



Land Site For New Development

7122 Burlington Pike
Florence, KY 41042

- .7838 acre land available
- Neltner's Retail Strip Center across street
- Boone County High School across street
- High traffic thoroughfare
- Outstanding site for restaurant, retail or office
- Minutes from Florence Mall
- 1/2 mile from I-71/I-75



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Population	2 Mile	3 Mile	5 Mile
2017 Total Population:	31,889	59,711	147,570
2022 Population:	33,310	62,318	153,909
Pop Growth 2017-2022:	4.46%	4.37%	4.30%
Average Age:	37.60	37.40	37.20
Households			
2017 Total Households:	13,233	23,924	56,894
HH Growth 2017-2022:	4.46%	4.41%	4.32%
Median Household Inc:	\$43,719	\$50,529	\$59,959
Avg Household Size:	2.40	2.50	2.60
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$125,996	\$139,381	\$163,796
Median Year Built:	1973	1977	1986

PROPOSED
NEW BUSINESS CENTER
FLORENCE ONE CENTRE
Location: 7122 Burlington Pike, Florence, KY



WEST FRONT ELEVATION

LOCATION:	Across from Boone County High School. Corner of Burlington Pike (KY-18) and Girard Street. Ready for occupancy mid 2005
SPACE AVAILABLE:	1,000 - 9,000 square feet.
NET RENTAL RATE:	\$13.00 - \$16.00 per square foot.
REALTY TAXES:	\$1.00 per square foot yearly (estimated).
COMMON AREAS:	\$1.50 per square foot yearly (estimated).
SIGNAGE:	Storefront signage and street side common sign.
PARKING:	43 on-site parking spaces. Parking overflow next door.
TRAFFIC COUNT:	Burlington Pike (SR-18) E of Wallace Ave: 18,352 vehicles per day. (Src KY Transportation Cabinet, OKI)



EAST FRONT ELEVATION

Note: Building colors shown do not depict actual colors of building finish.

The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice.

PROPOSED
Site Plan
7122 Burlington Pike, Florence, KY

