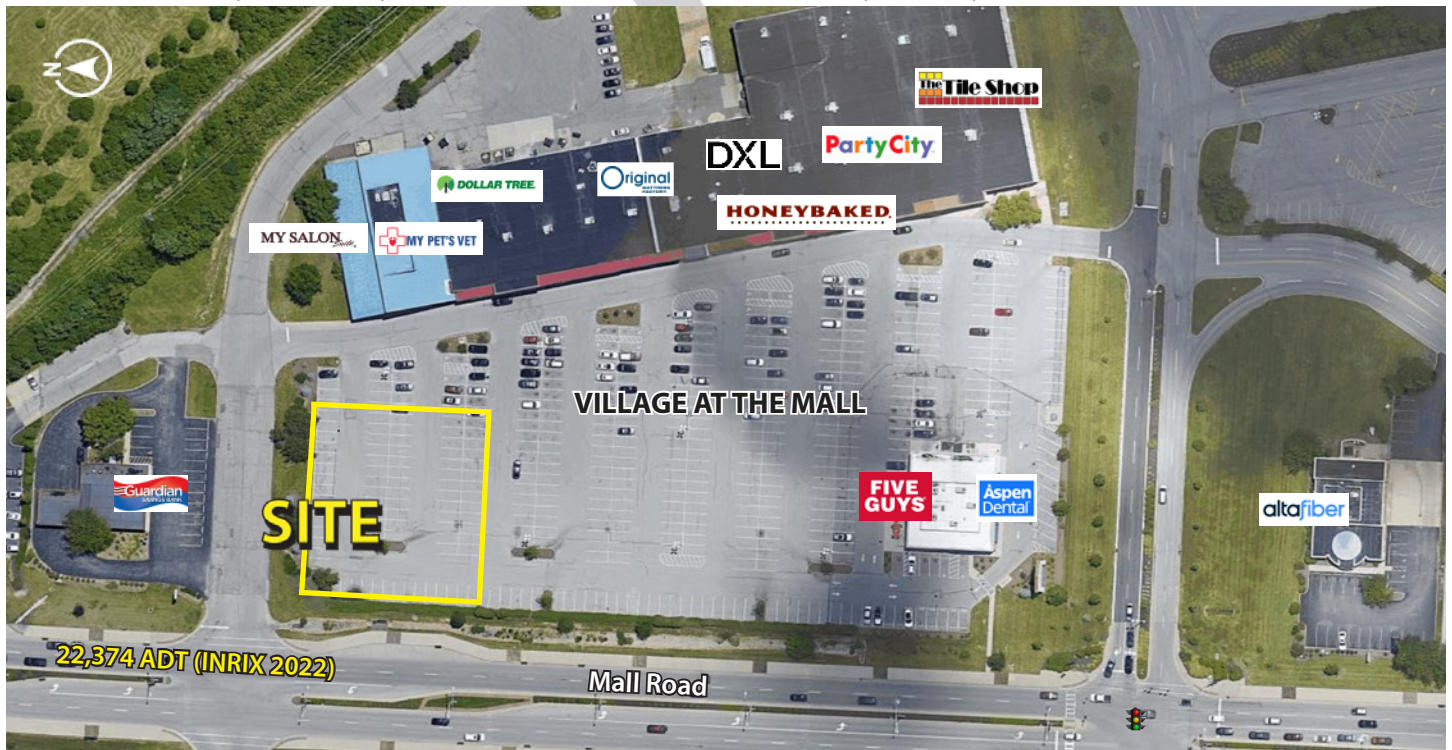


## VILLAGE at the MALL OUTLOT

7600 Mall Road, Florence, KY 41042

1,200 - 3,500+/- SF / 1 Acre Pad Available



### Property Details:

- Strong national tenancy in the heart of the Florence retail corridor
- Options include land lease, BTS or tenancy in new two-tenant building

### Retailers in the corridor:



### Demographics:

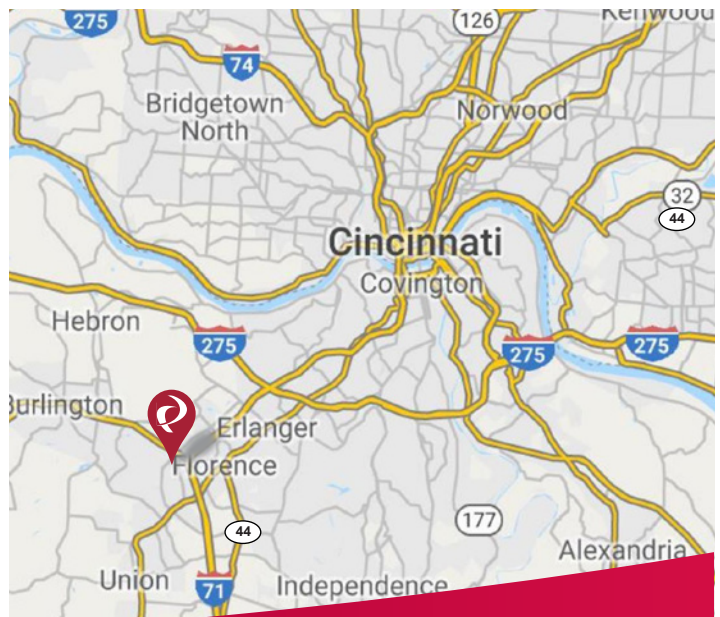
2023 Estimates	1 Mile	3 Mile	5 Mile
Population	7,040	65,228	140,794
Households	2,890	26,495	54,423
Average Household Income	\$106,781	\$96,019	\$106,676
Total Number of Employees	5,814	34,482	63,363

### 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

513.489.3343 x5  
zschunn@edgegp.com



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# VILLAGE at the MALL OUTLOT

7600 Mall Road, Florence, KY 41042

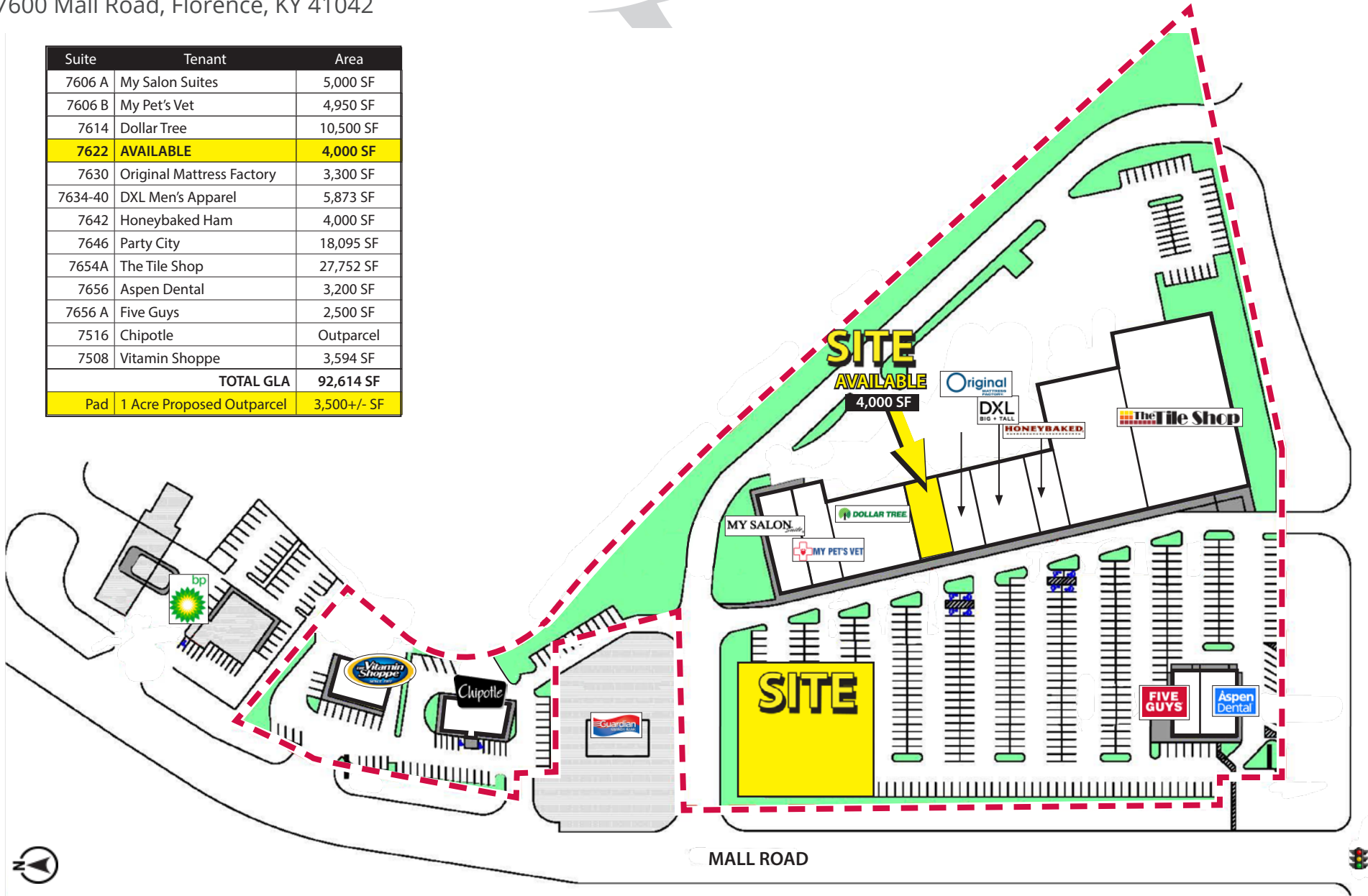






**VILLAGE at the MALL OUTLOT**  
7600 Mall Road, Florence, KY 41042

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
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
<b>TOTAL GLA</b>		<b>92,614 SF</b>
Pad	1 Acre Proposed Outparcel	3,500+/- SF

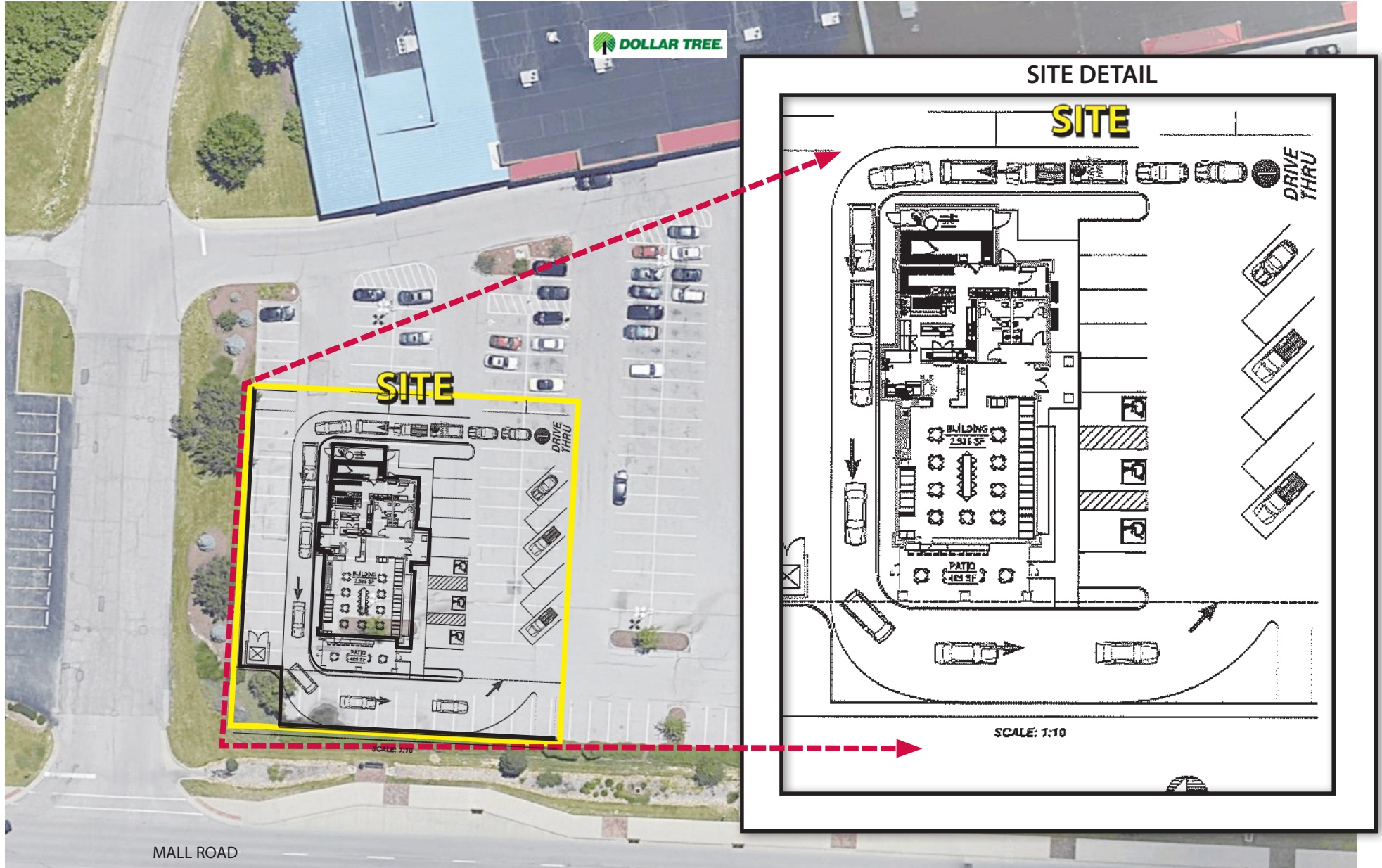




# VILLAGE at the MALL OUTLOT

7600 Mall Road, Florence, KY 41042

Drive-Thru Option



MALL ROAD

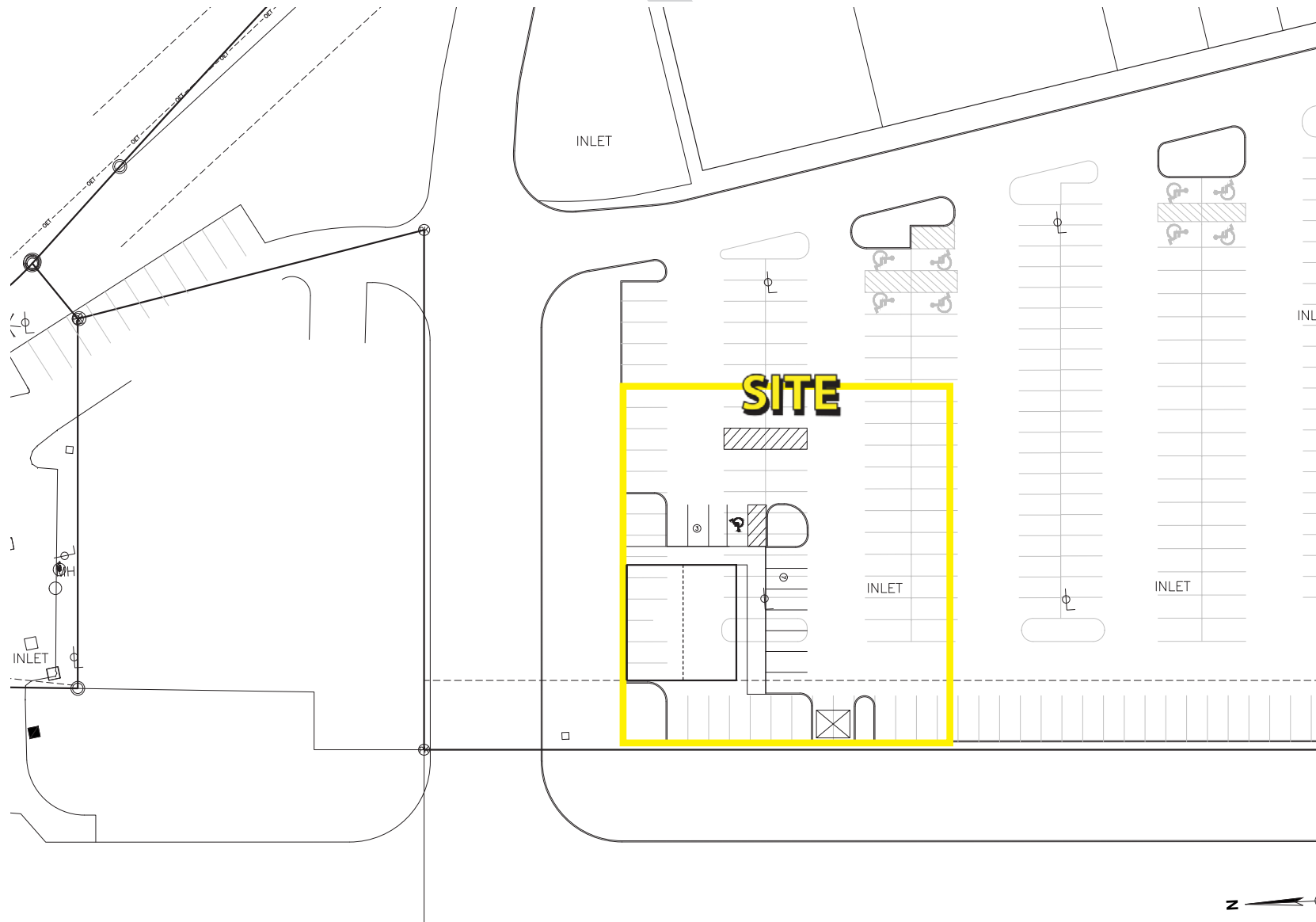
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**VILLAGE at the MALL OUTLOT**  
7600 Mall Road, Florence, KY 41042

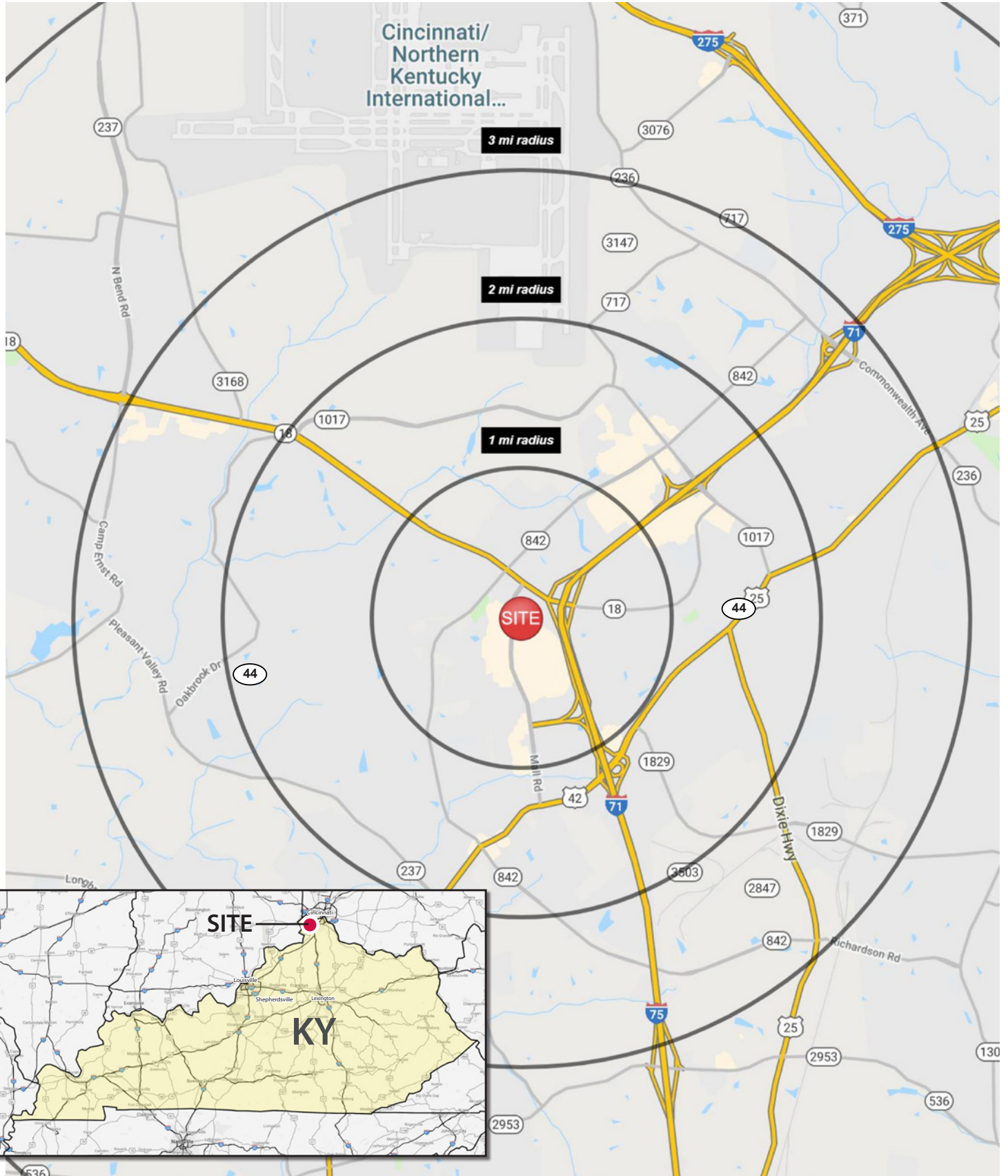
Single or Two-Tenant Option





# VILLAGE at the MALL OUTLOT

7606 Mall Road, Florence, KY 41042



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# VILLAGE at the MALL OUTLOT

7606 Mall Road, Florence, KY 41042

## 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
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

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## VILLAGE at the MALL OUTLOT

7600 Mall Road, Florence, KY 41042



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