

BUILD TO SUIT

6367 Taylor Mill Rd, Independence, KY 41051



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity in the Cherokee Plaza, Independence, KY. Built to Suit, approved plans for a drive-thru coffee user. It's a perfect fit for a wide range of ventures. Its strategic positioning ensures high visibility and accessibility, while the surrounding landscaping provides a welcoming environment for employees and clients alike. Don't miss your chance to make this impressive property the new home for your business.

PROPERTY HIGHLIGHTS

- Build to Suit
- Cherokee Plaza Out Lot Parcel
- Approved plans for a Drive-Thru Coffee user
- Ample parking available
- High visibility and accessibility

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,676 SF
Building Size:	2,676 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	166	580	1,812
Total Population	459	1,599	5,042
Average HH Income	\$120,719	\$120,597	\$122,953

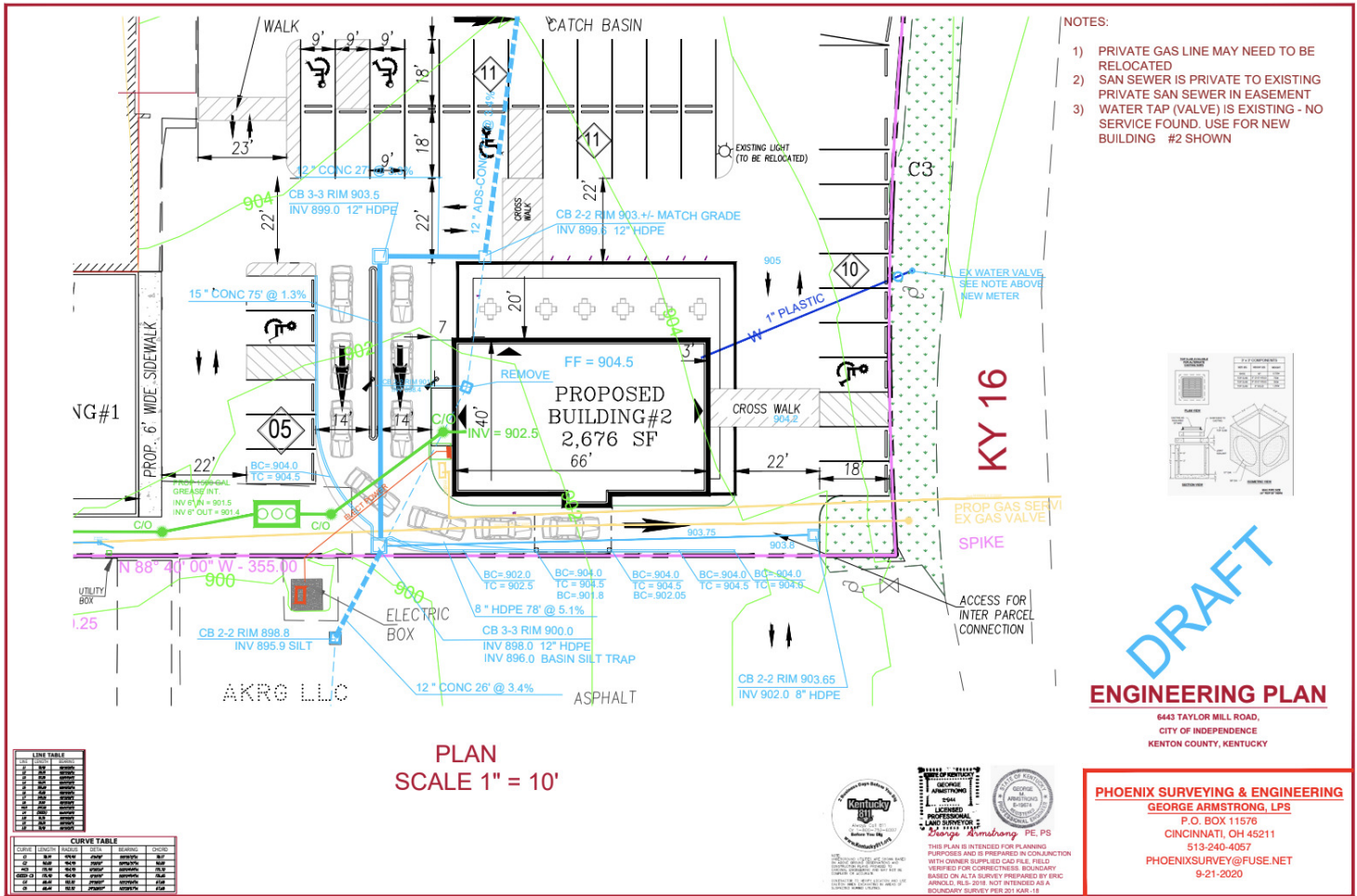
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7210 Turfway Road
Florence, KY 41042

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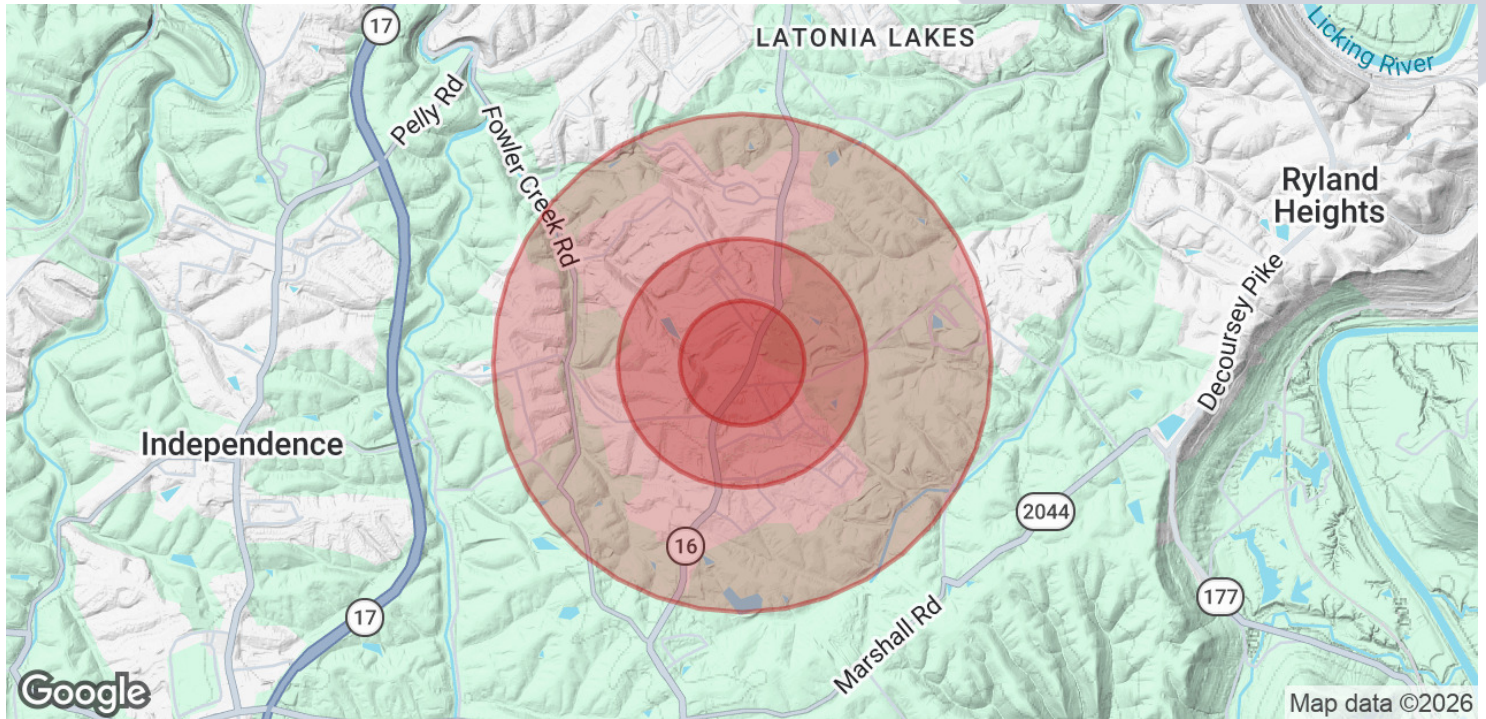
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RETAIL FOR LEASE



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	459	1,599	5,042
Average Age	33.5	35.3	38.6
Average Age (Male)	36.1	37.7	40.4
Average Age (Female)	31.9	33.4	36.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	166	580	1,812
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$120,719	\$120,597	\$122,953
Average House Value	\$282,367	\$277,600	\$273,981

2023 American Community Survey (ACS)

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