

RETAIL FOR LEASE

FLORENCE MALL

2028 Mall Circle Rd, Florence, KY 41042



PROPERTY DESCRIPTION

KW Commercial is pleased to offer space for lease at the Florence Mall, ranging from 777 to 8,003 square feet. Designed to accommodate a diverse spectrum of possibilities. Retail, dining, entertainment, workspaces etc.

PROPERTY HIGHLIGHTS

- Synergistic Ecosystem: Benefit from the collective foot traffic generated by diverse businesses, fostering cross-industry opportunities.
- Flexible Leasing Options: Tailor your space to perfectly suit your brand's unique needs and growth objectives.
- Professional Management: Experience peace of mind with comprehensive on-site support and dedicated property management.
- Exceptional Accessibility: Prominent frontage on major thoroughfares and ample

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	777 - 8,003 SF
Building Size:	599,400 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,404	13,106	26,531
Total Population	7,377	29,661	61,577
Average HH Income	\$70,229	\$71,292	\$73,027

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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KY #304174

KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

Each Office Independently Owned and Operated kwcommercialagent.com

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	777 - 8,003 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor	Available	1,325 SF	Modified Gross	Negotiable	-
First Floor	Available	2,160 SF	Modified Gross	Negotiable	-
First Floor	Available	1,601 SF	Modified Gross	Negotiable	-
First Floor	Available	1,089 SF	Modified Gross	Negotiable	-
First Floor	Available	777 SF	Modified Gross	Negotiable	-
First Floor	Available	977 SF	Modified Gross	Negotiable	-
First Floor	Available	5,435 SF	Modified Gross	Negotiable	-
First Floor	Available	1,144 SF	Modified Gross	Negotiable	-
First Floor	Available	4,665 SF	Modified Gross	Negotiable	-
First Floor	Available	3,828 SF	Modified Gross	Negotiable	-
First Floor	Available	5,800 SF	Modified Gross	Negotiable	-
First Floor	Available	1,745 SF	Modified Gross	Negotiable	-
First Floor	Available	1,924 SF	Modified Gross	Negotiable	-
First Floor	Available	1,600 SF	Modified Gross	Negotiable	-

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor	Available	3,705 SF	Modified Gross	Negotiable	-
First Floor	Available	3,180 SF	Modified Gross	Negotiable	-
Second Floor	Available	8,003 SF	Modified Gross	Negotiable	-
Second Floor	Available	3,598 SF	Modified Gross	Negotiable	-
Second Floor	Available	1,559 SF	Modified Gross	Negotiable	-
Second Floor	Available	1,019 SF	Modified Gross	Negotiable	-
Second Floor	Available	2,685 SF	Modified Gross	Negotiable	-
Second Floor	Available	5,966 SF	Modified Gross	Negotiable	-
Second Floor	Available	1,202 SF	Modified Gross	Negotiable	-
Second Floor	Available	2,400 SF	Modified Gross	Negotiable	-
Second Floor	Available	1,762 SF	Modified Gross	Negotiable	-
Second Floor	Available	3,430 SF	Modified Gross	Negotiable	-
Second Floor	Available	6,364 SF	Modified Gross	Negotiable	-
Second Floor	Available	4,832 SF	Modified Gross	Negotiable	-
Second Floor	Available	1,047 SF	Modified Gross	Negotiable	-
Second Floor	Available	1,779 SF	Modified Gross	Negotiable	-
Second Floor	Available	2,633 SF	Modified Gross	Negotiable	-
Second Floor	Available	1,268 SF	Modified Gross	Negotiable	-

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Second Floor	Available	1,694 SF	Modified Gross	Negotiable	-
Second Floor	Available	1,699 SF	Modified Gross	Negotiable	-
Second Floor	Available	1,433 SF	Modified Gross	Negotiable	-
Second Floor	Available	1,360 SF	Modified Gross	Negotiable	-
Second Floor	Available	6,342 SF	Modified Gross	Negotiable	-

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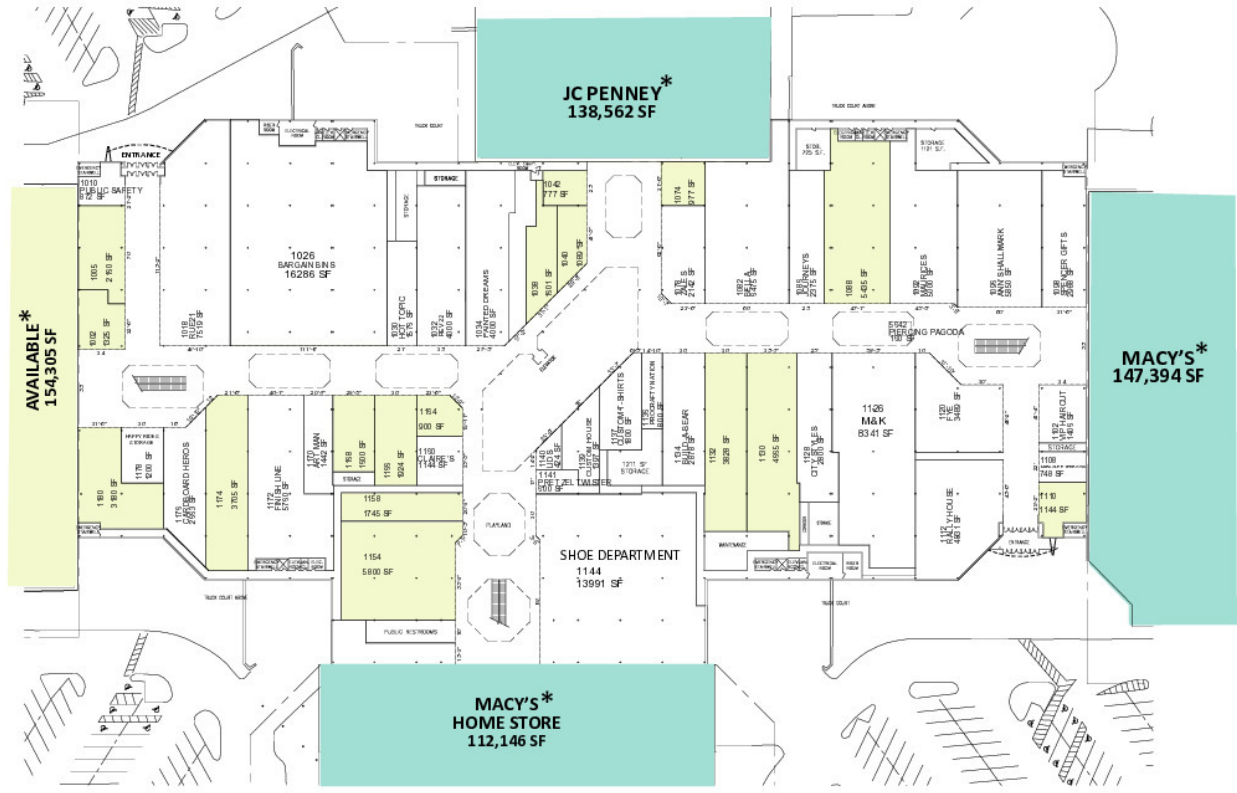
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FLORENCE MALL - FIRST FLOOR

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*NOT OWNED

LEASED
 AVAILABLE

NAMDAR
REALTY PARTNERS
 LEASING BY:

MASON
COMMERCIAL REAL ESTATE

Citi Capital

FLORENCE MALL
 FLORENCE, KY

2028 FLORENCE MALL
 LEASE PLAN
LP1

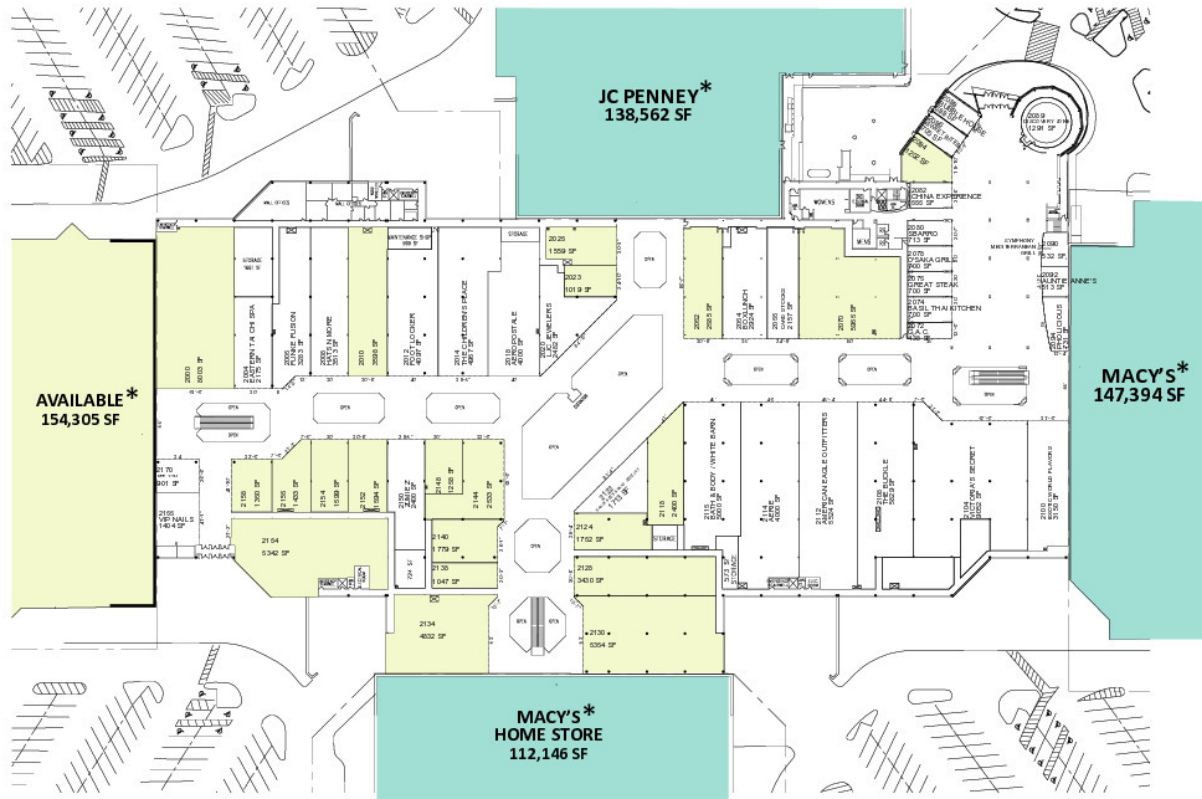
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FLORENCE MALL - SECOND FLOOR

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LEASED AVAILABLE



**FLORENCE MALL
FLORENCE, KY**

2028 FLORENCE MALL

LEASE PLAN
LP2

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RETAILER MAP



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E: leasing@masonam.com
150 Great Neck Road Suite 402
Great Neck, NY, 11021
www.masonam.com

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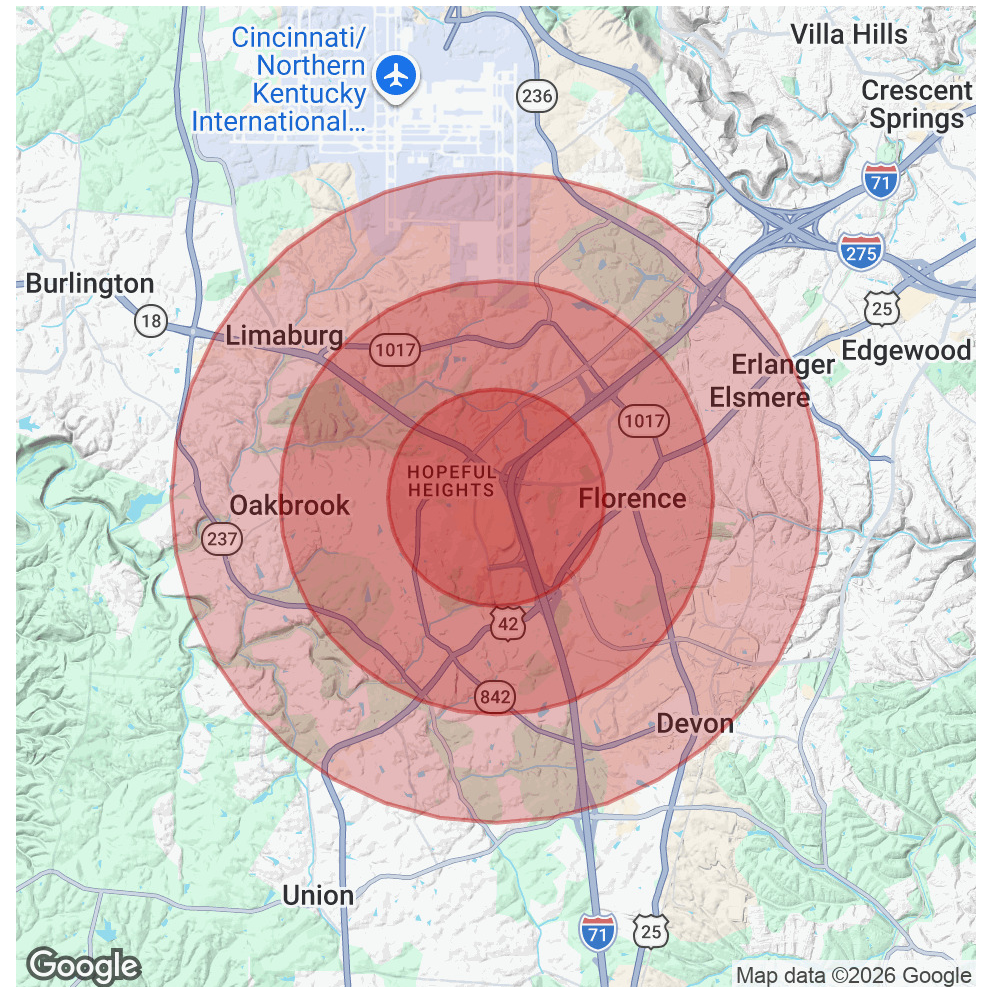
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,377	29,661	61,577
Average Age	40.0	40.3	39.2
Average Age (Male)	39.4	38.1	37.0
Average Age (Female)	37.8	40.7	40.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,404	13,106	26,531
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$70,229	\$71,292	\$73,027
Average House Value	\$164,547	\$159,905	\$162,316

2020 American Community Survey (ACS)



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