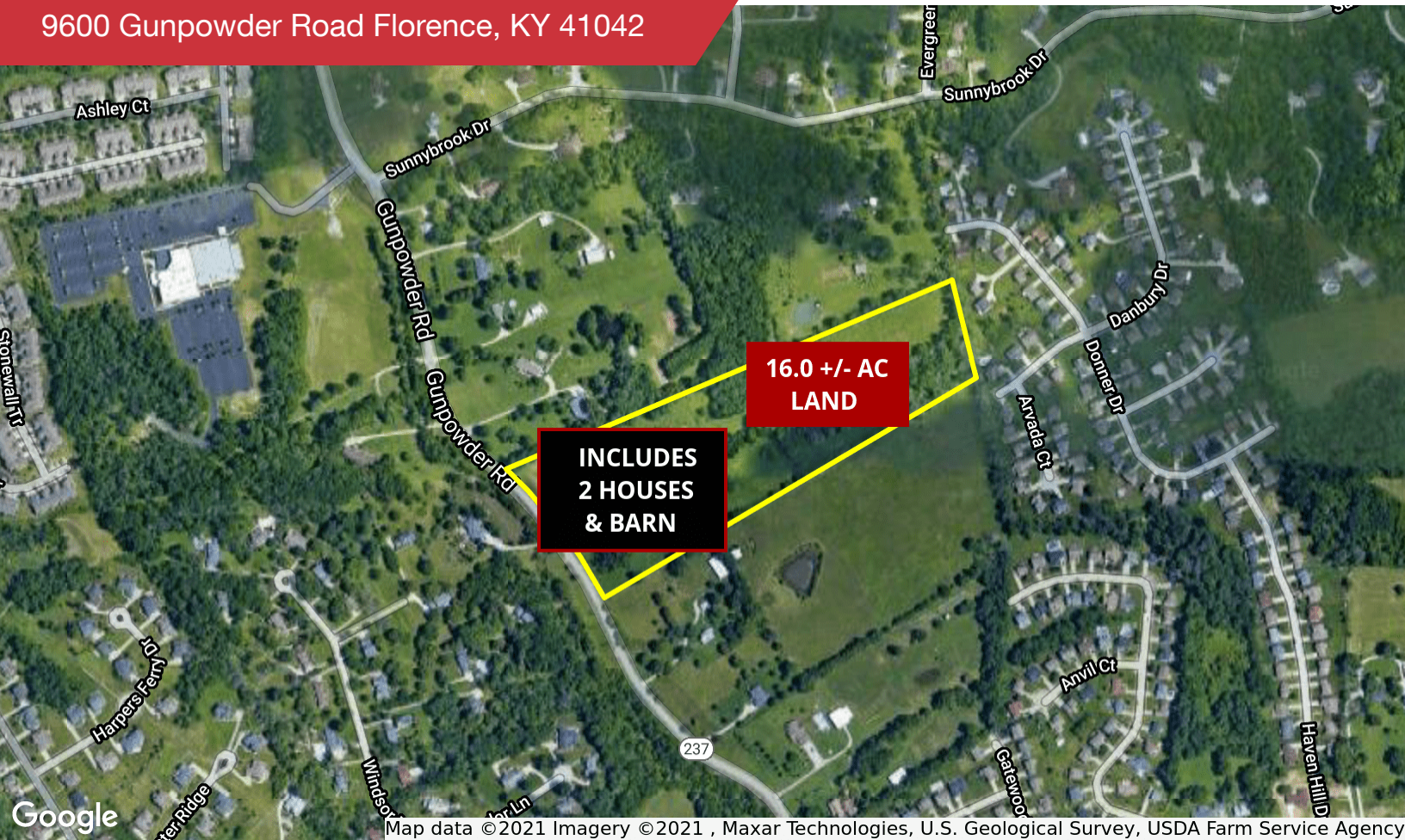


FOR SALE

9600 Gunpowder Road Florence, KY 41042

NAIBergman



Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Residential OPPORTUNITY | 16.0 +/- AC

- 16+/- Acres
- Includes two desirable houses and an out building
- Acreage Suitable for additional residential development (subject to municipal planning and zoning approvals)
- Zoned SR-1
- Located in fast growing Boone County
- Easy accessibility to I-71 and I-75

5 MILES INFORMATION



TOTAL POPULATION

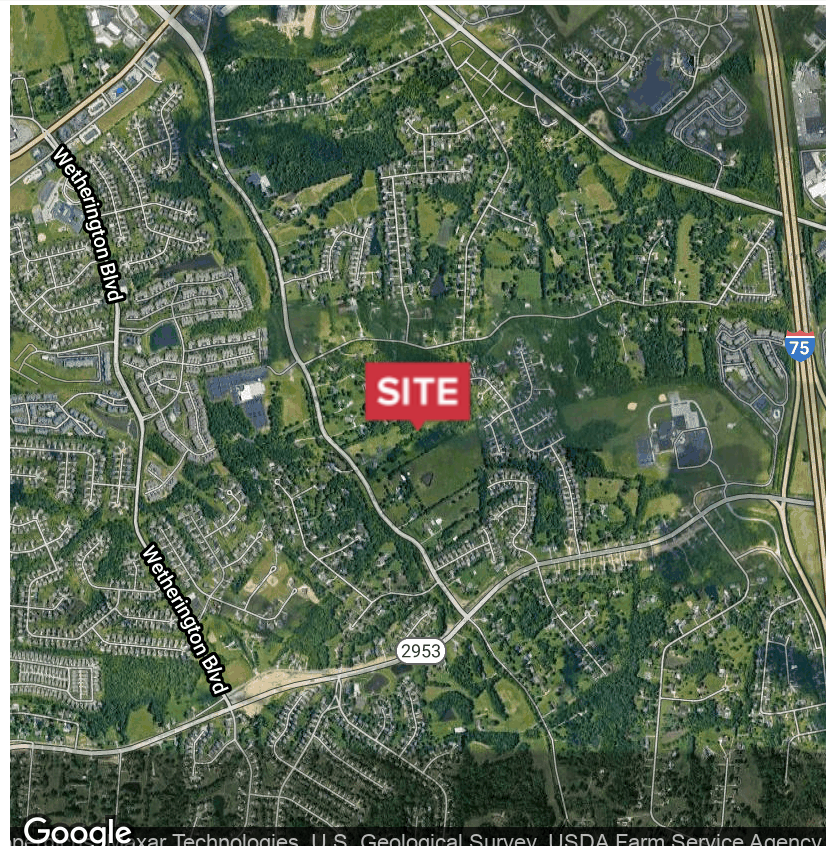


TOTAL HOUSEHOLDS



AVERAGE HH INCOME

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



✉ **Laurence Bergman**
+1 513 322 6307
larry@bergman-group.com

📍 **4695 Lake Forest Drive**
Cincinnati, OH 45245
bergmancommercial.com

9600 Gunpowder Road Florence, KY 41042



FOR SALE

9600 Gunpowder Road Florence, KY 41042



SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9589/-84.6519

RS1

9600 Gunpowder Rd		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Florence, KY 41042					
POPULATION	2017 Estimated Population	8,101	57,669	117,659	265,028
	2022 Projected Population	8,538	60,643	122,424	272,976
	2010 Census Population	7,512	52,258	106,942	246,387
	2000 Census Population	3,774	37,239	82,024	208,109
	Projected Annual Growth 2017 to 2022	1.1%	1.0%	0.8%	0.6%
	Historical Annual Growth 2000 to 2017	6.7%	3.2%	2.6%	1.6%
	2017 Median Age	35.4	36.3	36.2	36.8
HOUSEHOLDS	2017 Estimated Households	3,019	21,548	44,080	99,843
	2022 Projected Households	3,221	22,929	46,450	104,068
	2010 Census Households	2,782	19,450	39,911	92,283
	2000 Census Households	1,381	13,906	30,701	77,360
	Projected Annual Growth 2017 to 2022	1.3%	1.3%	1.1%	0.8%
	Historical Annual Growth 2000 to 2017	7.0%	3.2%	2.6%	1.7%
RACE AND ETHNICITY	2017 Estimated White	87.2%	87.5%	88.4%	90.7%
	2017 Estimated Black or African American	3.3%	3.9%	4.1%	3.5%
	2017 Estimated Asian or Pacific Islander	6.0%	3.9%	2.9%	2.2%
	2017 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
	2017 Estimated Other Races	3.3%	4.4%	4.4%	3.4%
	2017 Estimated Hispanic	4.8%	5.4%	5.0%	3.5%
INCOME	2017 Estimated Average Household Income	\$96,683	\$90,352	\$83,179	\$85,909
	2017 Estimated Median Household Income	\$83,842	\$79,316	\$71,965	\$73,367
	2017 Estimated Per Capita Income	\$36,125	\$33,803	\$31,268	\$32,563
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.2%	3.0%	2.6%	2.3%
	2017 Estimated Some High School (Grade Level 9 to 11)	3.0%	4.8%	5.9%	5.5%
	2017 Estimated High School Graduate	23.6%	24.5%	26.6%	27.5%
	2017 Estimated Some College	21.9%	24.4%	24.8%	23.8%
	2017 Estimated Associates Degree Only	12.6%	9.5%	9.6%	10.0%
	2017 Estimated Bachelors Degree Only	23.4%	21.2%	20.0%	20.2%
	2017 Estimated Graduate Degree	13.3%	12.6%	10.5%	10.8%
BUSINESS	2017 Estimated Total Businesses	49	2,042	3,891	9,160
	2017 Estimated Total Employees	481	30,406	50,891	136,344
	2017 Estimated Employee Population per Business	9.9	14.9	13.1	14.9
	2017 Estimated Residential Population per Business	166.8	28.2	30.2	28.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.