

## DAYCARE / OFFICE FOR LEASE



### LOWER LEVEL OF FLORENCE CHRISTIAN CHURCH

300 Main St, Florence, KY 41042



#### PROPERTY DESCRIPTION

Uncover the perfect space for your business at 300 Main St, Florence, KY. This prime property offers a highly visible location with dedicated parking, ensuring convenience for both customers and employees. The versatile interior features modern finishes and open layouts, making it ideal for a wide range of retail or office uses. With ample natural light and high ceilings, this property provides an inviting and comfortable atmosphere for clients and staff alike. Space previously used as a Daycare. The strategic positioning ensures seamless access and excellent visibility, making it an ideal choice for businesses seeking to establish or expand their presence. Don't miss the opportunity to lease this exceptional space and elevate your business in the heart of Florence.

#### PROPERTY HIGHLIGHTS

- \$12.00 sq ft / Gross which includes Utilities!
- Previously used as a Daycare
- Highly visible location with dedicated parking
- Versatile space for a wide range of retail or office uses

#### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Gross)
Available SF:	8,857 SF
Lot Size:	0.24 Acres
Building Size:	112,455 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	746	1,788	5,735
Total Population	1,729	4,222	13,578
Average HH Income	\$75,783	\$76,240	\$74,005

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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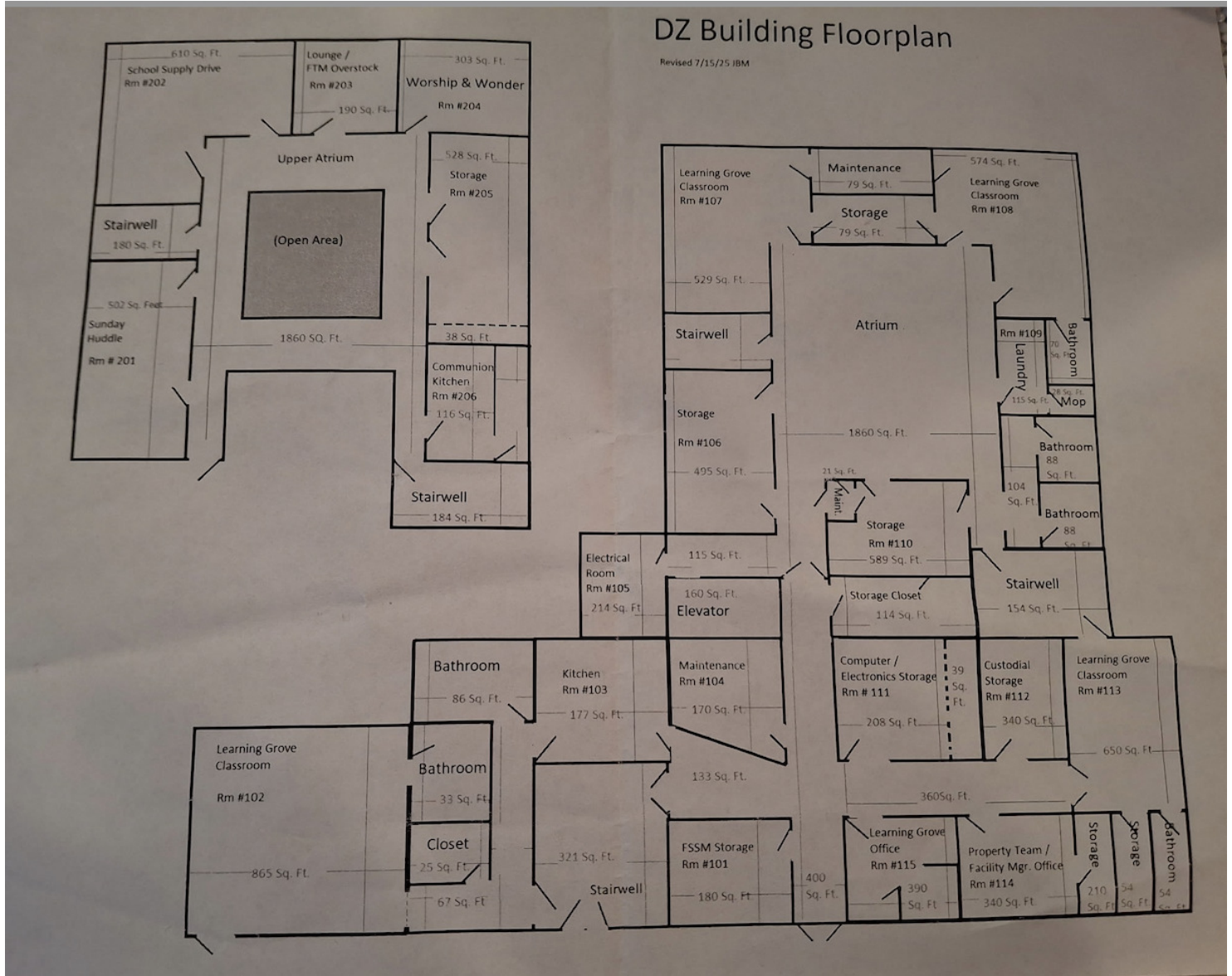
Each Office Independently Owned and Operated [kwcommercialagent.com](http://kwcommercialagent.com)

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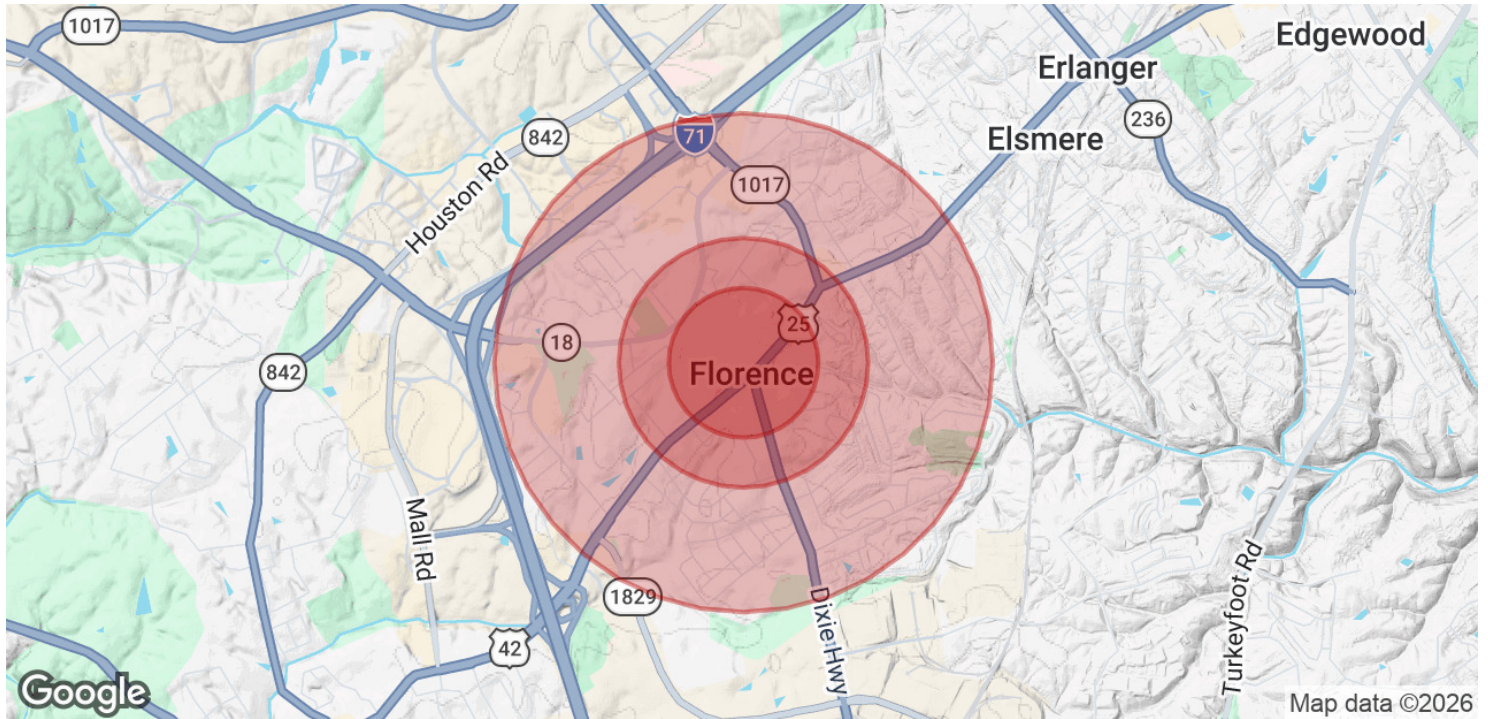
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,729	4,222	13,578
Average Age	40	40	39
Average Age (Male)	38	38	37
Average Age (Female)	42	42	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	746	1,788	5,735
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$75,783	\$76,240	\$74,005
Average House Value	\$184,408	\$182,545	\$178,658

*Demographics data derived from AlphaMap*

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