 and Florence Mall
- Adjacent to Dollar General and O'Reilly Auto Parts
- Site is one mile north of Northern Kentucky Industrial Park
- +/-7 miles to Greater Cincinnati/Northern Kentucky International Airport and +/-12 miles to downtown Cincinnati

Offering Summary

Sale Price:	\$918,000
Building Size:	+/-9,180 SF
Lot Size:	+/-1.058 AC

For More Information

Paul Ray Smith, Jr

Executive Vice President

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Jordan Smith, MRED

Associate

O: 859 224 2000

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For Sale

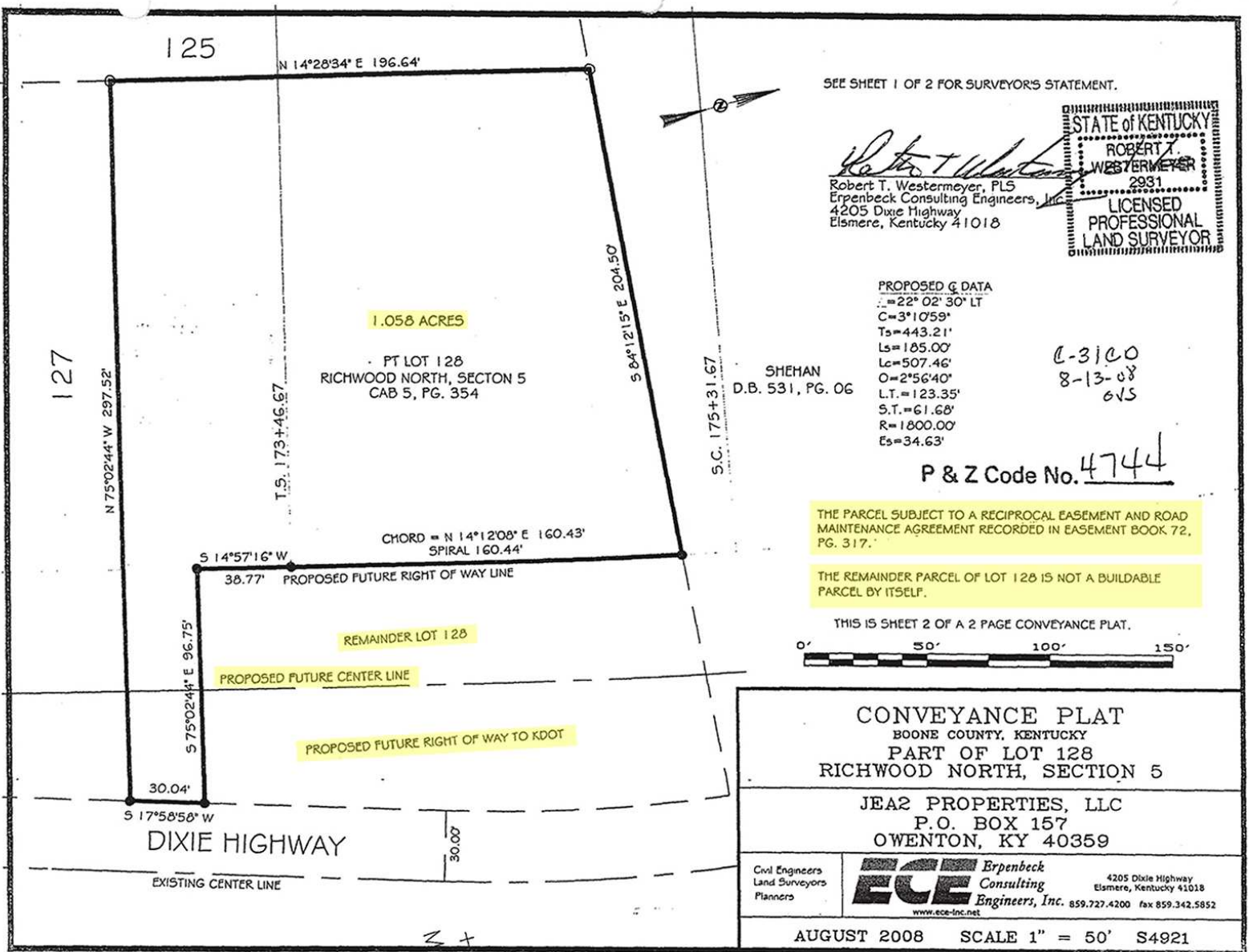
9,180 SF | \$918,000

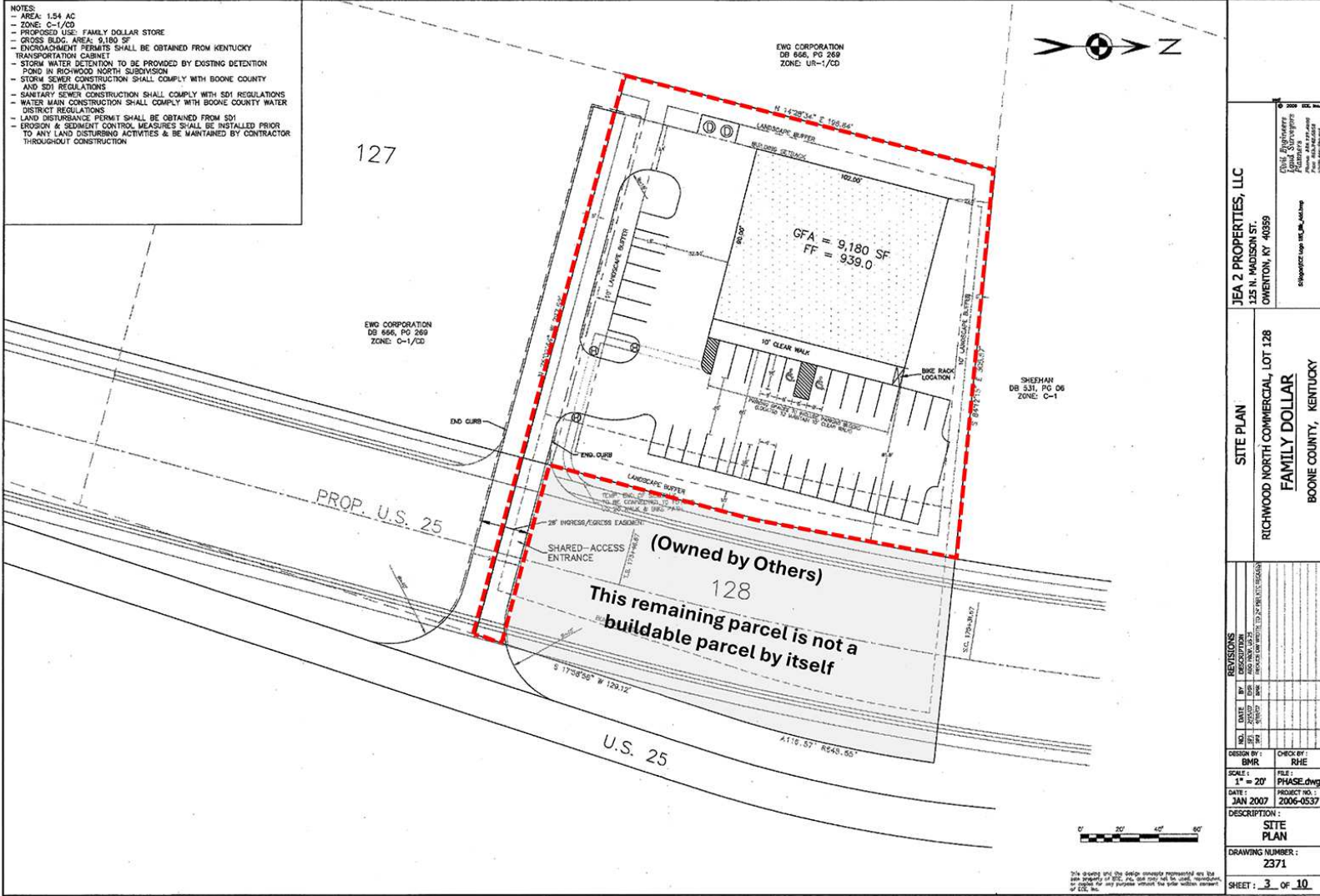
Retail Building

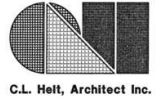
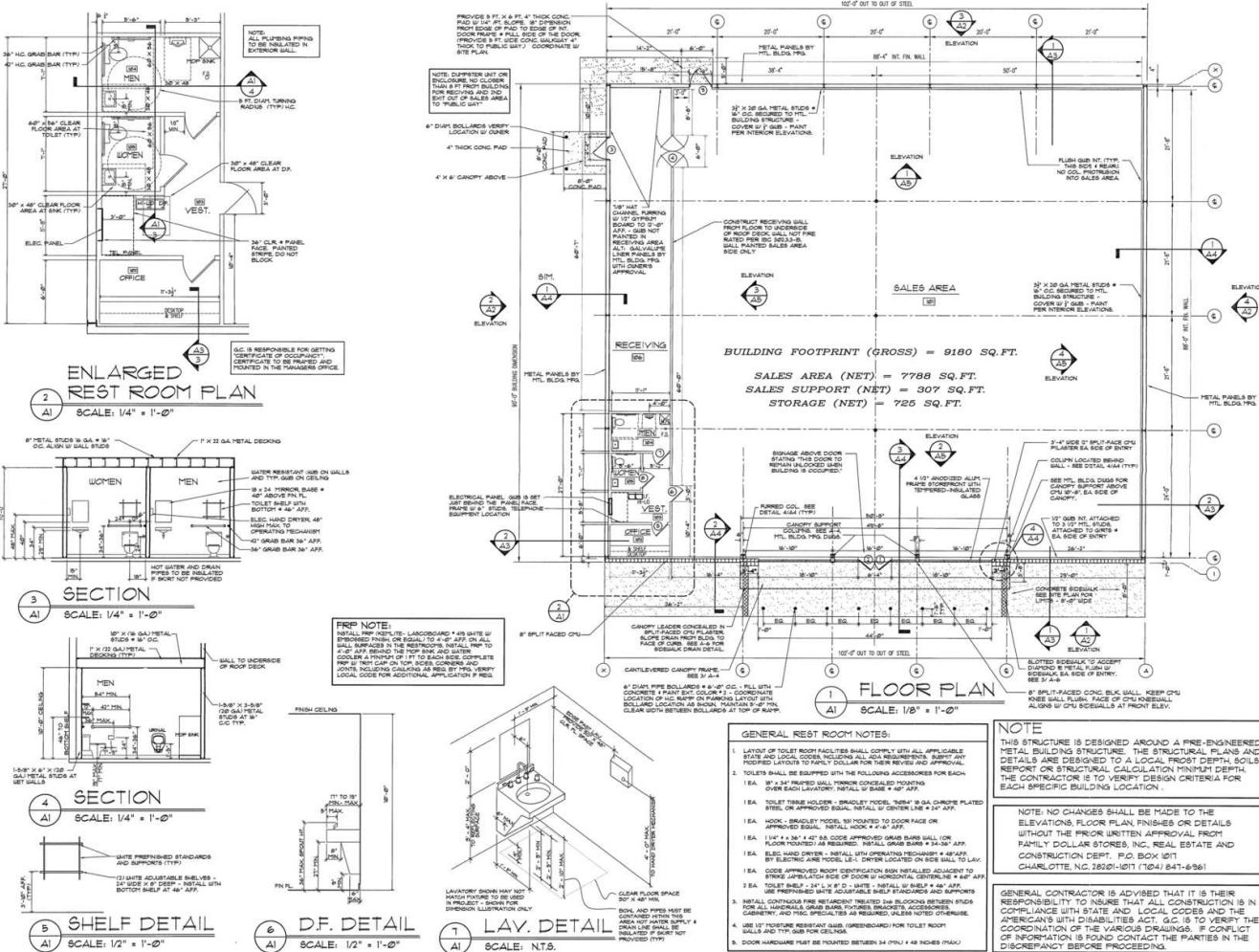


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ARCHITECT'S PROJECT # 07002
FAMILY DOLLAR STORE
HWY. 25 & FRANK DUKE DR.
FLORENCE, KY
DEVELOPER: 800-728-5002

Project #
FLOOR PLAN
SCALE 1/8" = 1'-0"
FOR BID INFORMATION CONTACT

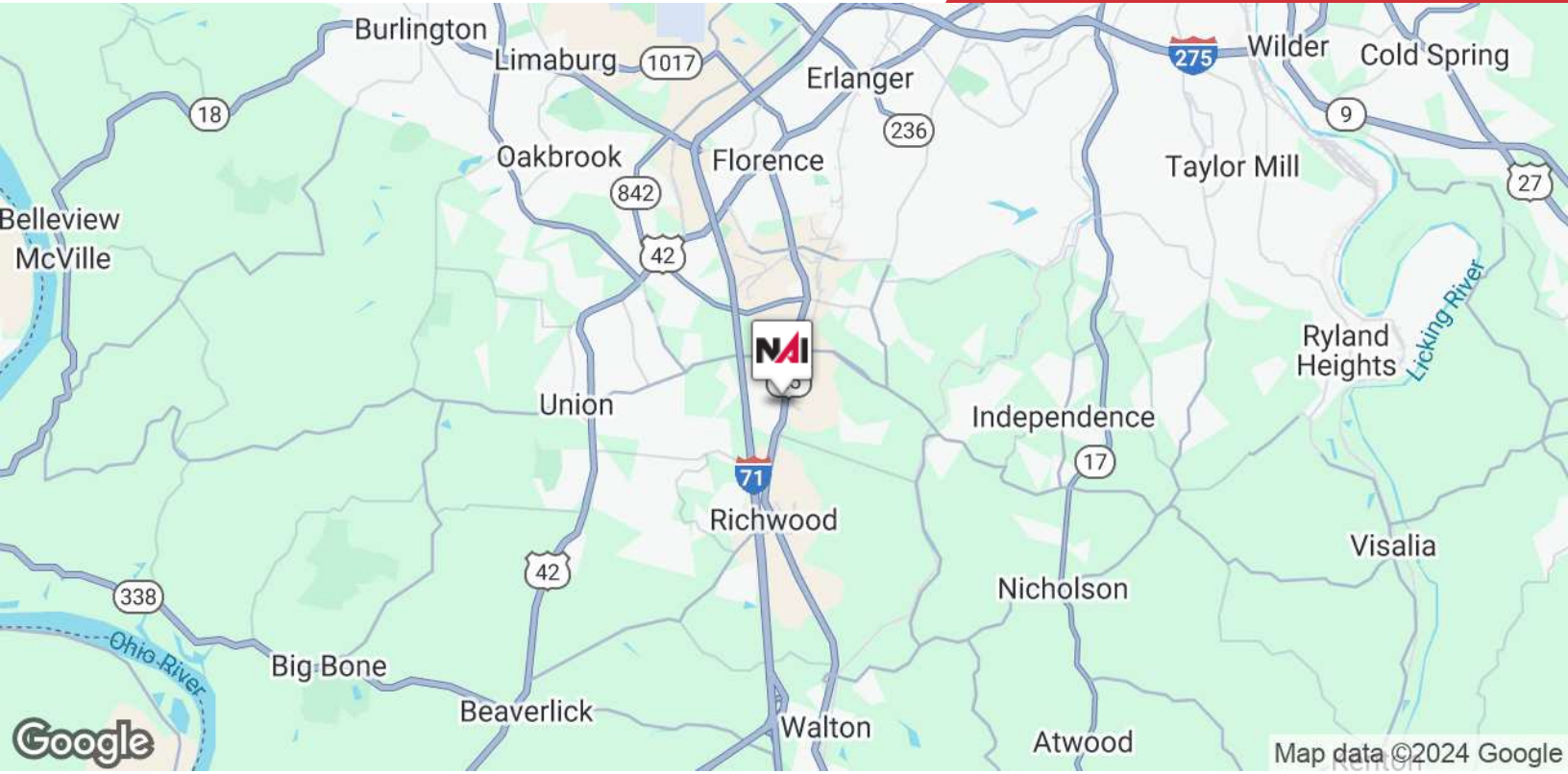
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ASSAN BY
Checked By:
C. L. HELT

Revisions:
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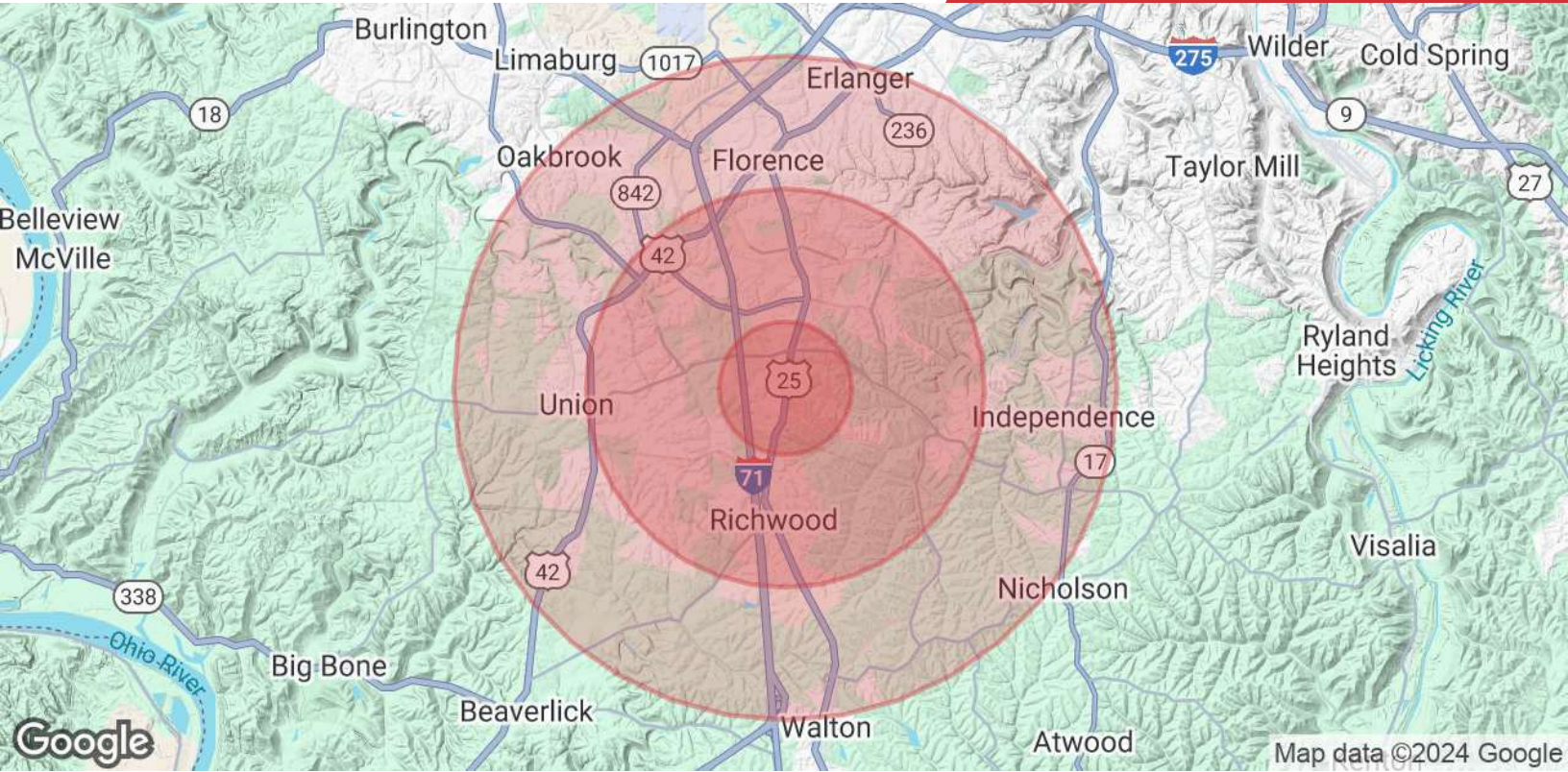
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	1 Mile	3 Miles	5 Miles
Population			
Total Population	6,075	50,801	128,865
Average Age	34	38	39
Average Age (Male)	33	37	37
Average Age (Female)	34	39	40
Households & Income			
Total Households	2,059	18,432	47,719
# of Persons per HH	3	2.8	2.7
Average HH Income	\$72,040	\$114,060	\$112,730
Average House Value	\$132,960	\$277,759	\$272,173

Demographics data derived from AlphaMap