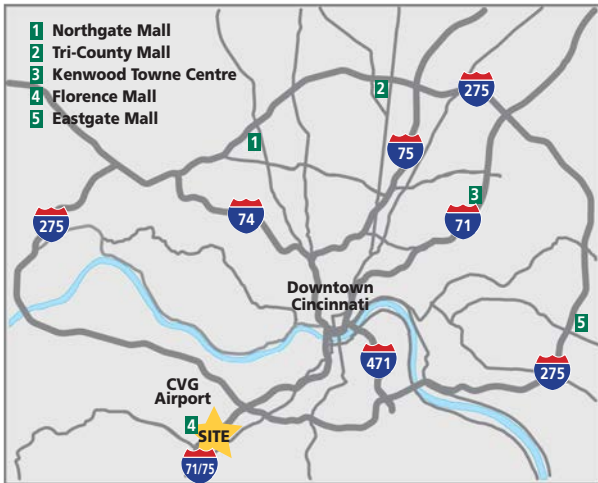


TURFWAY TOWN SQUARE

Florence, Kentucky

500 square foot building located at
Turfway Road and Dixie Highway



LOCATION

7120 Turfway Road | Florence, Kentucky 41022

HIGHLIGHTS

- 500 square foot outparcel building formerly occupied by Verizon dealer
- Property is located on bus line
- Good visibility and ample parking (246 spaces)
- High traffic counts
- Signalized intersection at Turfway Road and Dixie Highway
- Terrific access from Turfway Road and Dixie Highway
- 1/2 mile from I-75/71
- Close to Florence Mall and Crestview Town Center

DEMOGRAPHICS

2013 Estimates	1 mi	3 mi	5 mi
Population	13,625	60,183	139,802
Households	5,612	24,024	54,035
Average HH Income	\$45,104	\$59,612	\$71,892
Daytime Employees	6,621	46,758	81,343

TRAFFIC COUNTS

- 35,431 vehicles per day at Turfway Road east of I-75/71
- 45,416 vehicles per day at Turfway Road west of I-75/71
- 134,148 vehicles per day on I-75 at SR 18

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TURFWAY TOWN SQUARE

Florence, Kentucky



SITE SUMMARY		
1	Fed Ex Office	6,000 SF
2	One Main Financial	1,900 SF
3	Salon Obsession	1,900 SF
4	Buddy's Carpet	6,500 SF
5	St. Vincent de Paul	10,000 SF
6	Advance America	1,300 SF
7	Trustaff	1,252 SF
8	Chinese Restaurant	4,686 SF
9	American Freight	21,630 SF
Subtotal		55,168 SF
10	Taco Bell Outlot	2,300 SF
11	AVAILABLE	500 SF
Total		58,278 SF

KEY	
	Available
	Leased

