

ALMIGHTY AIR

7847 Tanners Gate Lane, Florence, KY 41042



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the bustling Northern Kentucky area, 7847 Tanners Gate Lane presents a compelling proposition for office or office building investors. Boasting a strategic location within this dynamic market, the property offers convenient access to key transportation routes and local amenities, ensuring maximum appeal to potential tenants. Building has an elevator, 2 conference rooms, a kitchenette on each floor, parking for 48 cars, slate shingles, copper gutters and an amazing internal finish. Its prominent visibility and excellent connectivity make it an ideal choice for investors seeking to capitalize on the robust demand for commercial space in Northern Kentucky.

PROPERTY HIGHLIGHTS

- Excellent connectivity to key transportation routes
- Strategic location with high visibility
- Modern, customizable office spaces
- Proximity to local amenities

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$12 SF/yr (NNN)
Available SF:	4,200 - 8,400 SF
Lot Size:	1.07 Acres
Building Size:	8,400 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	311	1,002	3,670
Total Population	537	1,788	7,652
Average HH Income	\$52,376	\$55,067	\$69,338

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.

DERRICK PLUNKETT

Commercial Senior Director

O: 859.620.5830

dp.kwcommercial@gmail.com

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

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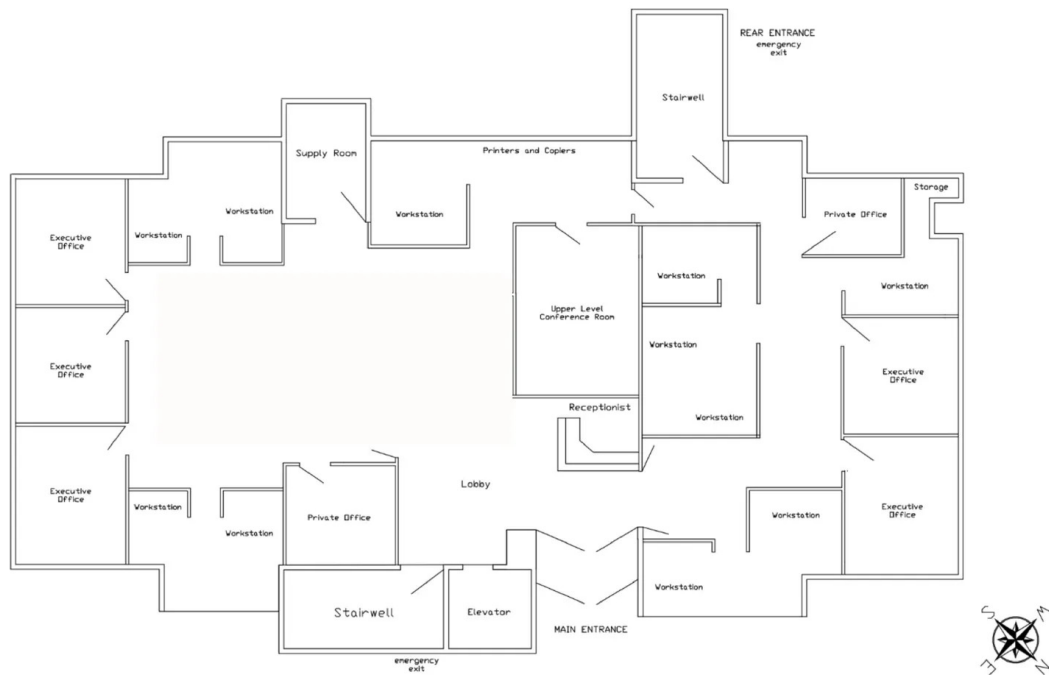
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Upper Level Total 4480 Sq. Ft.

REV	REVISION DESCRIPTION	DATE	BY	 COMPASS ENGINEERING GROUP NOTES: THESE REVISIONS AND THE DATA HEREON ARE NOT TO BE USED FOR CONSTRUCTION OF ANY PROJECT WITHOUT THE EXPRESSED WRITTEN APPROVAL OF COMPASS ENGINEERING GROUP, INC.	REV/DRAWN: JCL 11/25/2013 SCALE/DWG: 1/4" = 1'-0" ANSI-B	TITLE: Compass Office Overview Upper Level CURR/LOC:	
A					REF INFO:	DRAWING NUMBER: CLM_Upper	SHEET 1 of 4
B							
C							
D							

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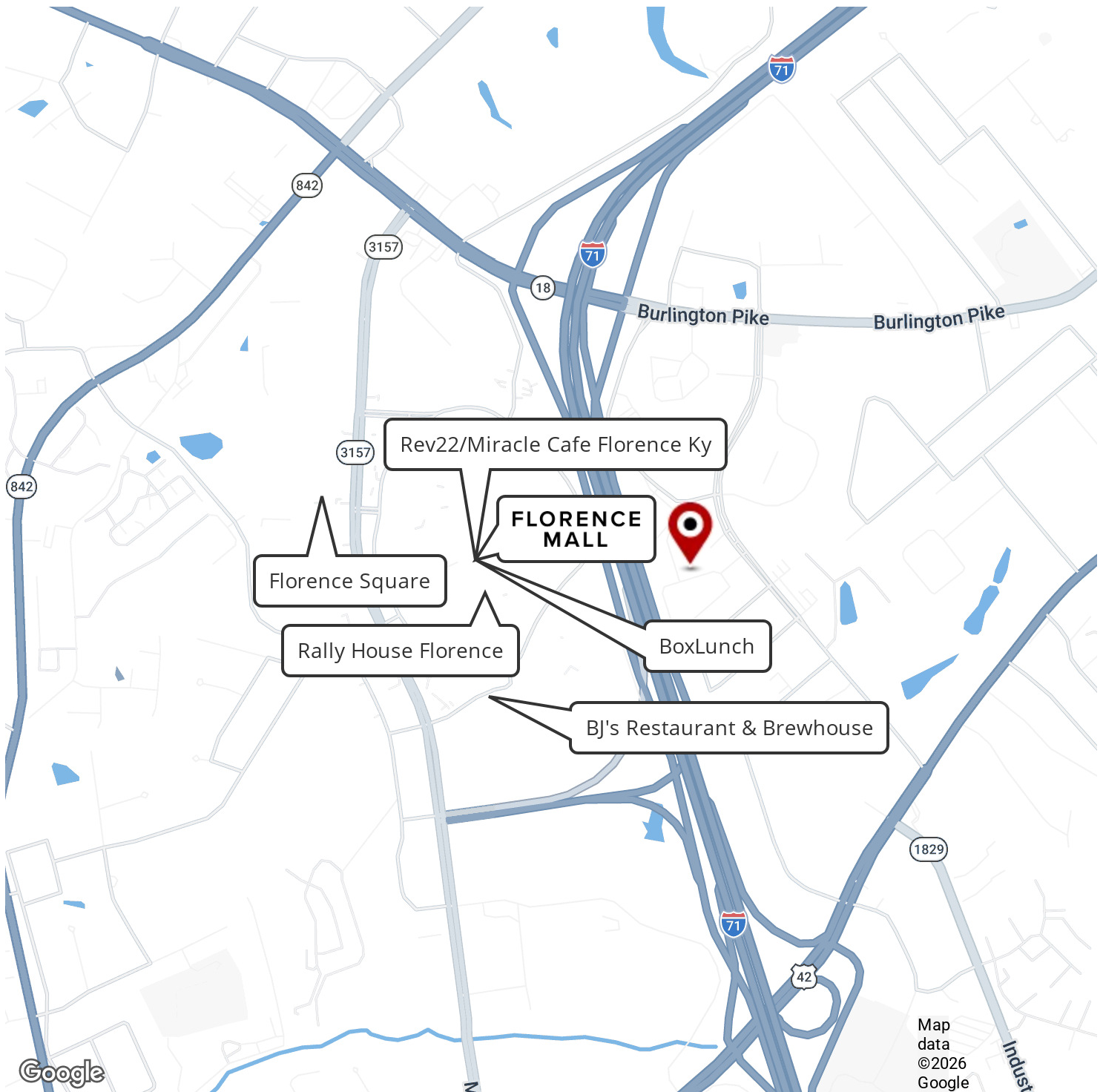
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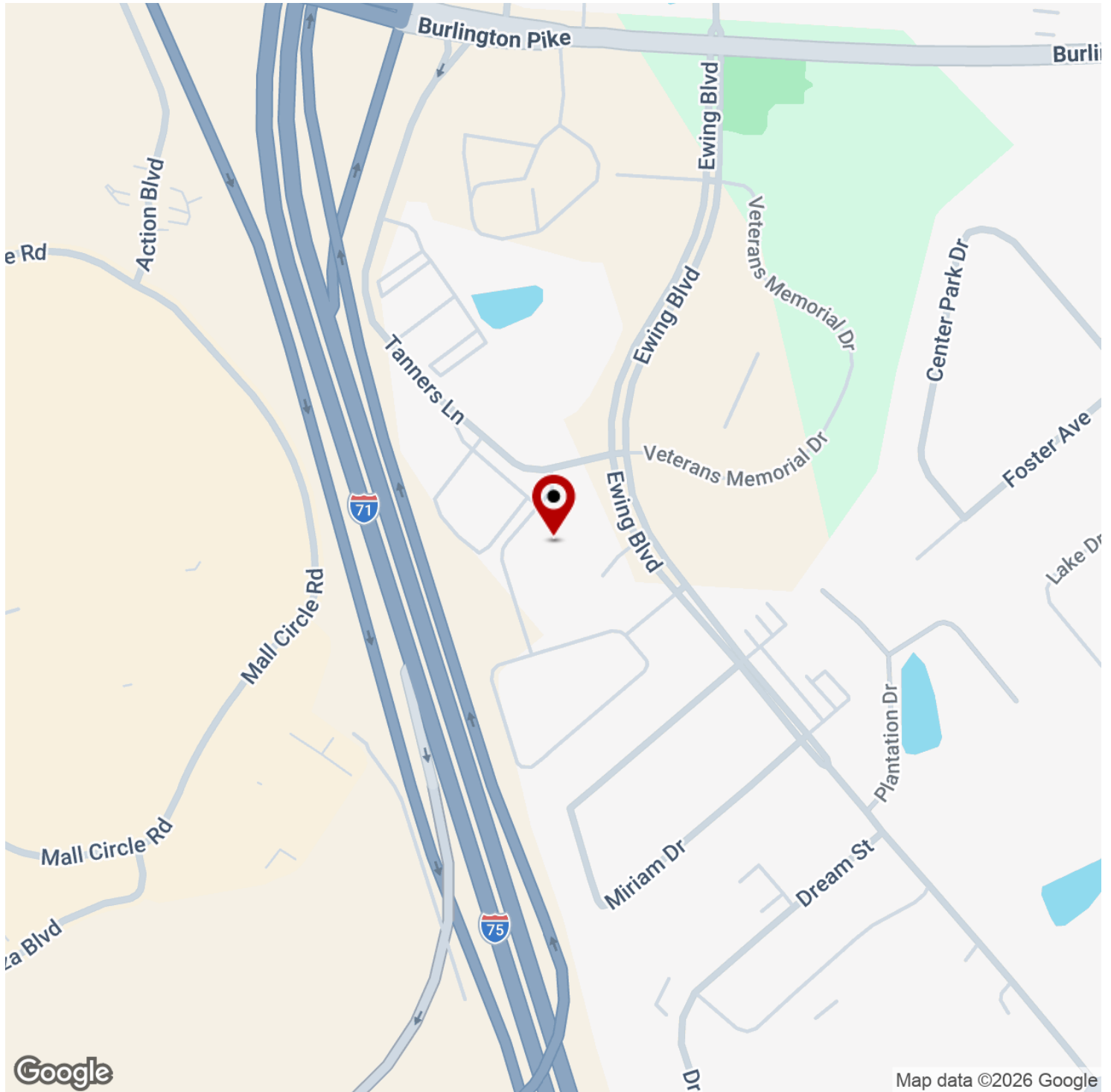
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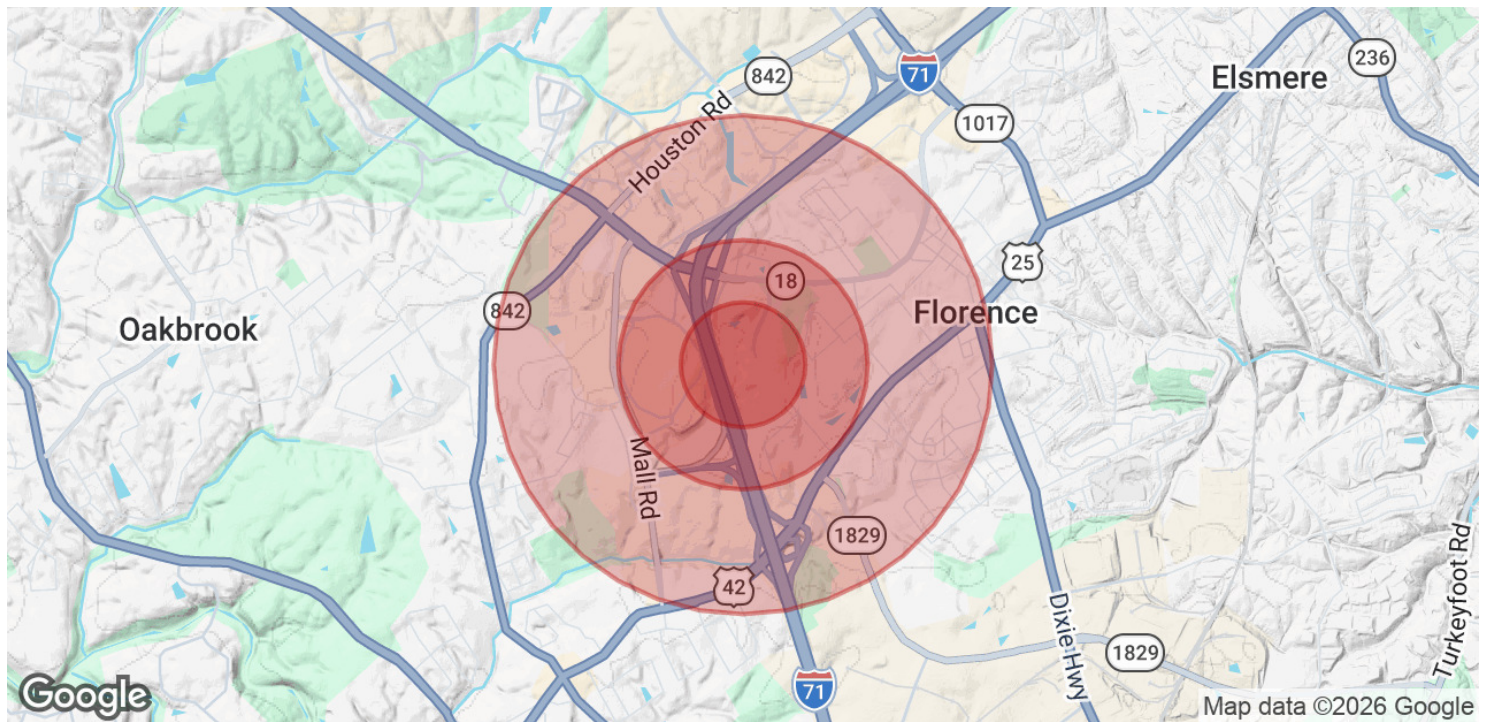
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	537	1,788	7,652
Average Age	39.7	40.3	39.4
Average Age (Male)	41.8	42.2	40.1
Average Age (Female)	37.8	39.2	39.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	311	1,002	3,670
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$52,376	\$55,067	\$69,338
Average House Value	\$208,866	\$202,474	\$192,258

2023 American Community Survey (ACS)

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