



# OFFICE / MEDICAL BUILDING

7075 Industrial Rd, Florence, KY 41042



## PROPERTY DESCRIPTION

Discover a free-standing building offering office and medical space, strategically located just minutes away from I-71 and I-75. This versatile property features customizable office layouts and medical space, along with ample parking for the convenience of employees, clients, and patients. The property is ADA accessible. This space is designed to meet a wide range of operational needs, whether for medical offices or other businesses, this property provides an unrivaled tenant experience and serves as an ideal canvas for elevating operations. Embrace the potential of this adaptable space and unlock new possibilities for your business or medical practice.

## PROPERTY HIGHLIGHTS

- 10 Exam Rooms
- Private Offices
- Reception Area
- Ample Parking
- Versatile Offices

## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	2,577 SF
Lot Size:	5.5 Acres
Building Size:	8,300 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	23	154	1,567
Total Population	62	411	4,131
Average HH Income	\$80,922	\$80,729	\$79,514

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.

**T.J. SCHUTTE JR**  
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7210 Turfway Road  
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**OFFICE FOR LEASE**



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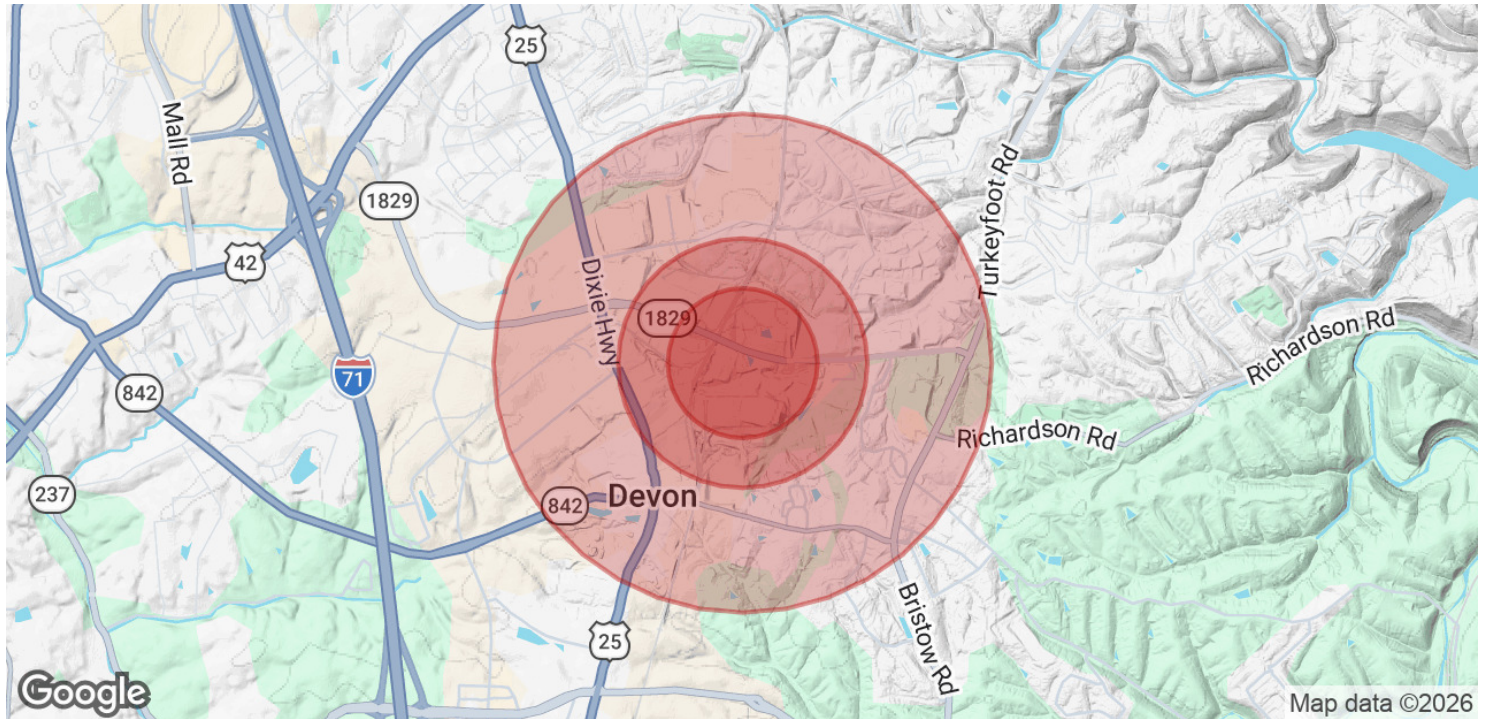
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	62	411	4,131
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	36	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	23	154	1,567
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$80,922	\$80,729	\$79,514
Average House Value	\$179,057	\$178,171	\$186,815

*Demographics data derived from AlphaMap*

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