

# FORMER HERITAGE BANK BRANCH **6809 BURLINGTON PIKE**



ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202  
**513.241.2300**





**ADDRESS:**

6809 Burlington Pike  
Florence, KY 41042  
(At corner of Turfway and Burlington)

**FOR LEASE:** 1760 SF on .35 acres

**PRICING:** \$32 PSF NNN \$4,693/month  
RE tax \$7,335 per year

- ▶ Modern bank branch building
- ▶ 4 drive thru lanes
- ▶ 13 car parking plus cross access and parking on surrounding shopping center
- ▶ Signage on all 4 sides of building plus pylon sign
- ▶ Traffic light access
- ▶ Perfect for bank, fast food, retailer, small office

**TRAFFIC COUNTS:**

- ▶ Turfway Rd E of I-71-75 = 29,696 AADT in 2015
- ▶ Burlington Pike S of Cavalier Blvd = 13,934 AADT in 2013

# FEATURES





**Boone County  
High School**

**SITE**

**BIG  
LOTS!**

**Office  
DEPOT**

**H&R BLOCK**

**FAMILY  
DOLLAR**

**LEE'S  
Famous Recipe Chicken**

**Spicchi's  
BIG BOY**

**Remke  
MARKET**

**Quality  
INN  
BY CHOICE HOTELS**

**WOODSPRING  
SUITES  
AN EXTENDED STAY HOTEL**

**COURTYARD  
Marriott**

**Days Inn**

**LC  
Health**

**LA FITNESS**

**meijer**

**BEST BUY**

**extended  
STAY  
AMERICA**

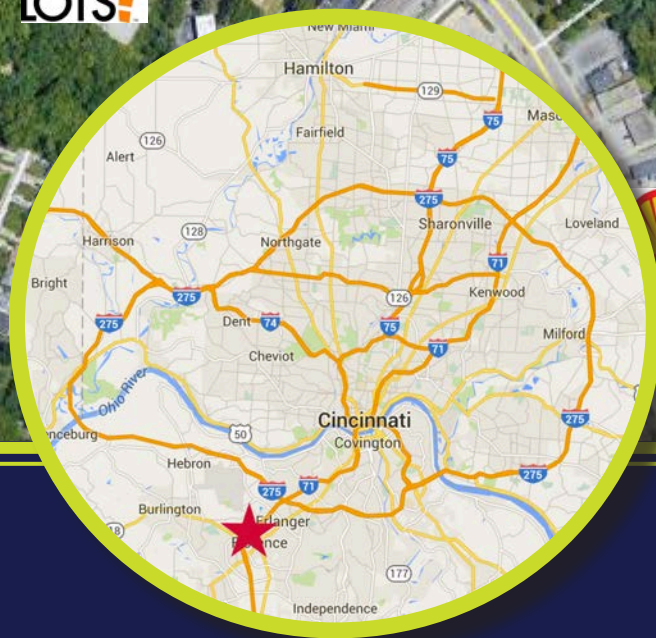
**HYATT  
PLACE**

**LA QUINTA  
INNS & SUITES**

**POTBELLY  
SANDWICH SHOP**

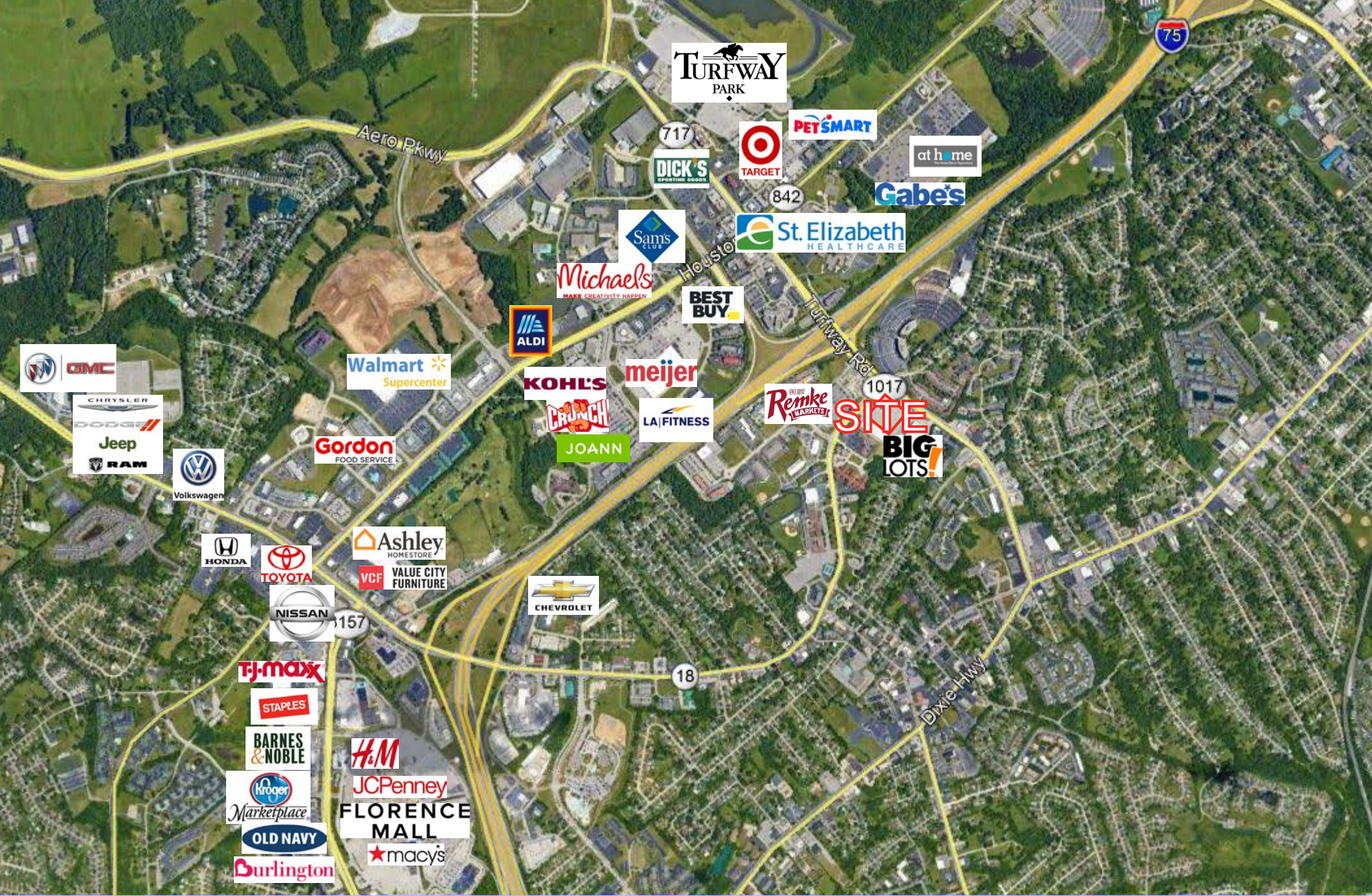
**Chick-fil-A**

**li's**



# LOCATION

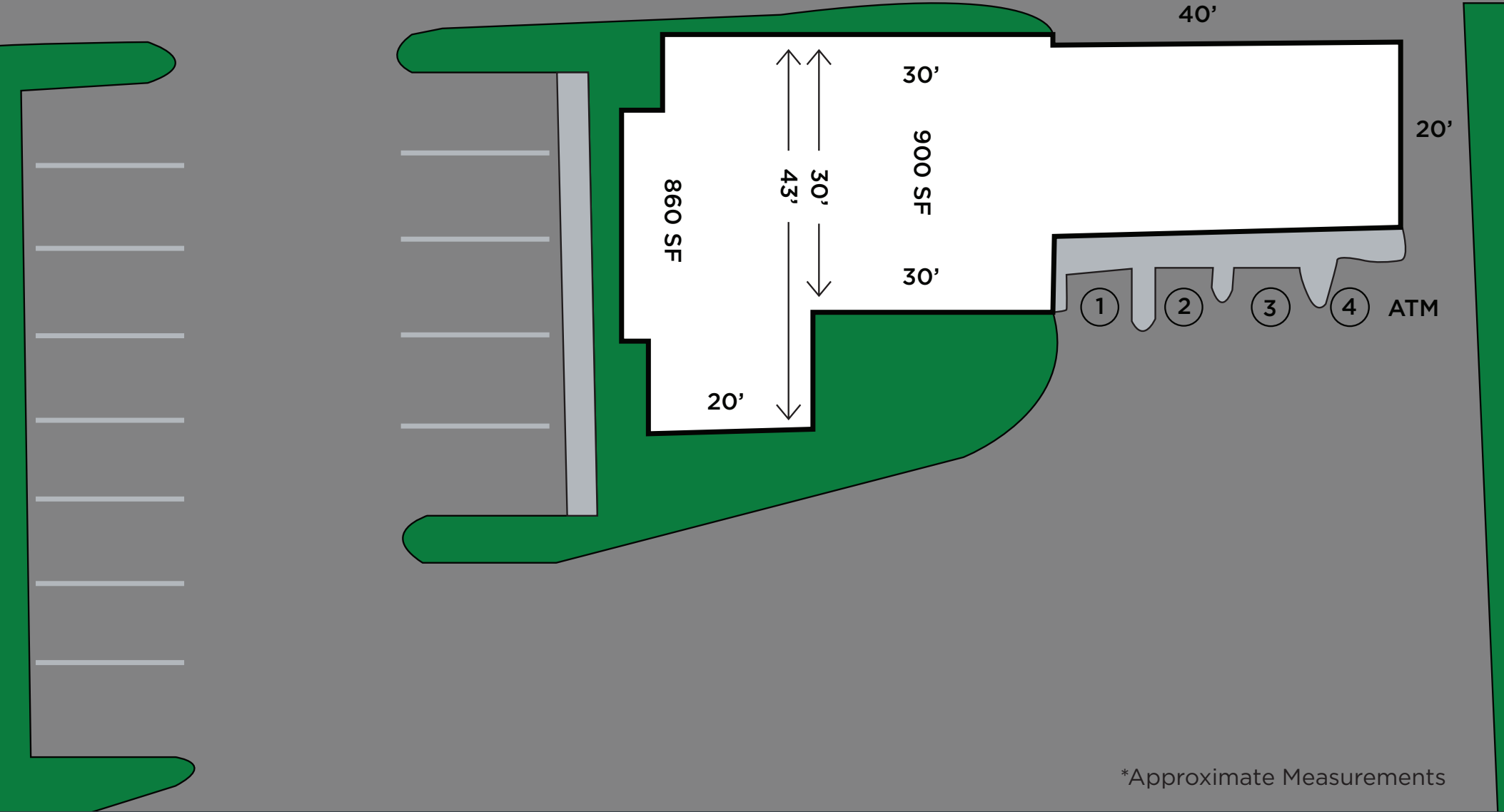




AERIAL



1,760 SF on .35 acres  
13 car parking spaces



\*Approximate Measurements

# LAYOUT

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,257	53,788	120,958
2010 Population	7,297	55,620	139,823
2019 Population	7,777	59,325	150,440
2024 Population	8,131	61,507	156,729
2000-2010 Annual Rate	0.05%	0.34%	1.46%
2010-2019 Annual Rate	0.71%	0.72%	0.82%
2019-2024 Annual Rate	0.89%	0.73%	0.82%
2019 Male Population	46.6%	48.5%	48.7%
2019 Female Population	53.4%	51.5%	51.3%
2019 Median Age	35.4	37.8	37.4

RACE AND ETHNICITY	1 MILE	3 MILE	5 MILE
2019 White Alone	80.7%	85.9%	88.1%
2019 Black Alone	8.1%	5.5%	4.0%
2019 American Indian/Native Alaskan Alone	0.1%	0.2%	0.2%
2019 Asian Alone	1.1%	1.9%	2.6%
2019 Pacific Islander Alone	0.9%	0.3%	0.2%
2019 Other Race	4.8%	3.2%	2.2%
2019 Two or More Races	4.3%	3.1%	2.6%
2019 Hispanic Origin (Any Race)	8.7%	6.5%	5.1%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Households	2,974	21,361	46,382
2010 Households	3,076	22,499	54,108
2019 Households	3,302	23,979	58,152
2024 Households	3,455	24,865	60,539
2000-2010 Annual Rate	0.34%	0.52%	1.55%
2010-2019 Annual Rate	0.79%	0.71%	0.80%
2019-2024 Annual Rate	0.91%	0.73%	0.81%
2019 Average Household Size	2.31	2.45	2.57

MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Median Household Income	\$44,648	\$55,010	\$68,706
2024 Median Household Income	\$52,415	\$62,984	\$78,911
2019-2024 Annual Rate	3.26%	2.74%	2.81%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2019 Average Household Income	\$58,683	\$71,775	\$89,562
2024 Average Household Income	\$68,779	\$82,649	\$102,023
2019-2024 Annual Rate	3.23%	2.86%	2.64%

PER CAPITA INCOME	1 MILE	3 MILE	5 MILE
2019 Per Capita Income	\$24,266	\$28,908	\$34,569
2024 Per Capita Income	\$28,463	\$33,288	\$39,349
2019-2024 Annual Rate	3.24%	2.86%	2.62%

HOUSING	1 MILE	3 MILE	5 MILE
2000 Total Housing Units	3,137	22,313	48,774
2000 Owner Occupied Housing Units	50.9%	62.5%	66.7%
2000 Renter Occupied Housing Units	43.9%	33.2%	28.4%
2000 Vacant Housing Units	5.2%	4.3%	4.9%
2010 Total Housing Units	3,263	23,931	57,753
2010 Owner Occupied Housing Units	48.1%	58.8%	65.3%
2010 Renter Occupied Housing Units	46.2%	35.2%	28.4%
2010 Vacant Housing Units	5.7%	6.0%	6.3%
2019 Total Housing Units	3,479	25,268	61,615
2019 Owner Occupied Housing Units	47.6%	56.7%	63.9%
2019 Renter Occupied Housing Units	47.3%	38.2%	30.4%
2019 Vacant Housing Units	5.1%	5.1%	5.6%
2024 Total Housing Units	3,640	26,176	64,119
2024 Owner Occupied Housing Units	48.0%	57.6%	64.8%
2024 Renter Occupied Housing Units	47.0%	37.4%	29.6%
2024 Vacant Housing Units	5.1%	5.0%	5.6%

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

October 31, 2019

# DEMOGRAPHICS



**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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