

MIXED USE FOR LEASE

2168 Declaration Drive
Independence, KY 41051

PROPERTY SUMMARY

Available Space: 3,500 sq. ft.

Lease Terms

Rent: \$16.95 per sq. ft.

CAM: \$4.50 per sq. ft.

Years: 5

Zoning: Community Commercial (CC)

DESCRIPTION

Prime 3,500 sq. ft. end-cap store in the 26,000 sq. ft. Independence Town Center anchored by ACE Hardware Store, near the new Kroger Marketplace Store (see attached floor plan).

The store is zoned Community Commercial (CC) which permits most retail, office, and medical uses. This Center is located on an outlot of the Kroger Marketplace and has a large parking lot and great visibility to the Kroger Store.

Independence is the fastest growing suburban market in Northern Kentucky and was recently listed in Forbes Magazine as the 99th fastest growing city in the U.S. The Independence website is www.cityofindependence.org.



SITE



F1RST
COMMERCIAL
REALTY INC.

Ray Merkel

73 Cavalier Blvd., Suite 325

Florence, KY 41042

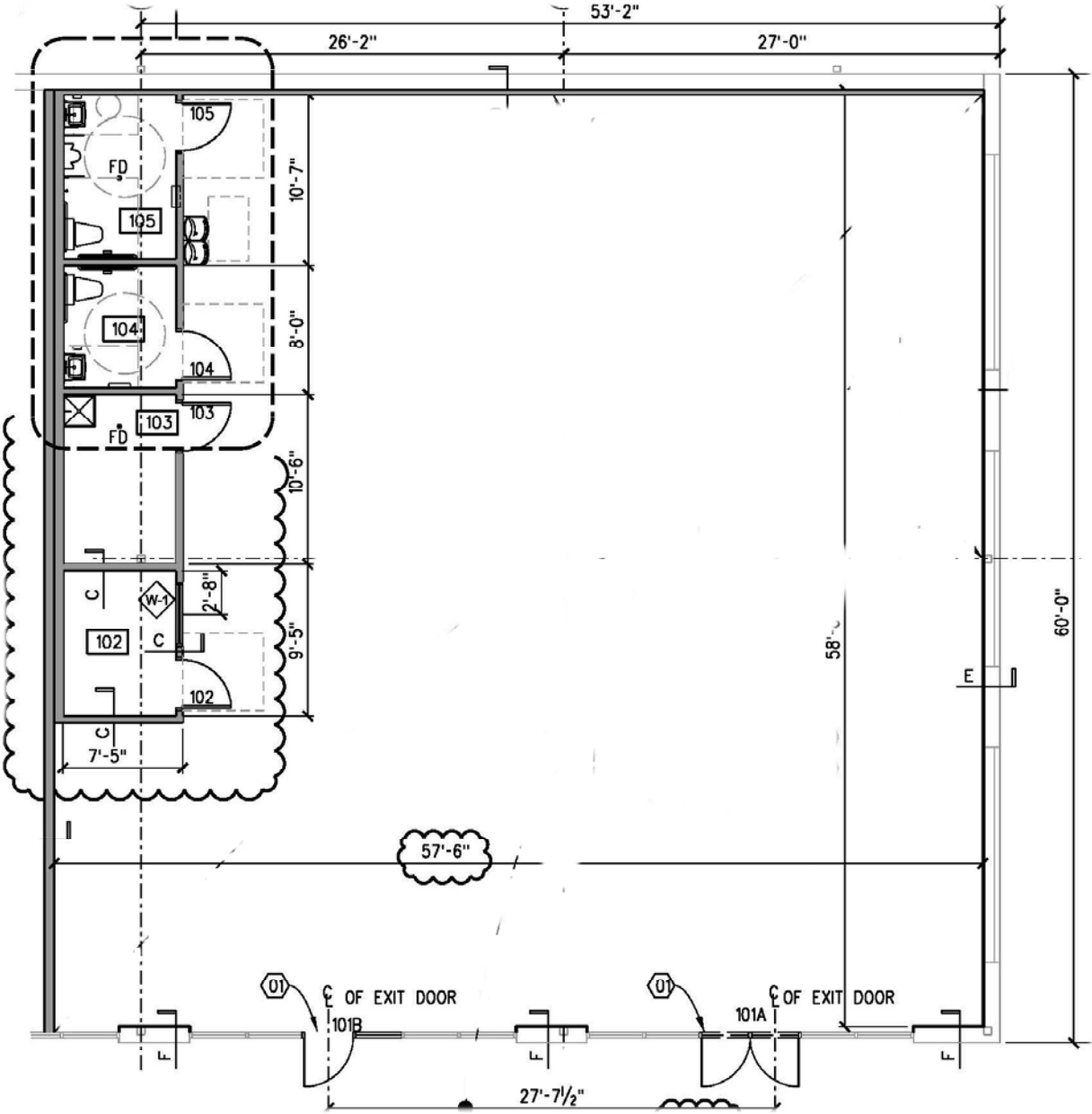
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1/8 0 4 8 12FT
SCALE