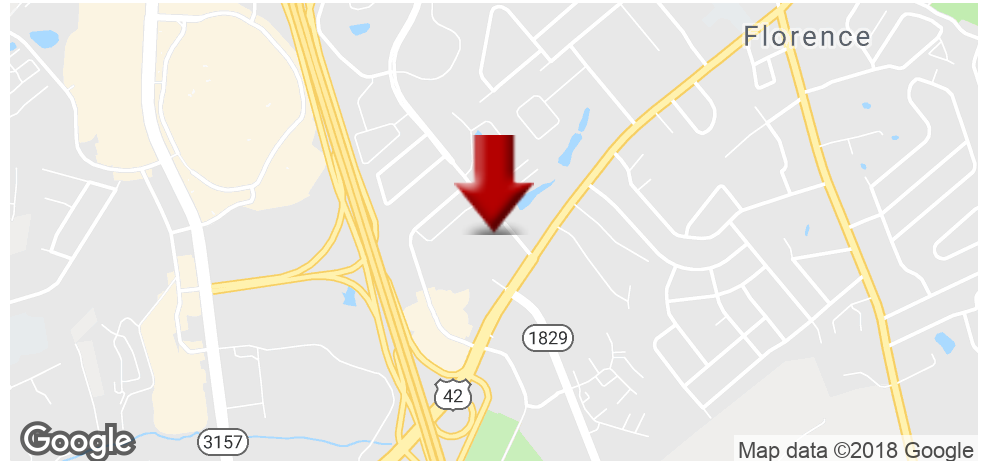


# 7627 EWING BLVD

7627 Ewing Blvd., Florence, KY 41042



## OFFERING SUMMARY

AVAILABLE SF:	3,820 - 11,887 SF
LEASE RATE:	\$12.50 SF/yr (MG)
LOT SIZE:	2.73 Acres
BUILDING SIZE:	20,000
ZONING:	O-2/PD/PO
MARKET:	Florence

## PROPERTY OVERVIEW

Multi-tenant all brick building with immediate access to I-71/75. The total available space is 11,887 sq ft, but the site can be subdivided. The building is on 2.73 acres with 4.35/1000 for parking. This is a great building in a very desirable location in Florence.

## PROPERTY HIGHLIGHTS

- This is a great building in a very desirable location in Florence, right off U.S. 42, at a very competitive price. Very flexible, space can be subdivided as needed.

**KW COMMERCIAL**  
2216 Dixie Highway, Ste. 100  
Fort Mitchell, KY 41017

**T.J. SCHUTTE JR**  
Commercial Agent  
O 859.331.3180  
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tjschuttejr@kw.com  
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OFFICE FOR LEASE

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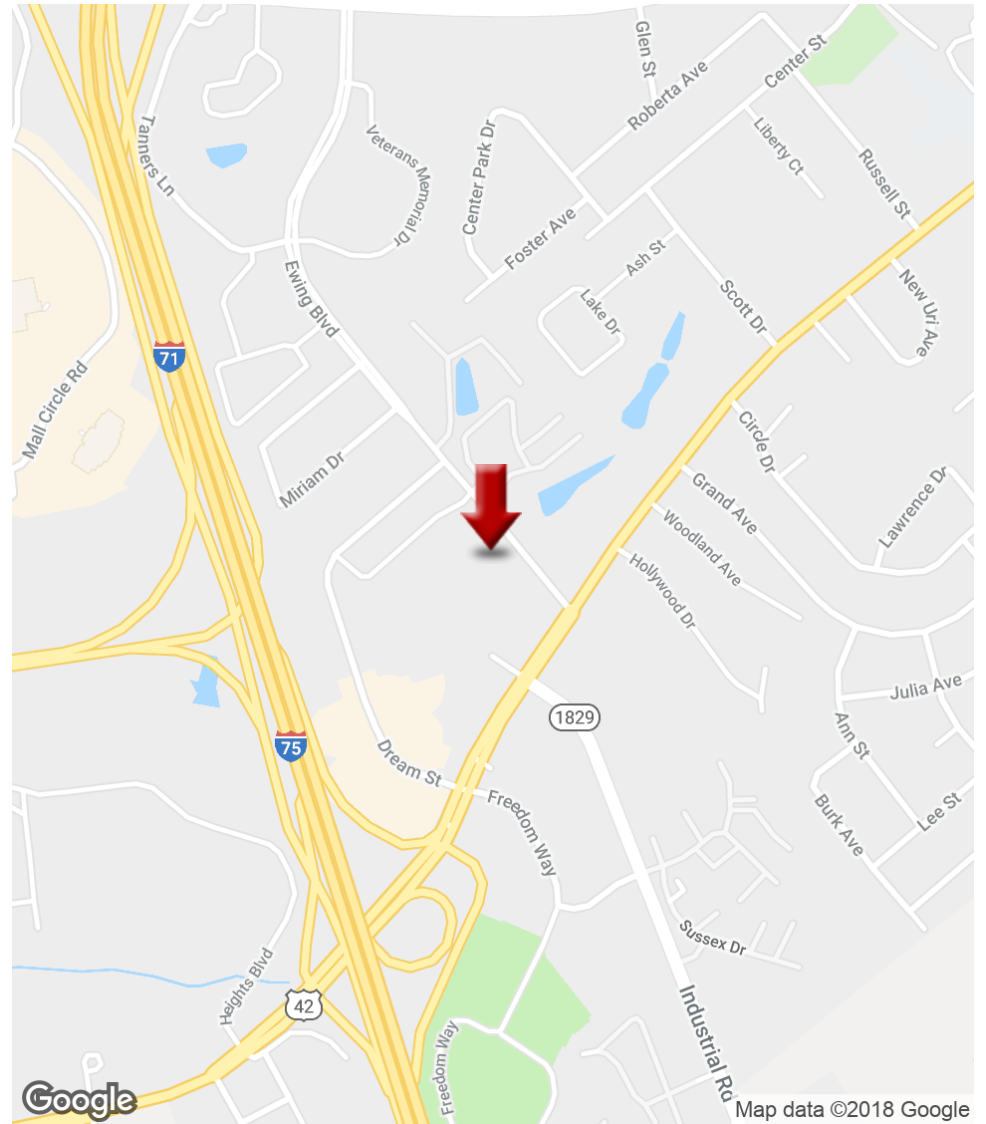
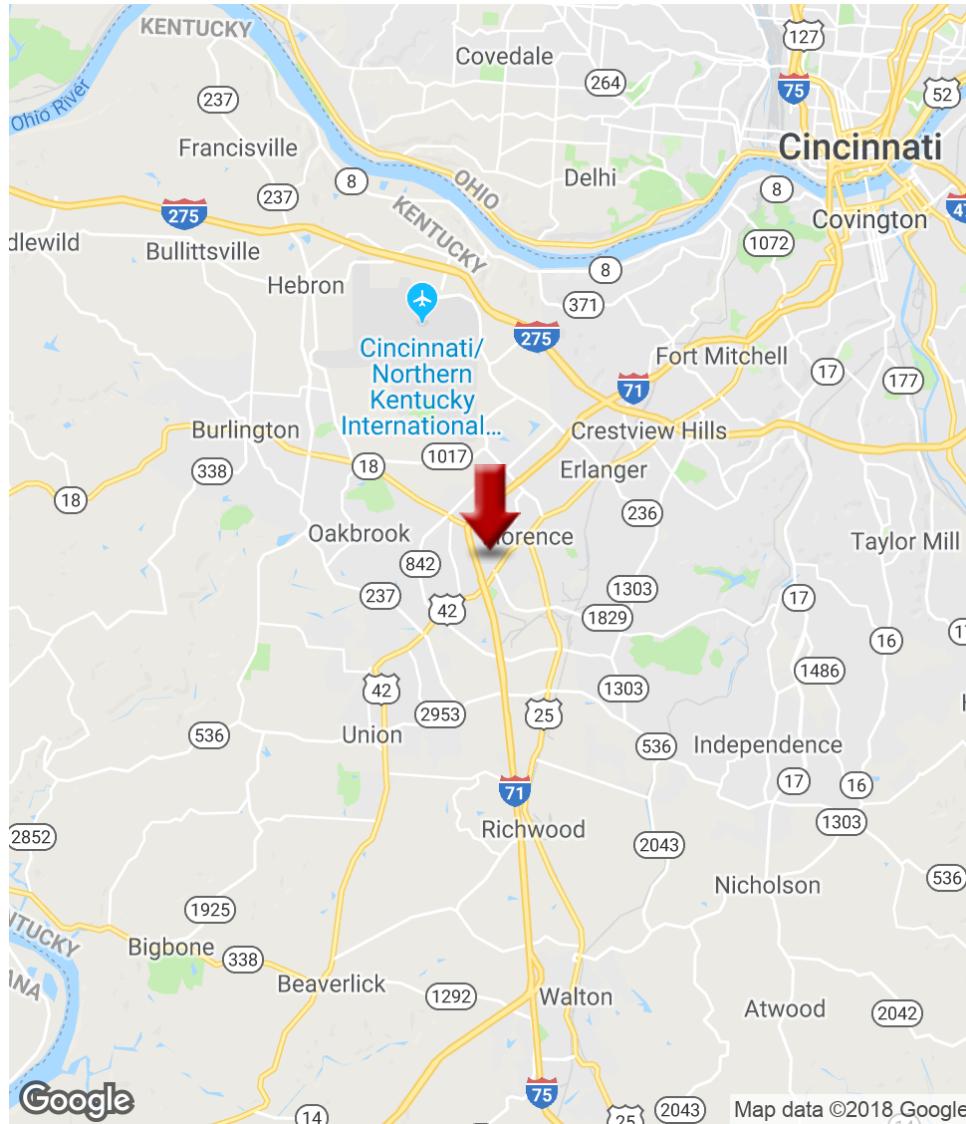
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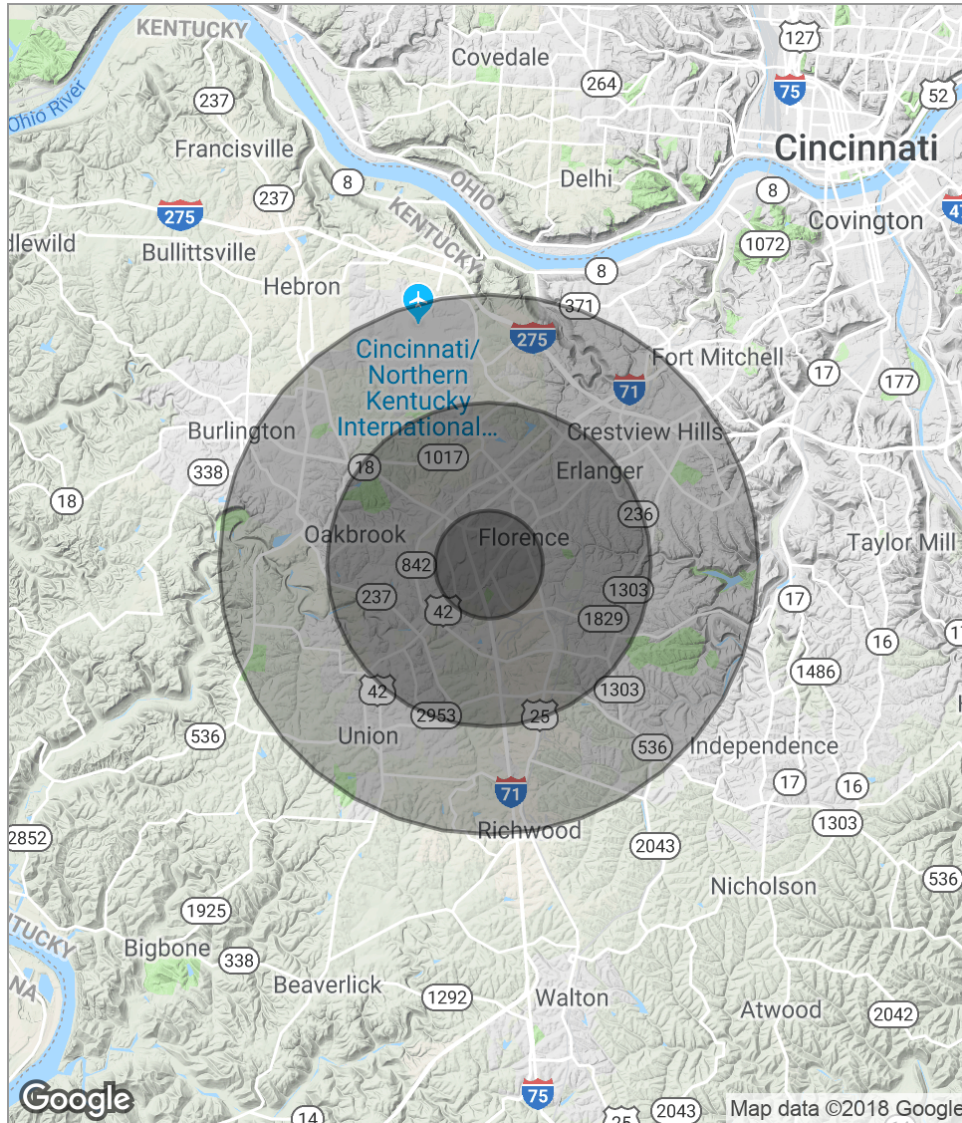
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,504	57,658	127,492
Median Age	35.0	35.6	35.9
Median Age (Male)	34.6	34.6	34.7
Median Age (Female)	35.8	36.8	36.9

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,935	22,853	48,521
# Of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$46,837	\$59,979	\$69,015
Average House Value	\$128,610	\$155,345	\$167,857

\* Demographic data derived from 2010 US Census

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