

2 OFFICE CONDOS FOR SALE OR LEASE

6900 HOUSTON RD #28 & #30 | FLORENCE, KY 41042

CONDOS CAN
BE INDIVIDUAL OR
COMBINED



PROPERTY DESCRIPTION:

2 connected suites available - #28 & #30

For Sale or Lease, combined or separately.

An excellent opportunity to establish or expand your business in one of Florence's most active office corridors.

PROPERTY HIGHLIGHTS:

- Professional business environment
- Flexible floors plans suitable for medical, professional, or service-oriented users, as well as owner-occupants and investors
- Ample on-site parking



C-2/PD/HPO/CD ZONING
[CLICK FOR DETAILS](#)



SUITE DETAILS



AVAILABLE SF
» 1,000 SF



PARCEL
» 061.00-23-600.28



LEASE TERM
» 3-5 Years

PRICING

SUITE #28

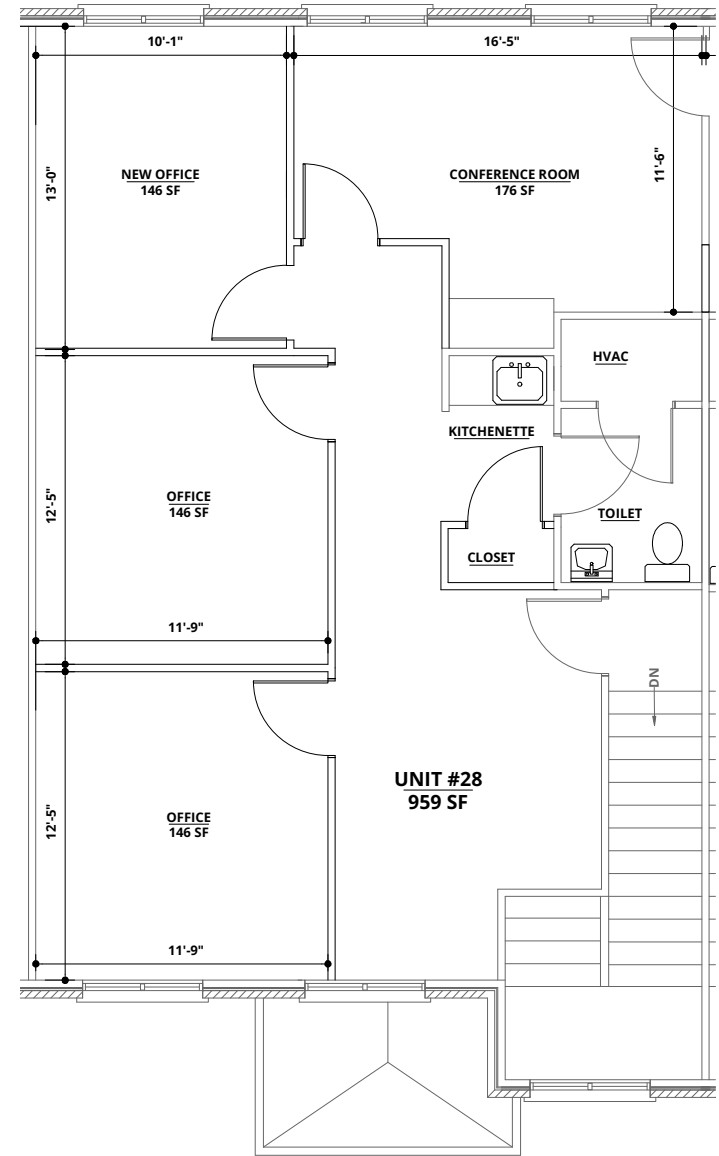
- Sale Price: \$132,000
- MG Lease Rate: \$1,350/mo

COMBINED SUITES #28 & #30

- Sale Price: \$250,000

SUITE HIGHLIGHTS

- 2nd floor
- Reception & Kitchenette
- 3 Private offices
- 1 Conference room
- Freshly painted (2026)
- 1 ADA restroom
- Large parking lot in front
- Conveniently located near Wal-Mart, Meijer, Kohls, St. Elizabeth Medical Center, dining, and banking



SUITE PHOTOS



CURÖ•BRKG

CUROBRKG.COM | 859.393.1140
TRACY WARNER | TRACY.WARNER@CUROBRKG.COM

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SUITE DETAILS



AVAILABLE SF
» 1,000 SF



PARCEL
» 061.00-23-600.30



LEASE TERM
» 3-5 Years

PRICING

SUITE #30

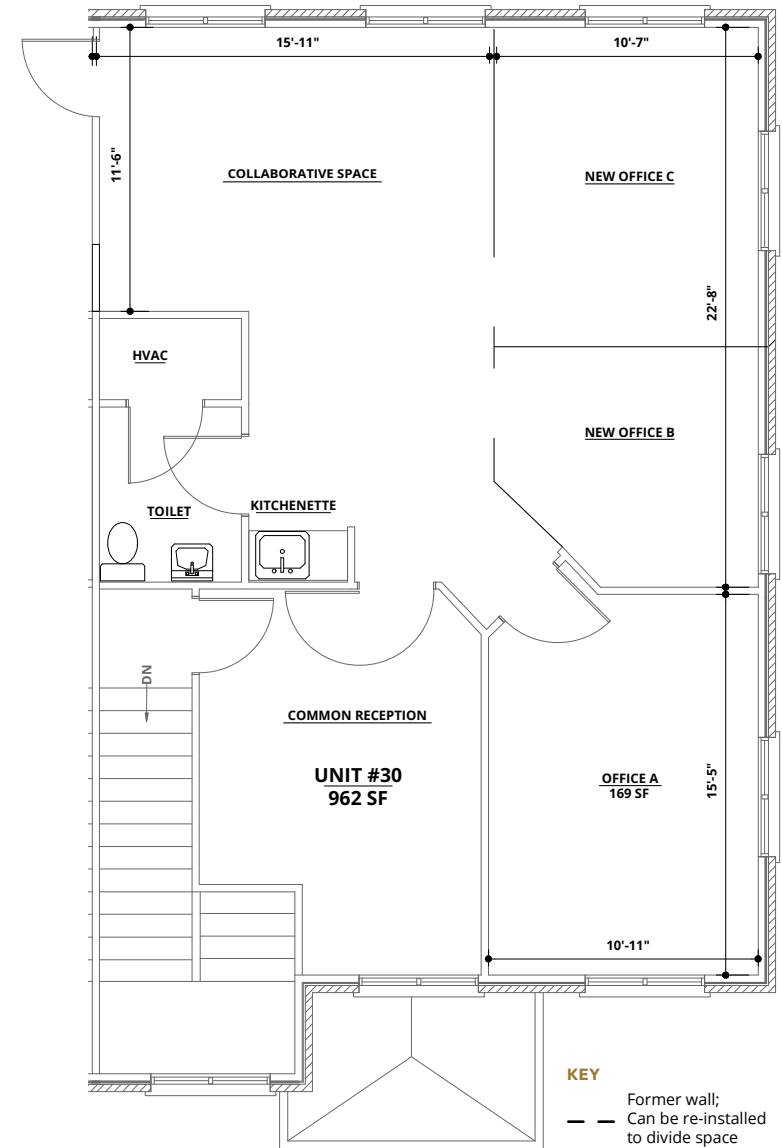
- Sale Price: \$127,500
- MG Lease Rate: \$1,250/mo

COMBINED SUITES #28 & #30

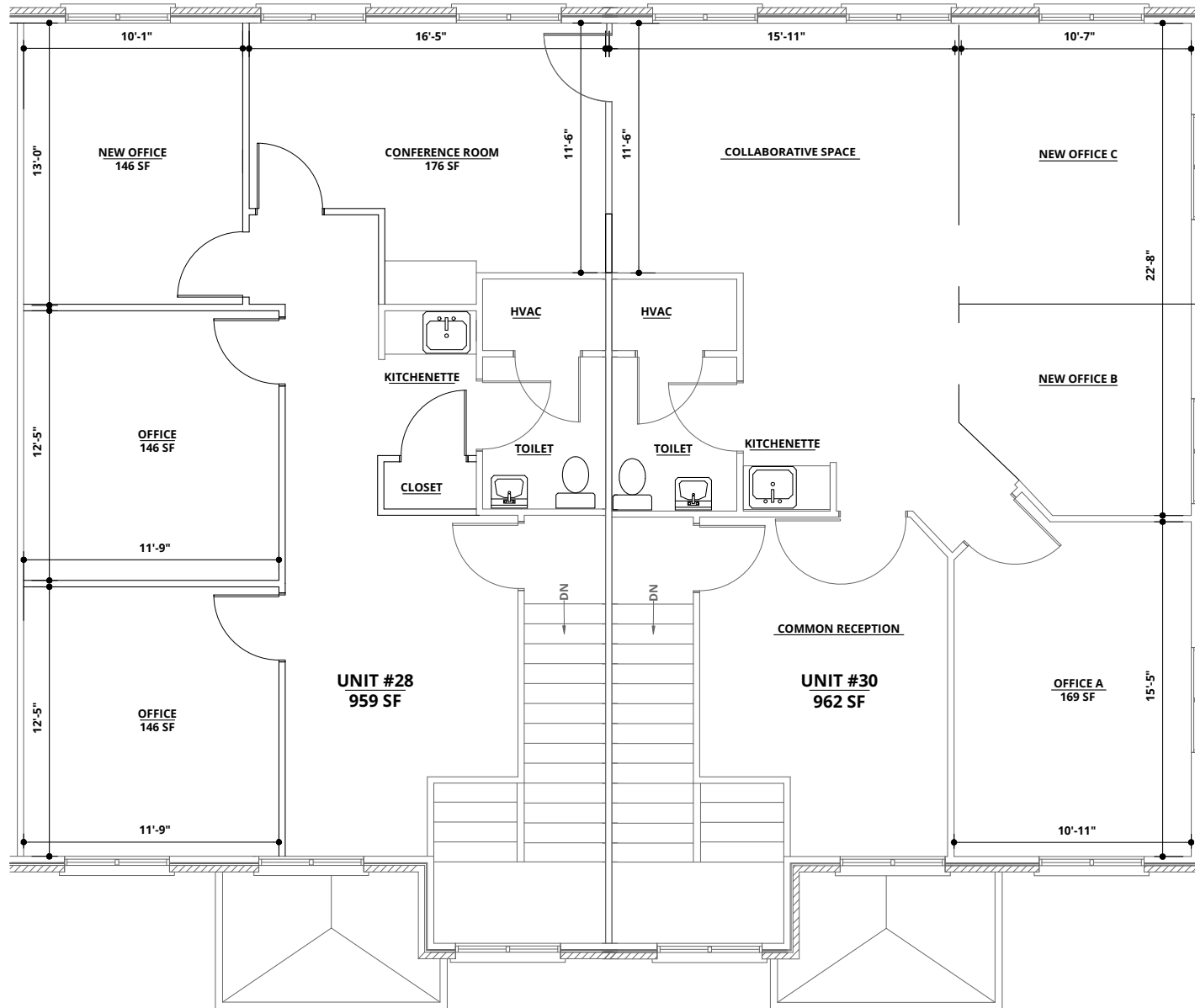
- Sale Price: \$250,000

SUITE HIGHLIGHTS

- 2nd floor
- Large Reception
- 1 Private office
- 1 Large open room (previously 2 private offices)
- Kitchenette
- 1 ADA restroom
- Large parking lot in front
- Conveniently located near Wal-Mart, Meijer, Kohls, St. Elizabeth Medical Center, dining, and banking



COMBINED SUITE FLOOR PLAN



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INTERSTATE ACCESS



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IN THE AREA - NORTHERN KENTUCKY

1 MILE

53,476 people

\$66,402 AHHI

6,625 employees

3 MILES

136,874 people

\$82,183 AHHI

42,164 employees

5 MILES

230,580 people

\$83,597 AHHI

70,337 employees



DISTANCE TO:

CVG INTERNATIONAL AIRPORT
5.6 MILES



DAILY VEHICLE TRAFFIC:

HOUSTON RD
25K



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