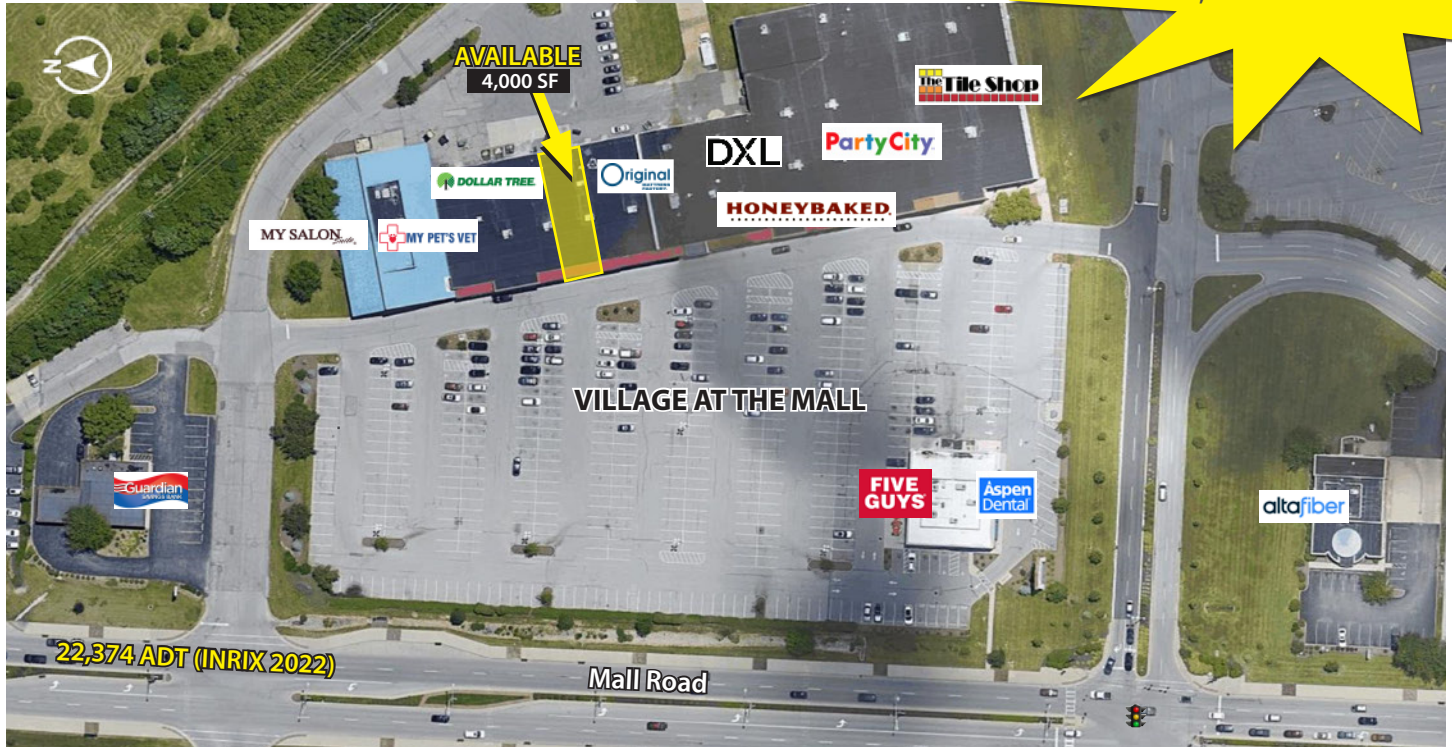


VILLAGE at the MALL

7606-7654 Mall Road, Florence, KY 41042

LAST SPACE REMAINING
4,000 SF Available



Property Details:

- Strong national tenancy in the heart of the Florence retail corridor
- Locally managed center with low tenant turnover

Retailers in the corridor:



Demographics:

2023 Estimates	1 Mile	3 Mile	5 Mile
Population	7,040	65,228	140,794
Households	2,890	26,495	54,423
Average Household Income	\$106,781	\$96,019	\$106,676
Total Number of Employees	5,814	34,482	63,363

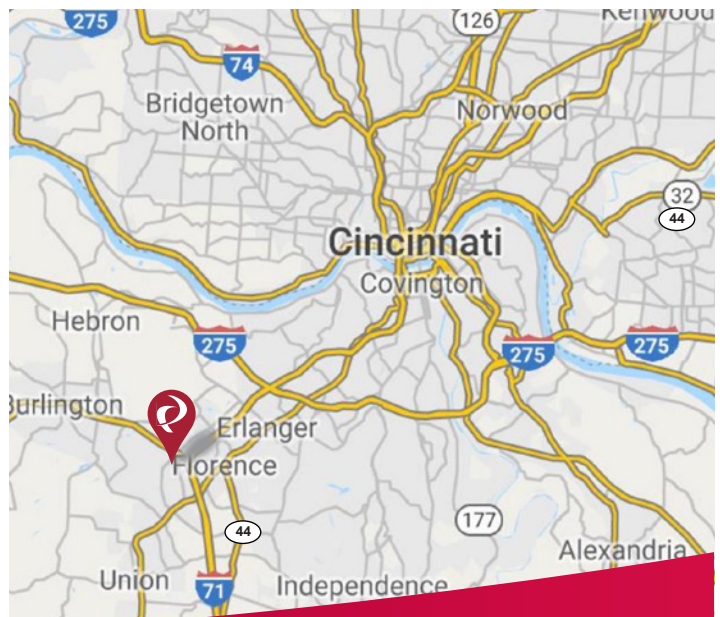
Traffic Counts:

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

Contact:

Zachary Schunn

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VILLAGE at the MALL

7606-7654 Mall Road, Florence, KY 41042



HOT TOPIC	SEBAGO	TORRID	ZUMIEZ
SHOE SHOW	nerie	FINISH LINE	ROCK DEPT.
Foot Locker	CHANGES	Wardrobe Workshop	claire's
SEPHORA	Duckin Donuts	maurices	JCPenney
WALGREENS	FOREVER 21	VICTORIA'S SECRET	
rue21	AMERICAN EAGLE	AEROPOSTALE	

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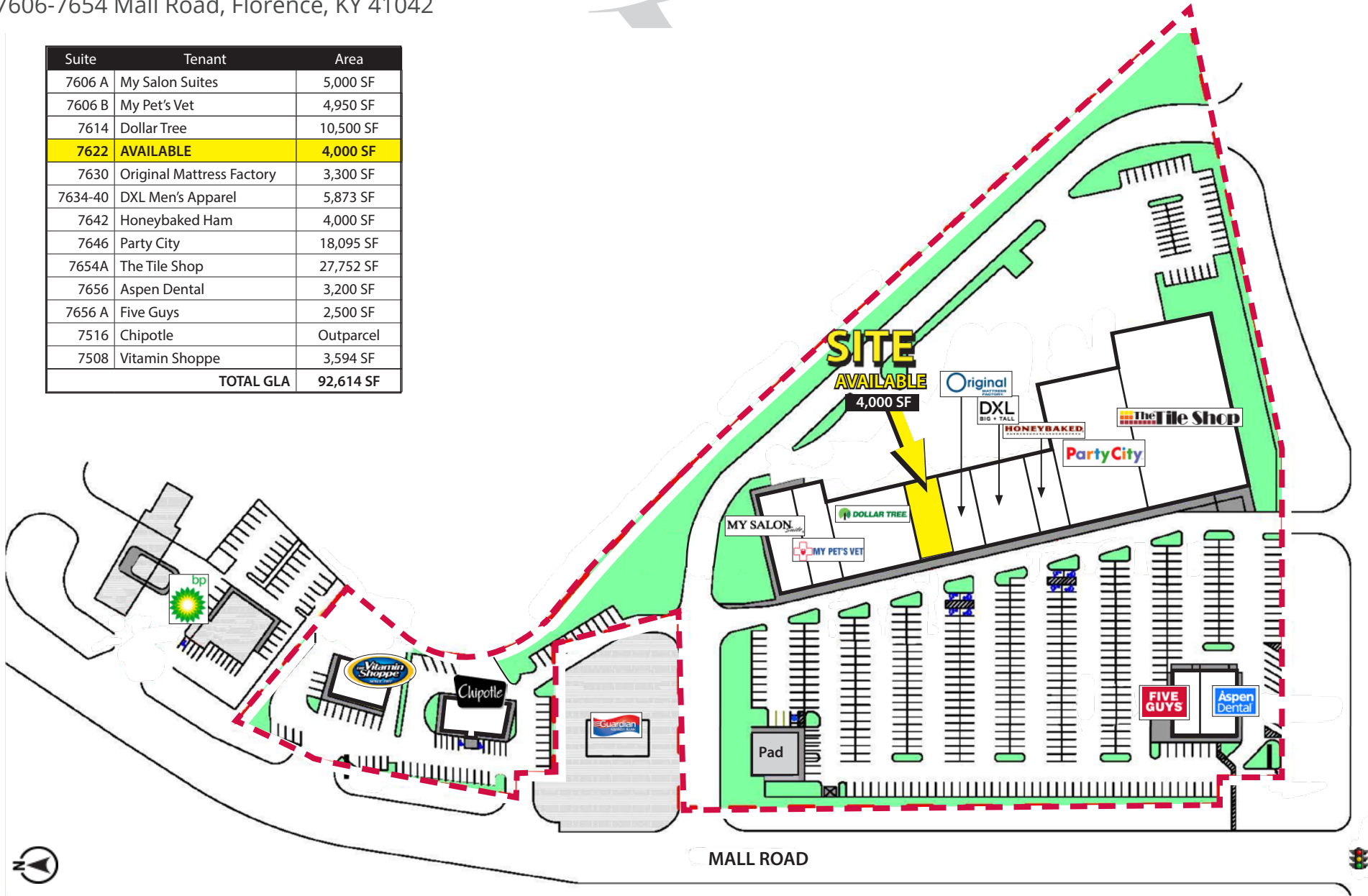
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Suite	Tenant	Area
7606 A	My Salon Suites	5,000 SF
7606 B	My Pet's Vet	4,950 SF
7614	Dollar Tree	10,500 SF
7622	AVAILABLE	4,000 SF
7630	Original Mattress Factory	3,300 SF
7634-40	DXL Men's Apparel	5,873 SF
7642	Honeybaked Ham	4,000 SF
7646	Party City	18,095 SF
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
TOTAL GLA		92,614 SF

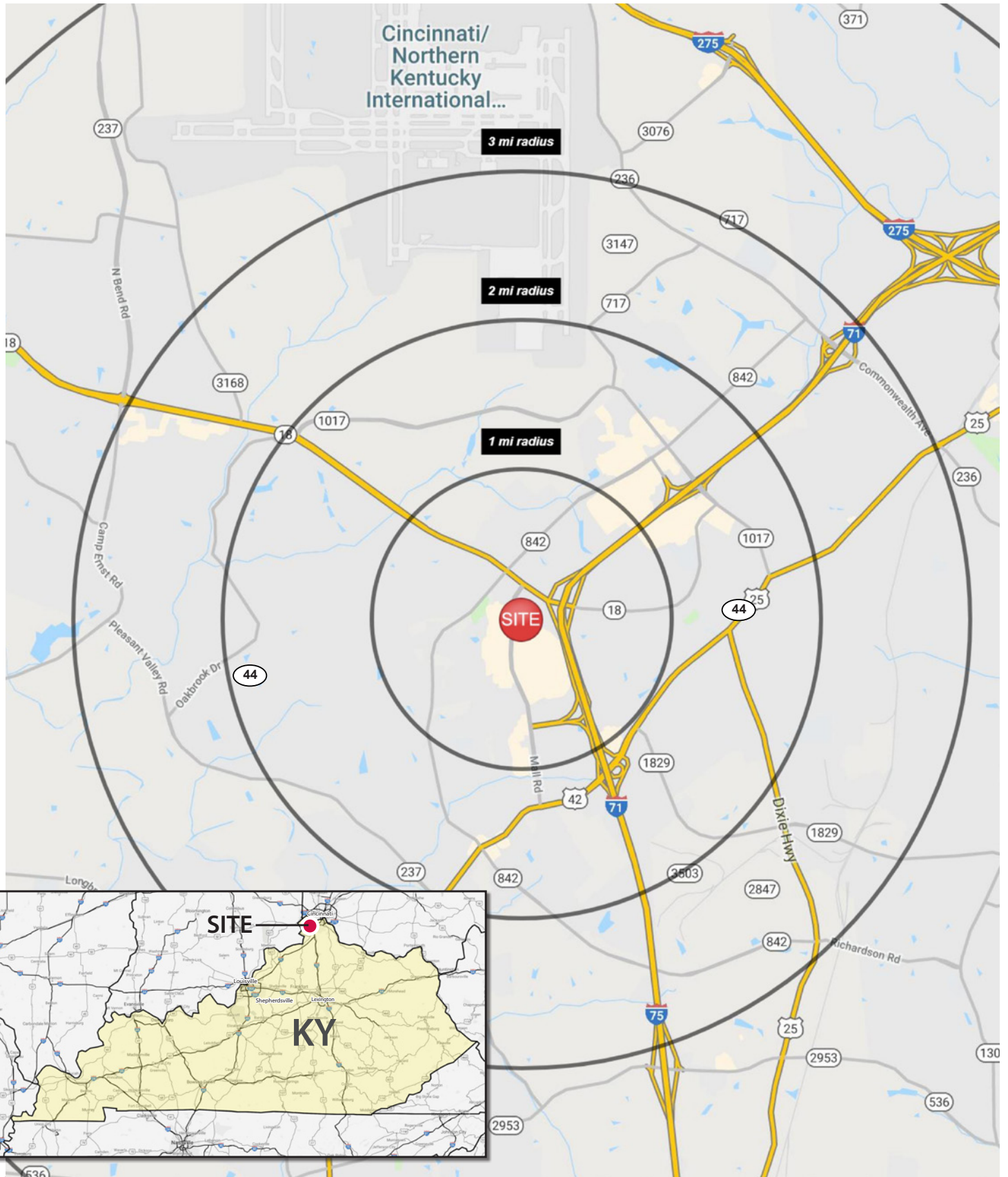


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Summary Profile

2010-2020 Census, 2023 Estimates with 2028 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
Population			
2023 Estimated Population	7,040	65,228	140,794
2028 Projected Population	7,286	68,805	145,776
2020 Census Population	6,812	63,970	138,405
2010 Census Population	6,129	58,596	125,890
Projected Annual Growth 2023 to 2028	0.7%	1.1%	0.7%
Historical Annual Growth 2010 to 2023	1.1%	0.9%	0.9%
2023 Median Age	43.8	37.9	37.3
Households			
2023 Estimated Households	2,890	26,495	54,423
2028 Projected Households	3,124	28,892	57,788
2020 Census Households	2,768	25,641	52,818
2010 Census Households	2,603	23,344	47,940
Projected Annual Growth 2023 to 2028	1.6%	1.8%	1.2%
Historical Annual Growth 2010 to 2023	0.8%	1.0%	1.0%
Race and Ethnicity			
2023 Estimated White	83.9%	84.0%	85.7%
2023 Estimated Black or African American	5.5%	6.5%	5.2%
2023 Estimated Asian or Pacific Islander	4.2%	2.8%	2.9%
2023 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.2%
2023 Estimated Other Races	6.2%	6.5%	6.0%
2023 Estimated Hispanic	6.1%	5.9%	5.3%
Income			
2023 Estimated Average Household Income	\$106,781	\$96,019	\$106,676
2023 Estimated Median Household Income	\$75,275	\$77,694	\$85,535
2023 Estimated Per Capita Income	\$44,160	\$39,085	\$41,308
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.3%	2.7%
2023 Estimated Some High School (Grade Level 9 to 11)	7.8%	5.4%	4.2%
2023 Estimated High School Graduate	35.8%	31.9%	29.3%
2023 Estimated Some College	21.2%	21.7%	20.0%
2023 Estimated Associates Degree Only	6.3%	9.4%	9.7%
2023 Estimated Bachelors Degree Only	17.4%	18.3%	21.9%
2023 Estimated Graduate Degree	9.6%	10.9%	12.1%
Business			
2023 Estimated Total Businesses	517	2,853	4,991
2023 Estimated Total Employees	5,814	34,482	63,363
2023 Estimated Employee Population per Business	11.2	12.1	12.7
2023 Estimated Residential Population per Business	13.6	22.9	28.2

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