








US-42 Florence/Union, Kentucky

PROPERTY HIGHLIGHTS

-  Multiple parcels available, custom sizes from 1 acre to 12 acres, many fronting US-42
-  Established corridor with continued residential and commercial growth in Florence and Union
-  Very visible and easily accessible, with multiple points of signaled access from US-42
-  In close proximity to a brand new Kroger Marketplace, multiple restaurants, financial institutions, medical office and many other commercial uses
-  **Traffic Counts:**
Farmview/US-42: 22,755 ADT ('12)
Gunpowder/US-42: 35,300 ADT ('05)

DEMOGRAPHICS

<u>Year 2019</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>	<u>10 Min</u>
Estimated Population	10,296	59,291	117,720	61,191
Median Income	\$95,302	\$88,178	\$79,567	\$90,416
Average HH Income	\$118,101	\$98,229	\$88,282	\$101,323
Daytime Population	2,182	23,322	50,518	30,132

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FLORENCE MALL

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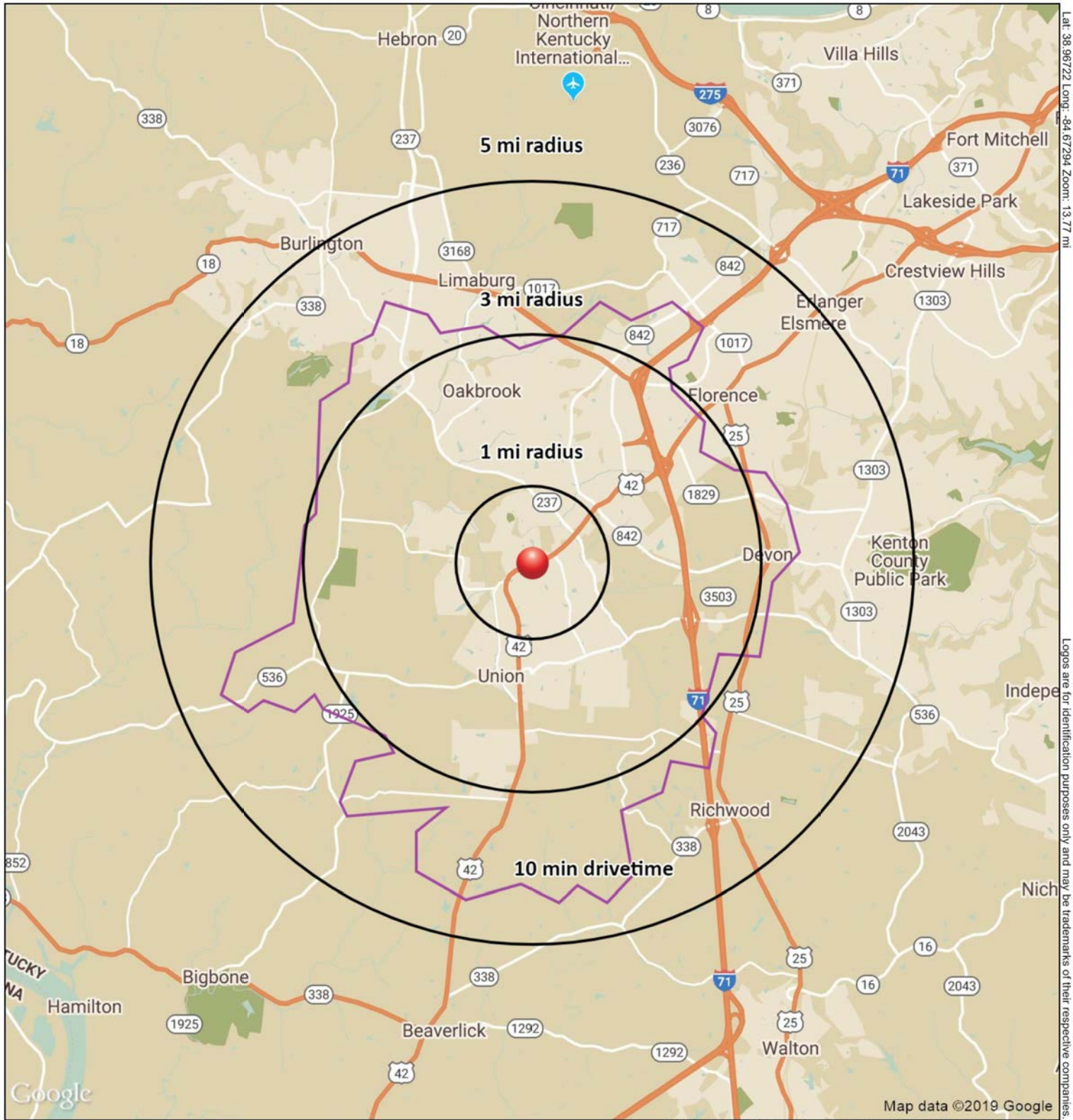
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AVAILABLE PARCELS
US-42 Florence/Union, Kentucky

- Divisible Acreage
- Non-Divisible Acreage



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Lat: 38.96722 Long: -84.67294 Zoom: 13.77 mi
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Farmview Dr & US-42

Union, KY 41091

November 2019



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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections



Lat/Lon: -84.6729/38.967

RS1

Farmview Dr & US-42		1 mi radius	3 mi radius	5 mi radius	10 min drivetime
Union, KY 41091					
POPULATION	2019 Estimated Population	10,296	59,291	117,720	61,191
	2024 Projected Population	10,613	61,276	121,221	63,216
	2010 Census Population	8,829	52,077	105,599	54,021
	2000 Census Population	3,396	35,299	80,556	36,107
	Projected Annual Growth 2019 to 2024	0.6%	0.7%	0.6%	0.7%
	Historical Annual Growth 2000 to 2019	10.7%	3.6%	2.4%	3.7%
	2019 Median Age	38.1	37.9	37.1	38.4
HOUSEHOLDS	2019 Estimated Households	3,834	22,312	44,863	23,038
	2024 Projected Households	4,034	23,542	46,993	24,301
	2010 Census Households	3,226	19,226	39,386	19,941
	2000 Census Households	1,151	12,979	30,089	13,191
	Projected Annual Growth 2019 to 2024	1.0%	1.1%	0.9%	1.1%
	Historical Annual Growth 2000 to 2019	12.3%	3.8%	2.6%	3.9%
RACE AND ETHNICITY	2019 Estimated White	88.1%	87.9%	88.0%	88.5%
	2019 Estimated Black or African American	3.8%	3.9%	4.4%	3.8%
	2019 Estimated Asian or Pacific Islander	5.4%	4.1%	2.8%	4.0%
	2019 Estimated American Indian or Native Alaskan	-	0.2%	0.2%	0.2%
	2019 Estimated Other Races	2.6%	3.9%	4.6%	3.5%
	2019 Estimated Hispanic	2.8%	4.4%	5.2%	3.9%
INCOME	2019 Estimated Average Household Income	\$118,101	\$98,229	\$88,282	\$101,323
	2019 Estimated Median Household Income	\$95,302	\$88,178	\$79,567	\$90,416
	2019 Estimated Per Capita Income	\$43,982	\$36,975	\$33,696	\$38,165
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.3%	2.3%	1.9%
	2019 Estimated Some High School (Grade Level 9 to 11)	2.1%	3.7%	5.3%	3.6%
	2019 Estimated High School Graduate	22.6%	22.9%	26.8%	22.9%
	2019 Estimated Some College	29.9%	27.2%	25.7%	26.9%
	2019 Estimated Associates Degree Only	9.6%	9.0%	9.0%	8.8%
	2019 Estimated Bachelors Degree Only	21.2%	21.6%	20.0%	22.4%
	2019 Estimated Graduate Degree	13.2%	13.3%	10.9%	13.5%
BUSINESS	2019 Estimated Total Businesses	285	1,864	4,142	2,364
	2019 Estimated Total Employees	2,182	23,322	50,518	30,132
	2019 Estimated Employee Population per Business	7.7	12.5	12.2	12.7
	2019 Estimated Residential Population per Business	36.2	31.8	28.4	25.9

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