

## OFFICE FOR LEASE

# 7998 DIXIE HWY

Florence, KY 41042



### PROPERTY DESCRIPTION

Discover a prime leasing opportunity at 7998 Dixie Hwy in Florence, KY. This free standing office building offers 2 Private Offices, 2 Restrooms, Lobby Area and a Kitchenette perfect for a wide range of commercial uses. With ample parking, high visibility, and easy access from major thoroughfares, the property ensures convenience for both tenants and clients. Whether you're seeking a new office location or retail space, this property provides a strategic advantage for your business. Elevate your operations in this sought-after leasing opportunity.

### PROPERTY HIGHLIGHTS

- Corner signalized intersection
- Free standing building
- Ample on-site parking for tenants and visitors
- Ideal for office, retail, or commercial use
- Strategic location for business operations
- Close proximity to dining and retail options

### OFFERING SUMMARY

Lease Rate:	\$3,500 SF/yr (MG)
Available SF:	1,120 SF
Lot Size:	0.31 Acres
Building Size:	1,120 SF

### DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	96	440	2,001
Total Population	239	1,112	4,934
Average HH Income	\$68,904	\$67,850	\$73,329

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

Principal Broker, KW Commercial  
O: 859.468.6799  
tjschuttejr@kw.com  
KY #304174

**KW COMMERCIAL**  
7210 Turfway Road  
Florence, KY 41042

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

## OFFICE FOR LEASE

# 7998 DIXIE HWY

Florence, KY 41042



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

Principal Broker, KW Commercial

O: 859.468.6799

tjschuttejr@kw.com

KY #304174

**KW COMMERCIAL**  
7210 Turfway Road  
Florence, KY 41042

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

# 7998 DIXIE HWY

Florence, KY 41042



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.

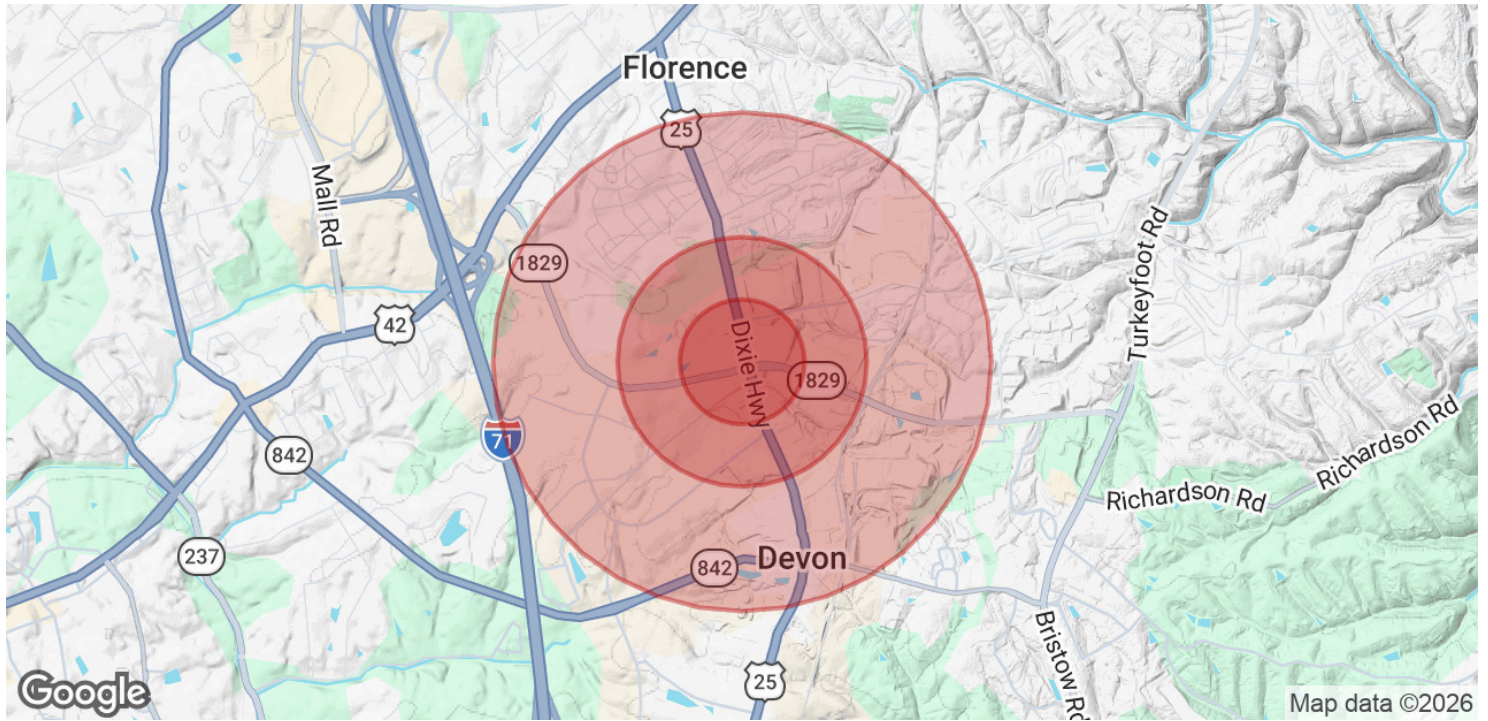
**T.J. SCHUTTE JR**  
Principal Broker, KW Commercial  
O: 859.468.6799  
tjschuttejr@kw.com  
KY #304174

**KW COMMERCIAL**  
7210 Turfway Road  
Florence, KY 41042



# 7998 DIXIE HWY

Florence, KY 41042



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	239	1,112	4,934
Average Age	29.7	29.1	31.3
Average Age (Male)	28.5	27.9	30.3
Average Age (Female)	29.8	30.4	32.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	96	440	2,001
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$68,904	\$67,850	\$73,329
Average House Value	\$163,855	\$168,170	\$167,525

2023 American Community Survey (ACS)

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**  
 Principal Broker, KW Commercial  
 O: 859.468.6799  
 tjschuttejr@kw.com  
 KY #304174

**KW COMMERCIAL**  
 7210 Turfway Road  
 Florence, KY 41042