

RETAIL PROPERTY FOR SALE & LEASE

CONFIDENTIAL - OPERATING BUSINESS

7567

Mall Road

Florence, KY 41042

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Astonish
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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

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

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,216	26,246	52,717
Total Population	7,431	62,797	136,362
Average HH Income	\$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

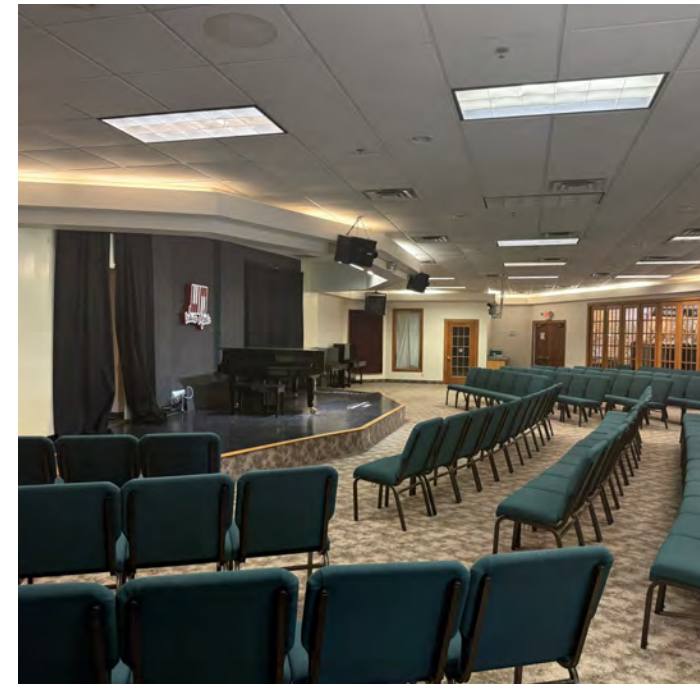
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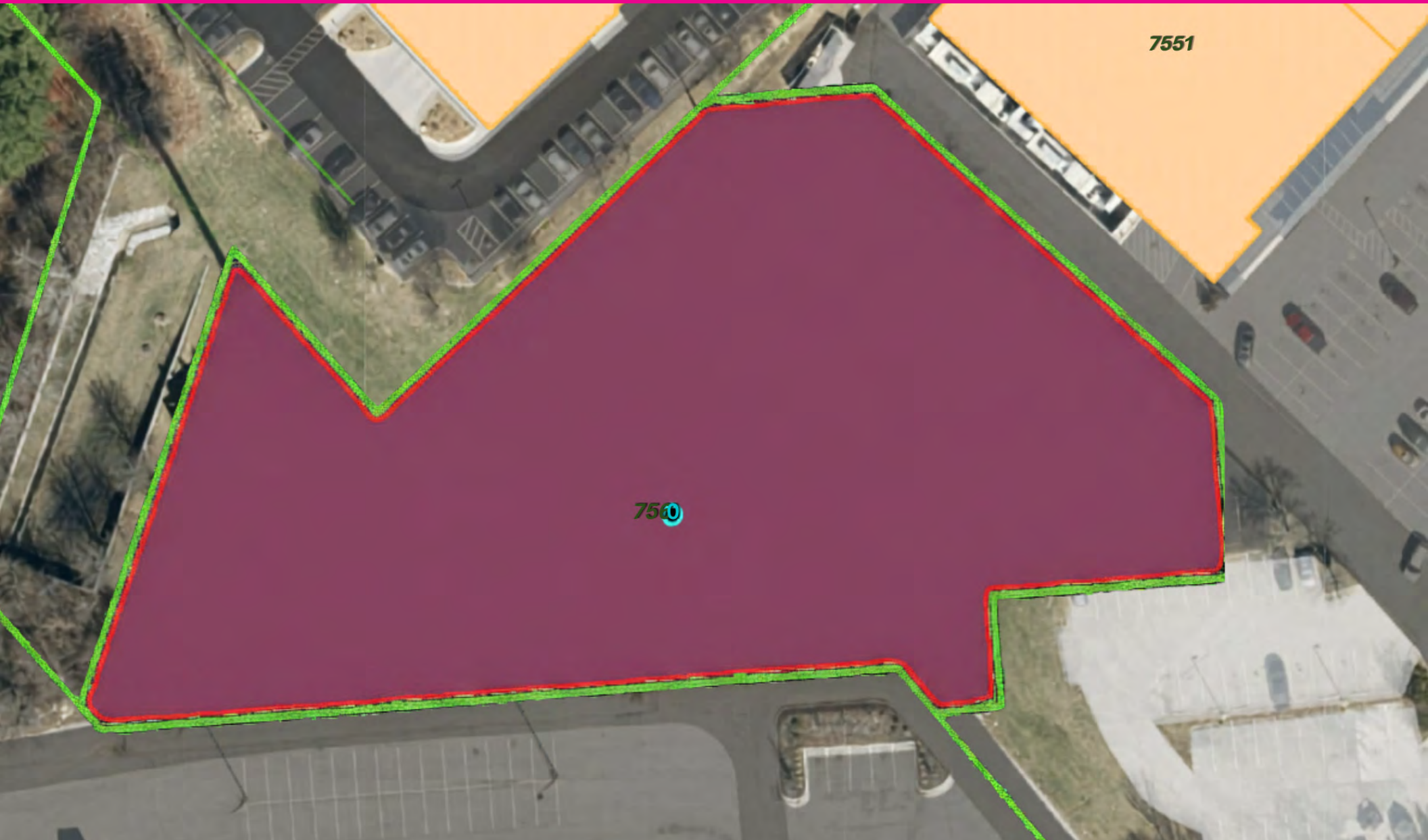
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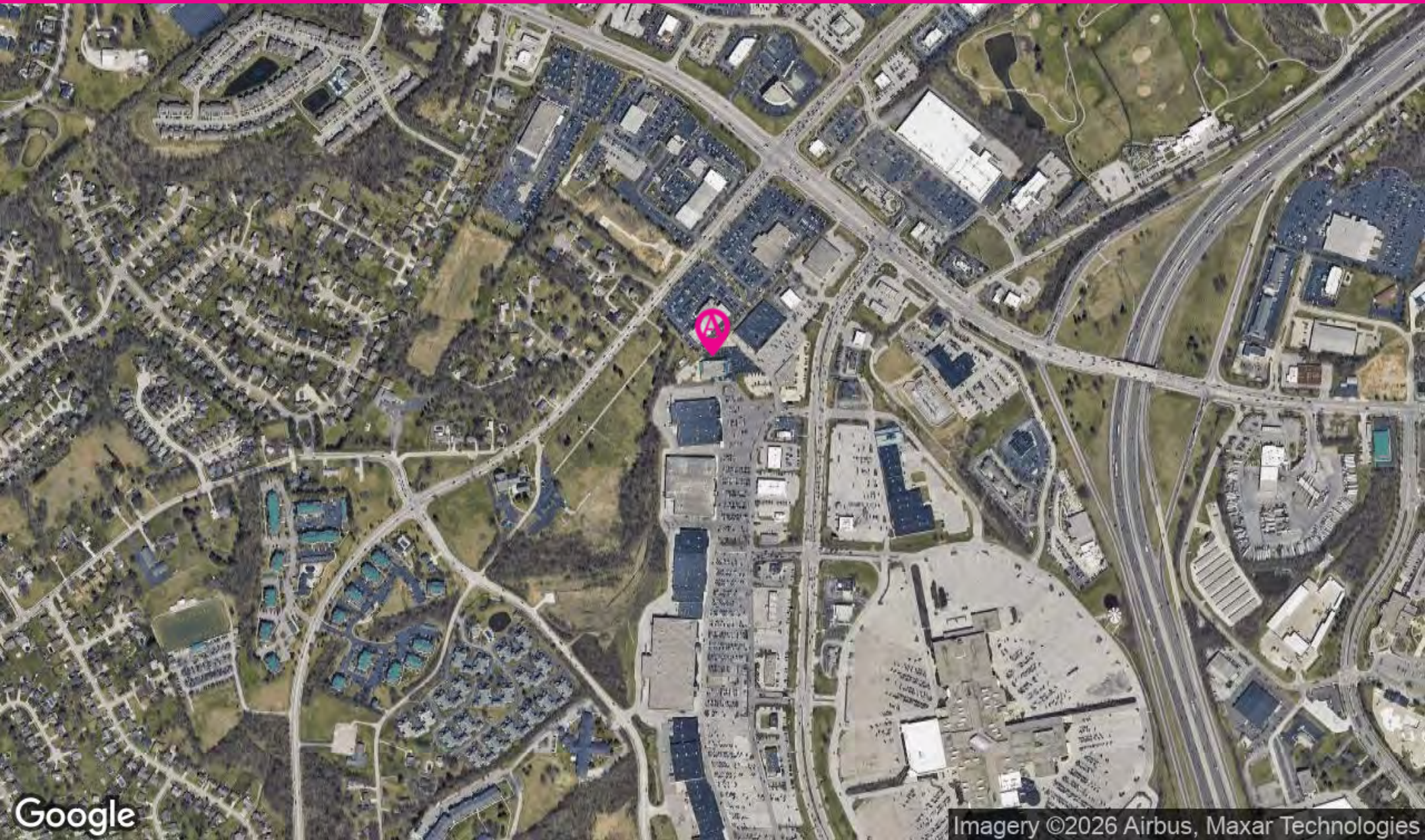
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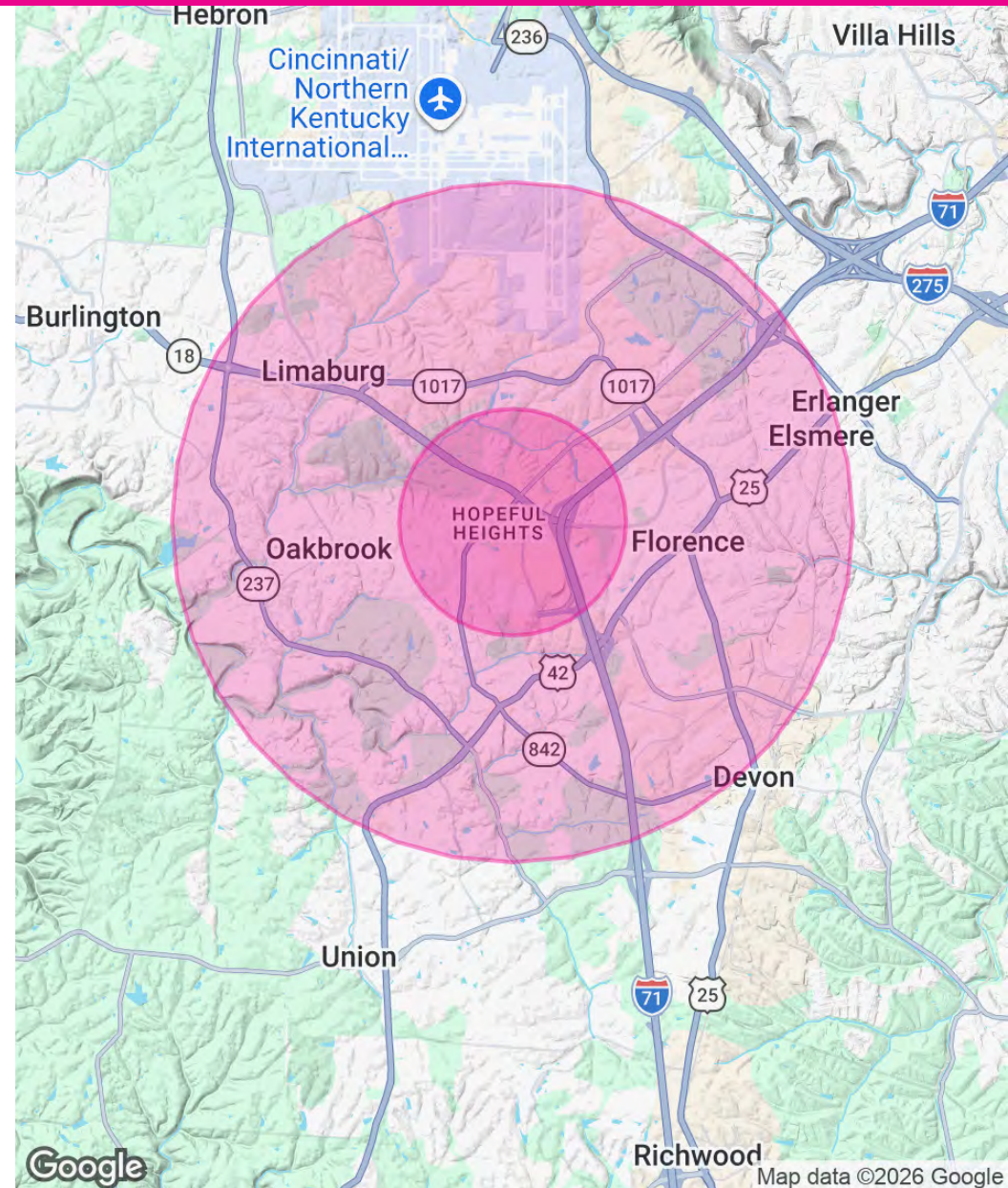
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,431	62,797	136,362
Average Age	41.6	39.6	38.6
Average Age (Male)	41.2	36.9	36.9
Average Age (Female)	43.0	40.7	39.4

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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