

FOR SALE · OWNER/USER OPPORTUNITY

8218 US Highway 42.

Florence, KY 41042

OFFERING
PRICE

\$950,000

FEE SIMPLE REAL ESTATE

Rare owner/user opportunity — fee-simple real estate ownership and high-visibility US Hwy 42 frontage in Florence's Cincinnati Intl Airport submarket.

8218 US Hwy 42

FLORENCE, KY

CINCINNATI INTL AIRPORT SUBMARKET
FREE-STANDING · CONVERTIBLE USE

8,250

SQ. FT. / BUILDING

0.44

ACRES / LAND

7

DRIVE-IN DOORS

Fee Simple

REAL ESTATE

7 DRIVE-IN DOORS · US 42 & MALL ROAD



EXTERIOR · US HWY 42 FRONTAGE

INVESTMENT OVERVIEW

Rare opportunity to acquire a **freestanding retail/flex building** with fee-simple real estate ownership at the highly visible intersection of US 42 and Mall Road in Florence, Kentucky. The building includes a showroom, one office, two restrooms, storage, and 7 drive-in doors — a durable 1970 masonry structure that can be converted to non-automotive use, with flexibility to reposition for a wide range of owner/user or investment uses.

LOCATION

The property is ideally positioned at **US 42 and Mall Road**, a primary commercial intersection with excellent visibility, signage, and dual curb-cut ingress/egress. The corridor carries up to ~58,260 vehicles per day near the site and sits just 1/2 mile from the I-75/I-71 interchange, making it a durable, service-oriented location.

8218 US Highway 42.

SITE AERIAL



US HWY 42 · RETAIL CORRIDOR

KEY HIGHLIGHTS

- 8,250 SF BUILDING AVAILABLE**
 Includes a showroom, one office, two restrooms, and storage.
- 7 DRIVE-IN DOORS**
 Flexible bay configuration suited to automotive, service, or light-industrial use.
- HIGHLY VISIBLE LOCATION**
 Located at US 42 and Mall Road, a signalized commercial intersection.
- JUST 1/2 MILE FROM I-75/I-71**
 Fast regional access via the nearby interstate interchange.
- FREE-STANDING & CONVERTIBLE**
 Can be converted to non-automotive use for a wide range of owner/user operations.
- DEDICATED PYLON SIGN & MESSAGE BOARD**
 Maximum street-level visibility along US Hwy 42.
- FEE-SIMPLE REAL ESTATE**
 Ownership conveys with the sale — no lease-up or landlord/tenant transition required.

PROPERTY DETAILS

Building Type	Freestanding
Use	Retail / Flex*
Building Size	8,250 SF
Land Area	0.44 AC
Year Built	1970
Drive-In Doors	7
Interior	Showroom, Office, 2 Restrooms, Storage
Access	US 42 & Mall Road
Real Estate	Fee Simple Included

**Automotive repair use similar to Midas is restricted; see broker for details.*

IDEAL BUYER PROFILE

Owner-Operator

Seeking a freestanding, convertible building for retail, service, or light-commercial use.

Investor

Value-add or owner-user resale play with fee-simple real estate ownership.

Retail / Service Operator

Expanding footprint with high-visibility US Hwy 42 frontage (auto-repair uses similar to Midas excluded).



CO-LISTING BROKER

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