

## VILLAGE at the MALL

7606-7654 Mall Road, Florence, KY 41042

4,000 SF - 18,095 SF Available



### Property Details:

- Strong national co-tenancy
- Locally managed center with low tenant turnover in the heart of the Florence retail corridor
- Rare junior box opportunity (former Party City)

### Retailers in the corridor:



### Demographics:

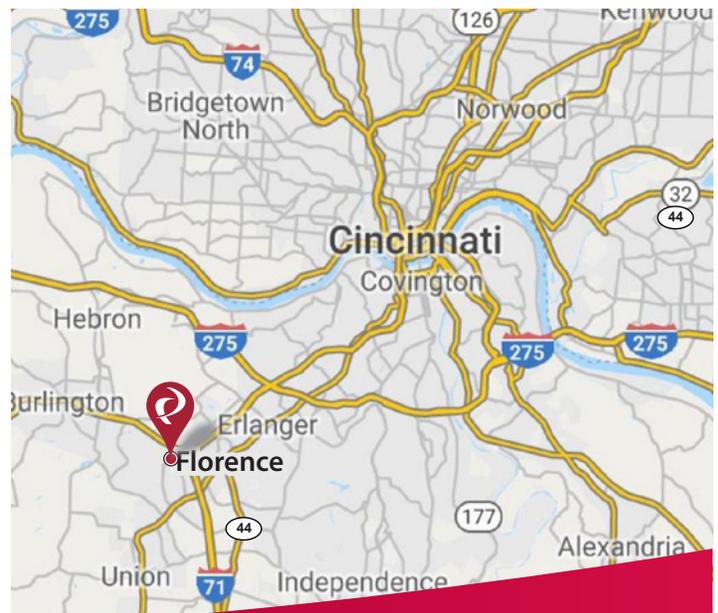
2025 Estimates	1 Mile	3 Mile	5 Mile
Population	6,947	67,102	142,148
Households	2,889	27,712	55,706
Average Household Income	\$86,997	\$97,253	\$109,419
Total Number of Employees	5,798	34,975	64,290

### Traffic Counts:

	ADT
Mall Road South of KY 18	22,374 (INRIX 2022)
I-75 / I-71	169,324 ADT (INRIX 2022)

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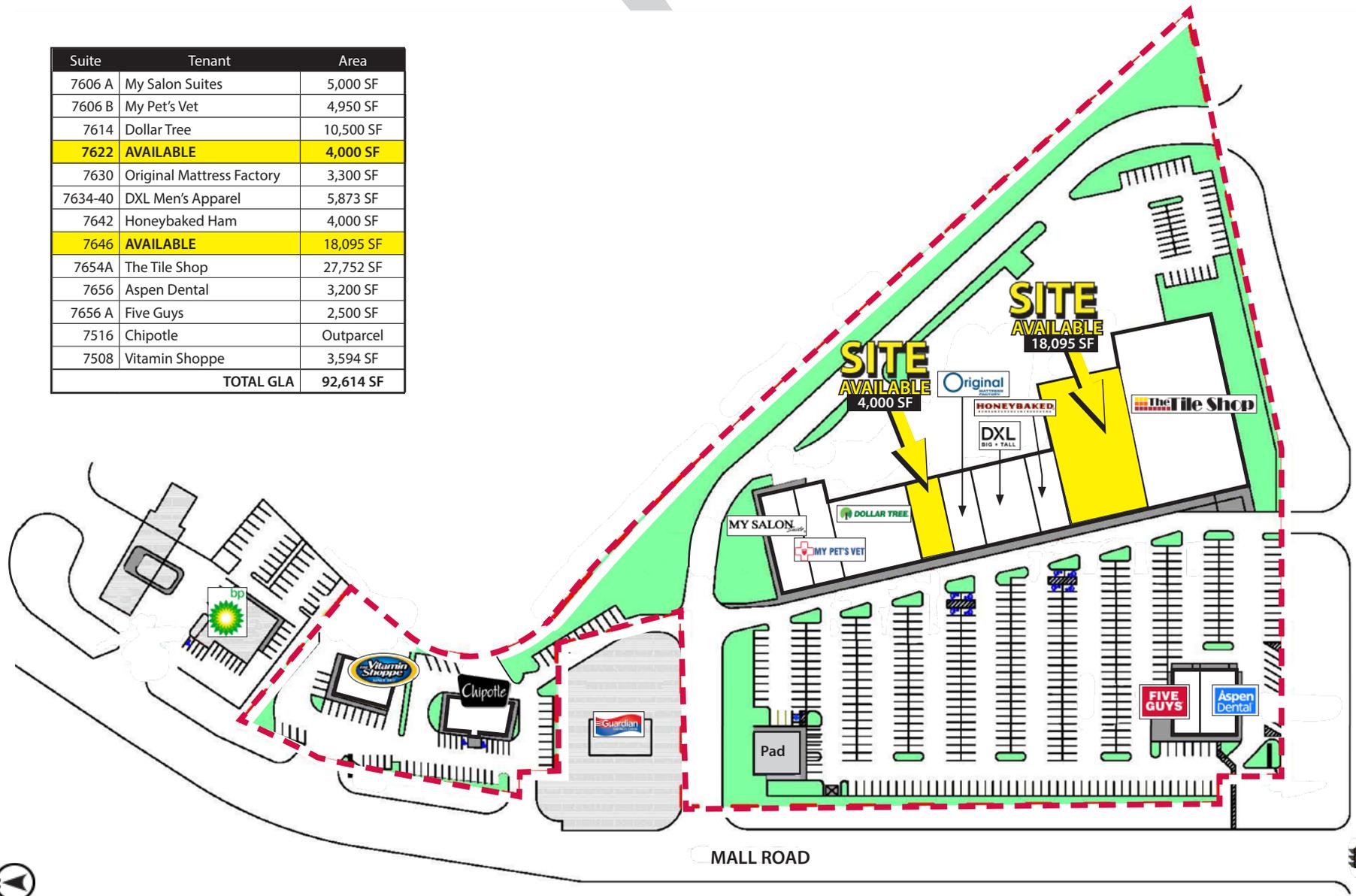




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Suite	Tenant	Area
7606 A	My Salon Suites	5,000 SF
7606 B	My Pet's Vet	4,950 SF
7614	Dollar Tree	10,500 SF
<b>7622</b>	<b>AVAILABLE</b>	<b>4,000 SF</b>
7630	Original Mattress Factory	3,300 SF
7634-40	DXL Men's Apparel	5,873 SF
7642	Honeybaked Ham	4,000 SF
<b>7646</b>	<b>AVAILABLE</b>	<b>18,095 SF</b>
7654A	The Tile Shop	27,752 SF
7656	Aspen Dental	3,200 SF
7656 A	Five Guys	2,500 SF
7516	Chipotle	Outparcel
7508	Vitamin Shoppe	3,594 SF
<b>TOTAL GLA</b>		<b>92,614 SF</b>

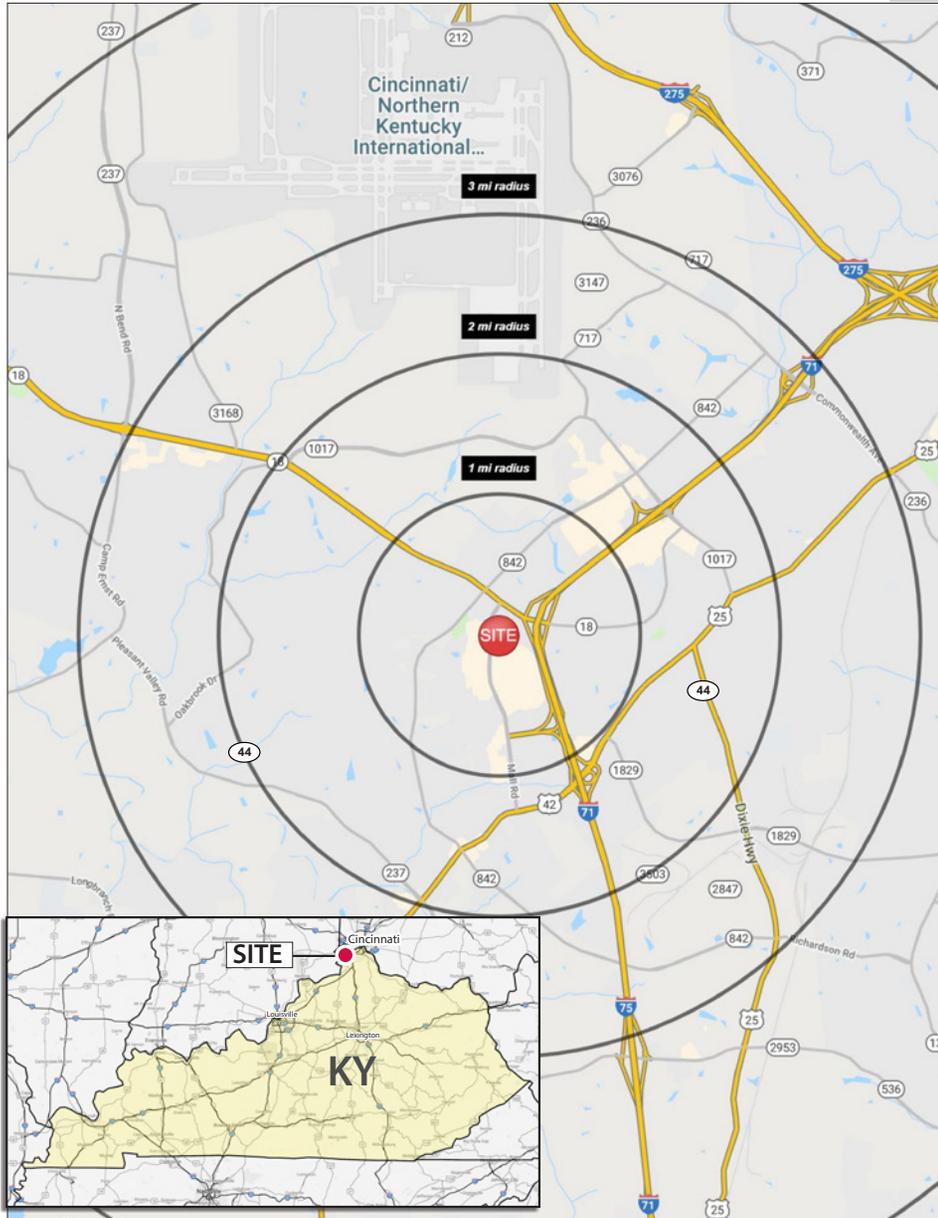


MALL ROAD



# VILLAGE at the MALL

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## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.0004/-84.6521

7606 Mall Rd Florence, KY 41042	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	6,947	67,102	142,148
2030 Projected Population	7,193	68,858	146,362
2020 Census Population	6,812	63,970	138,405
2010 Census Population	6,129	58,596	125,890
Projected Annual Growth 2025 to 2030	0.7%	0.5%	0.6%
Historical Annual Growth 2010 to 2025	0.9%	1.0%	0.9%
2025 Median Age	38.6	37.4	37.2
<b>Households</b>			
2025 Estimated Households	2,889	27,712	55,706
2030 Projected Households	3,089	29,163	58,639
2020 Census Households	2,768	25,641	52,818
2010 Census Households	2,603	23,344	47,940
Projected Annual Growth 2025 to 2030	1.4%	1.0%	1.1%
Historical Annual Growth 2010 to 2025	0.7%	1.2%	1.1%
<b>Race and Ethnicity</b>			
2025 Estimated White	80.7%	82.2%	84.4%
2025 Estimated Black or African American	7.2%	7.3%	5.9%
2025 Estimated Asian or Pacific Islander	4.3%	3.0%	2.9%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.2%
2025 Estimated Other Races	7.6%	7.2%	6.6%
2025 Estimated Hispanic	7.2%	6.8%	6.3%
<b>Income</b>			
2025 Estimated Average Household Income	\$86,997	\$97,253	\$109,419
2025 Estimated Median Household Income	\$72,339	\$81,446	\$90,356
2025 Estimated Per Capita Income	\$36,500	\$40,260	\$42,967
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.1%	2.5%
2025 Estimated Some High School (Grade Level 9 to 11)	6.0%	4.2%	3.6%
2025 Estimated High School Graduate	37.5%	31.8%	29.7%
2025 Estimated Some College	21.6%	22.2%	19.9%
2025 Estimated Associates Degree Only	7.2%	10.2%	10.1%
2025 Estimated Bachelors Degree Only	17.0%	19.5%	22.2%
2025 Estimated Graduate Degree	9.4%	10.1%	11.9%
<b>Business</b>			
2025 Estimated Total Businesses	536	2,943	5,145
2025 Estimated Total Employees	5,798	34,975	64,290
2025 Estimated Employee Population per Business	10.8	11.9	12.5
2025 Estimated Residential Population per Business	13.0	22.8	27.6

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