

## OFFICE FOR SALE

# PROFESSIONAL OFFICE SUITES 36, 38 & 40

6900 Houston Road, Ste 36, 28 & 40, Florence, KY 41042



### PROPERTY DESCRIPTION

Ready now! Totaling 2850 sq. ft. office space with this possible 3-unit package, comprising of units 36, 38, & 40 (combined listing offered at \$403,500 if so desired -or- \$134,500 each). Ideal for owner-occupants or investors, offering flexibility: 14 individual offices plus a large exec suite with an adjoining reception area. Included are TWO spacious conference rooms ideal for team meetings and client presentations. The combined space offers 2 kitchenettes and 3 bathrooms as well as Ethernet wiring (CAT 5e & CAT 6), ensuring high-speed connectivity. Units can function as one cohesive space or be easily divided into separate offices, each with its own exterior access. Each unit is approx 950 sq. ft. & is situated in a thriving commercial hub. Only minutes from I-75 and CVG International Airport, shopping and dining. LOW HOA fee of \$150/month per unit cover water and trash services. Ideal for professional services, small businesses, or as an investment opportunity. Tenant responsibilities include electric, gas, and phone, providing predictable operational costs. Can be purchased individually or 3 units. If purchasing middle unit, either side unit would need to be purchased as well.

### PROPERTY HIGHLIGHTS

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.

### OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Sale Price:    | \$403,500 |
| Building Size: | 2,850 SF  |

### DEMOGRAPHICS

|                   | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 37         | 217       | 1,845    |
| Total Population  | 128        | 622       | 4,094    |
| Average HH Income | \$66,442   | \$76,715  | \$81,890 |

**T.J. SCHUTTE JR**  
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Each Office Independently Owned and Operated [kwcommercialagent.com](http://kwcommercialagent.com)

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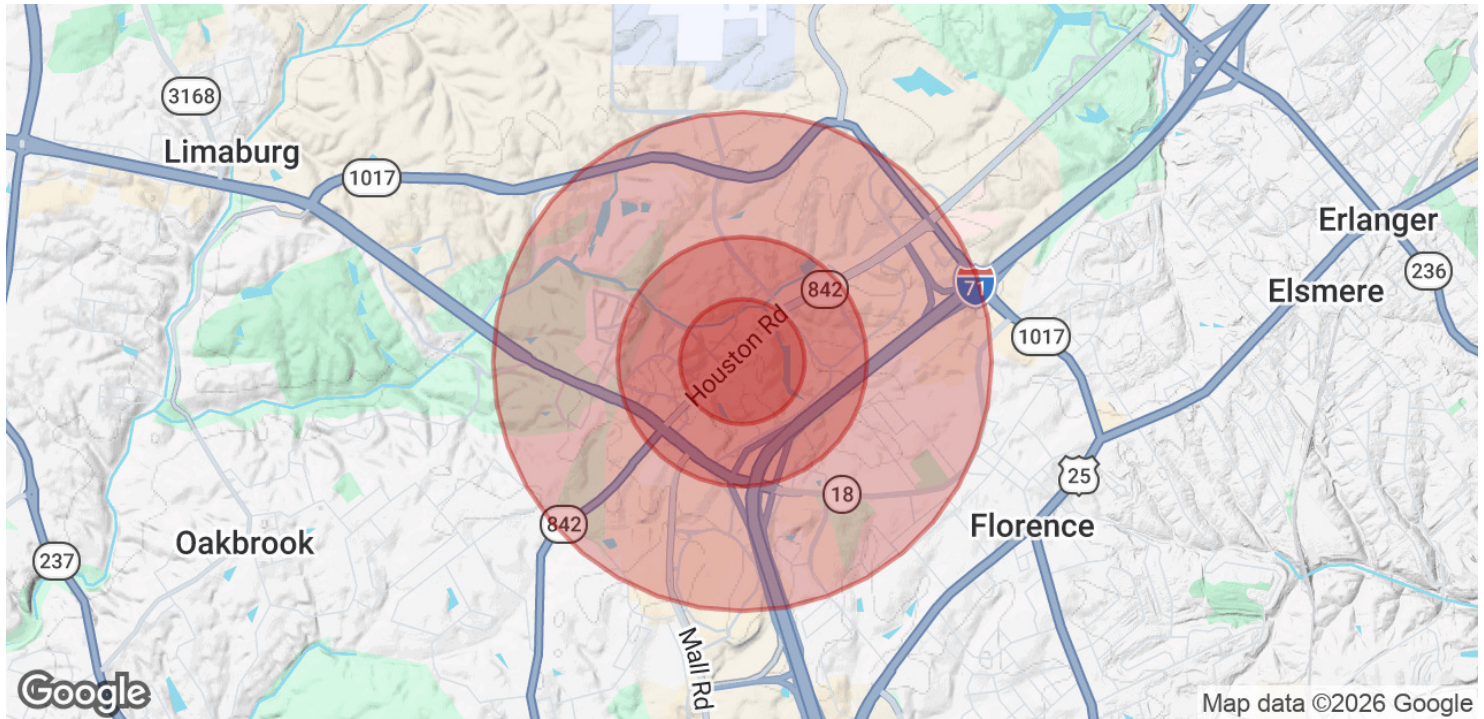
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| <b>POPULATION</b>    | <b>0.25 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|----------------------|-------------------|------------------|---------------|
| Total Population     | 128               | 622              | 4,094         |
| Average Age          | 43.4              | 45.3             | 45.0          |
| Average Age (Male)   | 44.1              | 45.7             | 45.1          |
| Average Age (Female) | 43.1              | 45.5             | 45.7          |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>0.25 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|--------------------------------|-------------------|------------------|---------------|
| Total Households               | 37                | 217              | 1,845         |
| # of Persons per HH            | 3.5               | 2.9              | 2.2           |
| Average HH Income              | \$66,442          | \$76,715         | \$81,890      |
| Average House Value            | \$39,556          | \$100,593        | \$167,680     |

2023 American Community Survey (ACS)

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