

# RETAIL PROPERTY FOR SALE & LEASE

CONFIDENTIAL - OPERATING BUSINESS

# 7567

## Mall Road

Florence, KY 41042

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## PROPERTY DESCRIPTION

Position your business in one of Northern Kentucky's most active retail corridors. Located at 7567 Mall Road in Florence, this high-visibility commercial space—home to Willis Music (lease expires March 2027)—offers exceptional exposure in a heavily trafficked area surrounded by national retailers, dining, and entertainment destinations.

This versatile property features a spacious, open layout ideal for a variety of retail, showroom, or specialty service uses. Large storefront windows provide abundant natural light and excellent signage opportunities, maximizing brand visibility to passing traffic. Ample on-site parking ensures convenience for both customers and employees.

Situated just minutes from I-71 / I-75, the location benefits from strong regional accessibility and consistent consumer flow. Whether you're expanding, relocating, or launching a new concept, this space offers the ideal foundation for success in a thriving commercial hub.

## LOCATION HIGHLIGHTS

- High-traffic Mall Road location
- Surrounded by major retailers and dining
- Easy access to I-71 / I-75

## Offering Summary

|                       |                  |
|-----------------------|------------------|
| <b>Sale Price:</b>    | \$2,850,000      |
| <b>Lease Rate:</b>    | \$15 SF/yr (NNN) |
| <b>Available SF:</b>  | 14,269 SF        |
| <b>Building Size:</b> | 14,269 SF        |
| <b>Year Built:</b>    | 1982             |
| <b>Acreage:</b>       | 1.79 AC          |

| Demographics             | 1 Mile   | 3 Miles  | 5 Miles   |
|--------------------------|----------|----------|-----------|
| <b>Total Households</b>  | 3,216    | 26,246   | 52,717    |
| <b>Total Population</b>  | 7,431    | 62,797   | 136,362   |
| <b>Average HH Income</b> | \$94,432 | \$92,906 | \$102,714 |

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## PROPERTY HIGHLIGHTS

- 14,269 SF +/-
- 1.79 AC
- 12.5' to the deck
- Built 1982
- 20,000 +/- VPD
- Excellent visibility and signage potential
- Flexible open floor plan
- Ample parking
- Surrounded by major retailers and dining
- Easy access to I-71 / I-75
- Cell Tower not included

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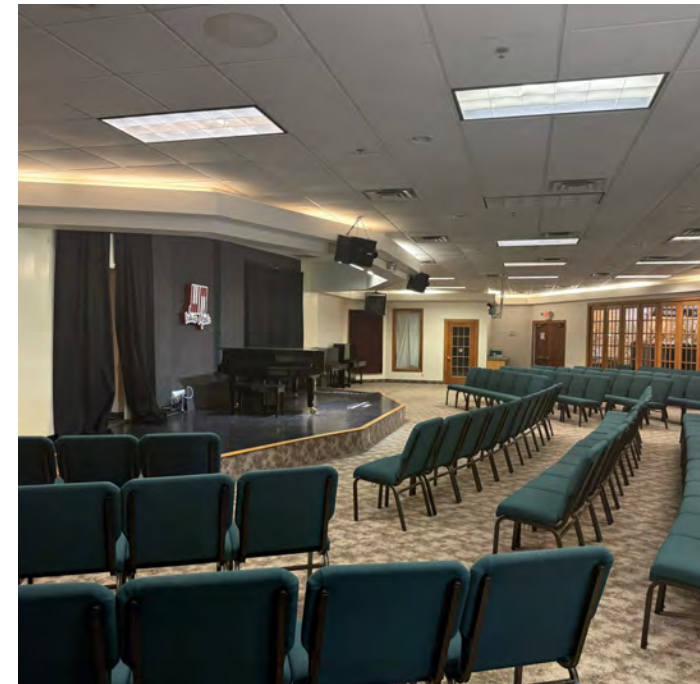
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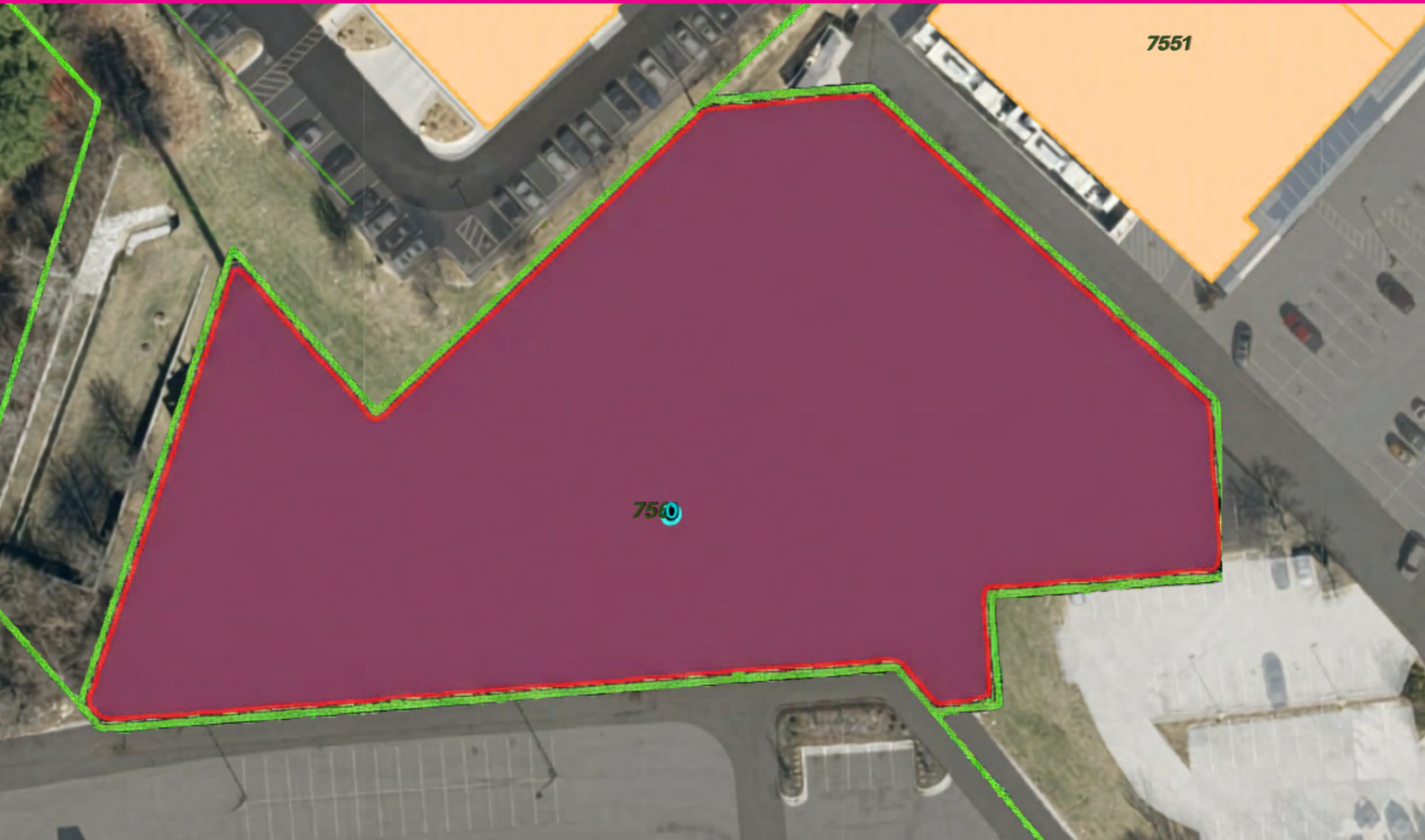
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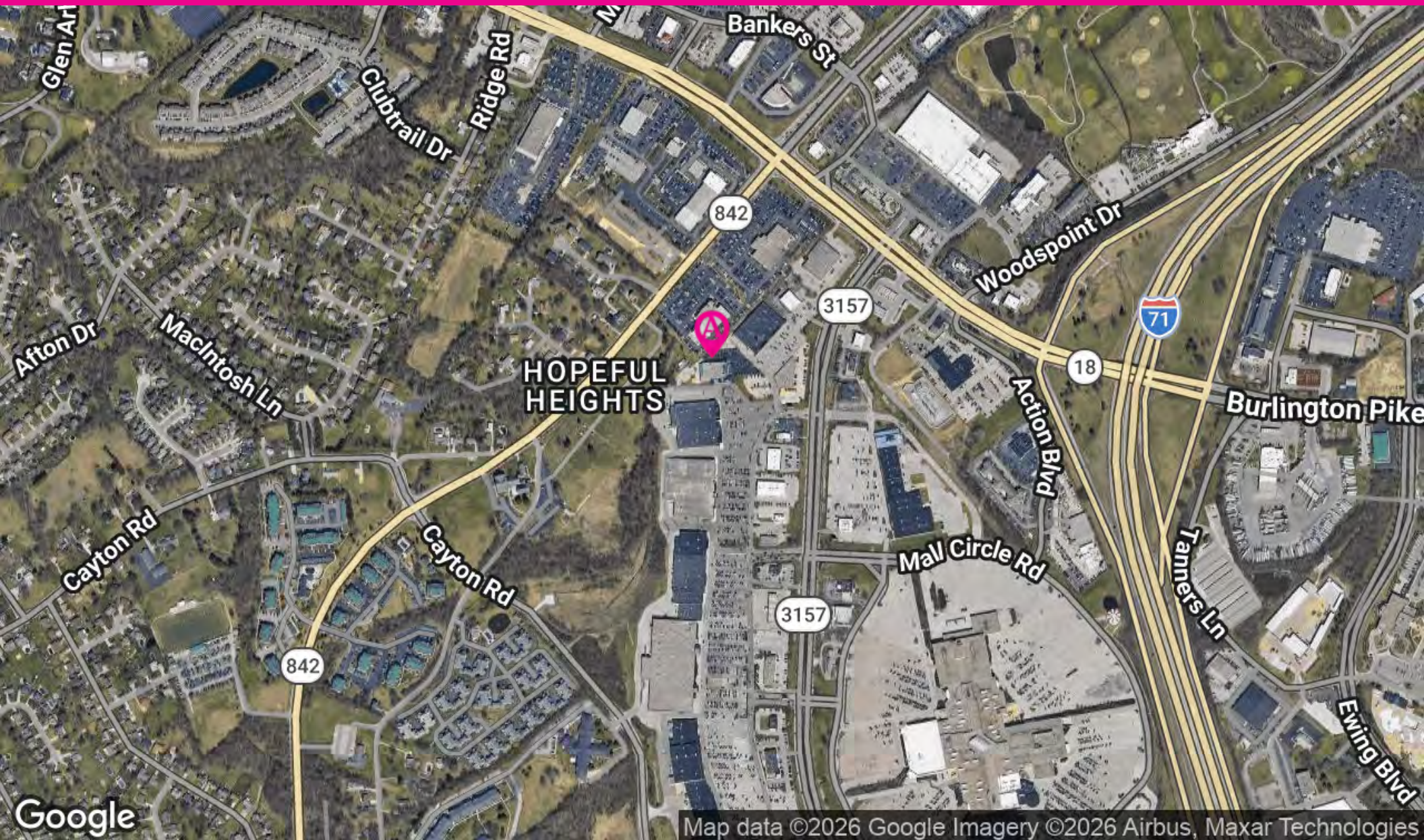
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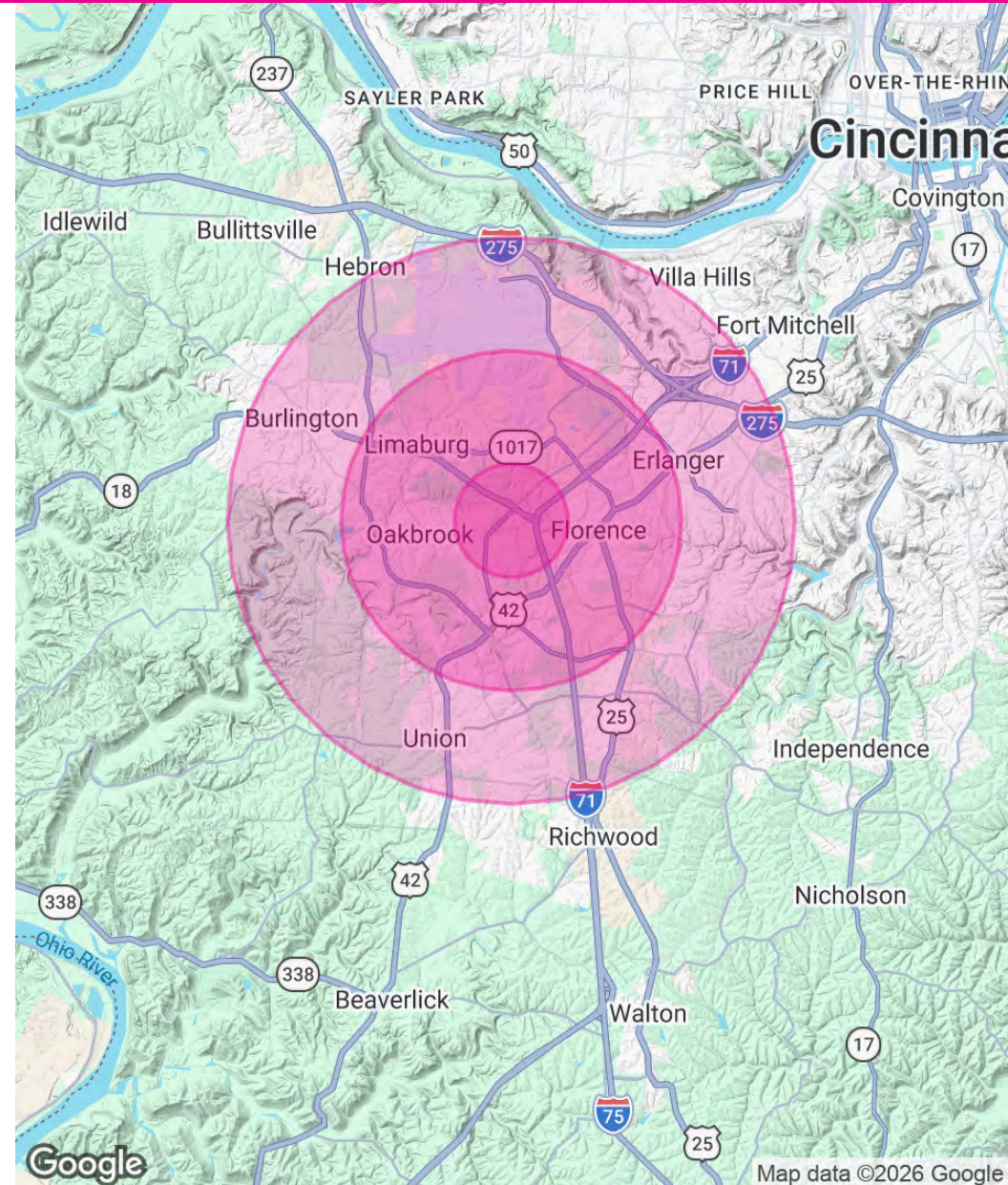
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| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 7,431  | 62,797  | 136,362 |
| Average Age          | 41.6   | 39.6    | 38.6    |
| Average Age (Male)   | 41.2   | 36.9    | 36.9    |
| Average Age (Female) | 43.0   | 40.7    | 39.4    |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,216     | 26,246    | 52,717    |
| # of Persons per HH | 2.3       | 2.4       | 2.6       |
| Average HH Income   | \$94,432  | \$92,906  | \$102,714 |
| Average House Value | \$209,338 | \$219,008 | \$238,324 |

2023 American Community Survey (ACS)



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