

Retail Location Available in Florence, KY

6809 Burlington Pike | Florence, KY 41042



Property Overview:

County	Boone
Property Type	Commercial/Retail
Available	2,800 SF
Price	\$399,900
Zoning	Retail

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

Property Description

- Approx 2,800 SF of retail space available in Florence KY
- 0.35 Acre lot
- Great retail location
- Former bank and Cell phone store
- At corner of Burlington and Turfway

For more information contact:



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Location Highlights

- Retail Building at the corner of Burlington Pike and Turfway Road
- 0.2 miles to I-71/75
- Located just over 5 miles from Cincinnati International Airport

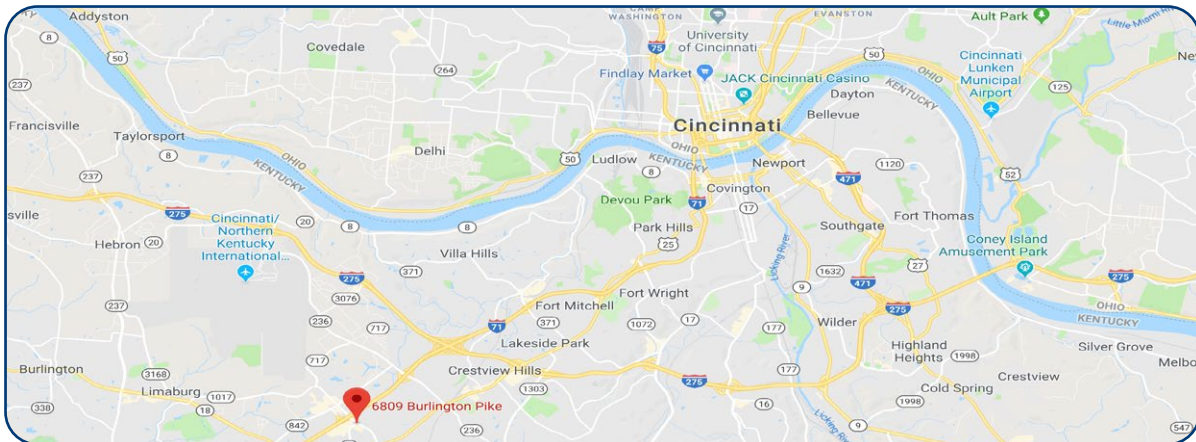
Traffic Counts	Traffic Volume	Count Year
Turfway Road and Turfway Ridge Blvd.	34,785	2018
Burlington Pike and Rebel Dr.	14,813	2018
Turfway Road and I-71	30,667	2015

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Area Demographics

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Population	1 mile	3 miles	5 miles
2024 Projection	13,937	62,206	154,921
2019 Estimate	13,023	59,878	149,720
2010 Census	10,045	54,588	139,403
Growth 2019-2024	7.02%	3.89%	3.47%

Households	1 mile	3 miles	5 miles
2024 Projection	5,739	25,031	59,994
2019 Estimate	5,376	24,088	57,987
2010 Census	4,221	21,982	54,090
Growth 2019-2024	6.75%	3.91%	3.46%

2019 Est. by Single-Class Race	13,023	59,878	149,720
White Alone	11,215	53,665	136,419
Black or African American Alone	1,023	3,246	5,848
Asian Alone	181	1,043	3,618
Am. Indian and Alaskan	49	190	368
Hawaiian and Pacific Island	98	187	305
Other	457	1,548	3,161

2019 Est. Median Age	36.90	37.90	37.60
2019 Est. Average Household Income	\$54,888	\$69,294	\$84,090

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