

# INDUSTRIAL PROPERTY FOR LEASE **FLORENCE BUSINESSPLEX**

7902-7988 Tanners Gate Lane, Florence, KY 41042

7930  
1,300 SF

7932  
1,267 SF

7944  
3,003 SF

7966  
3,033 SF



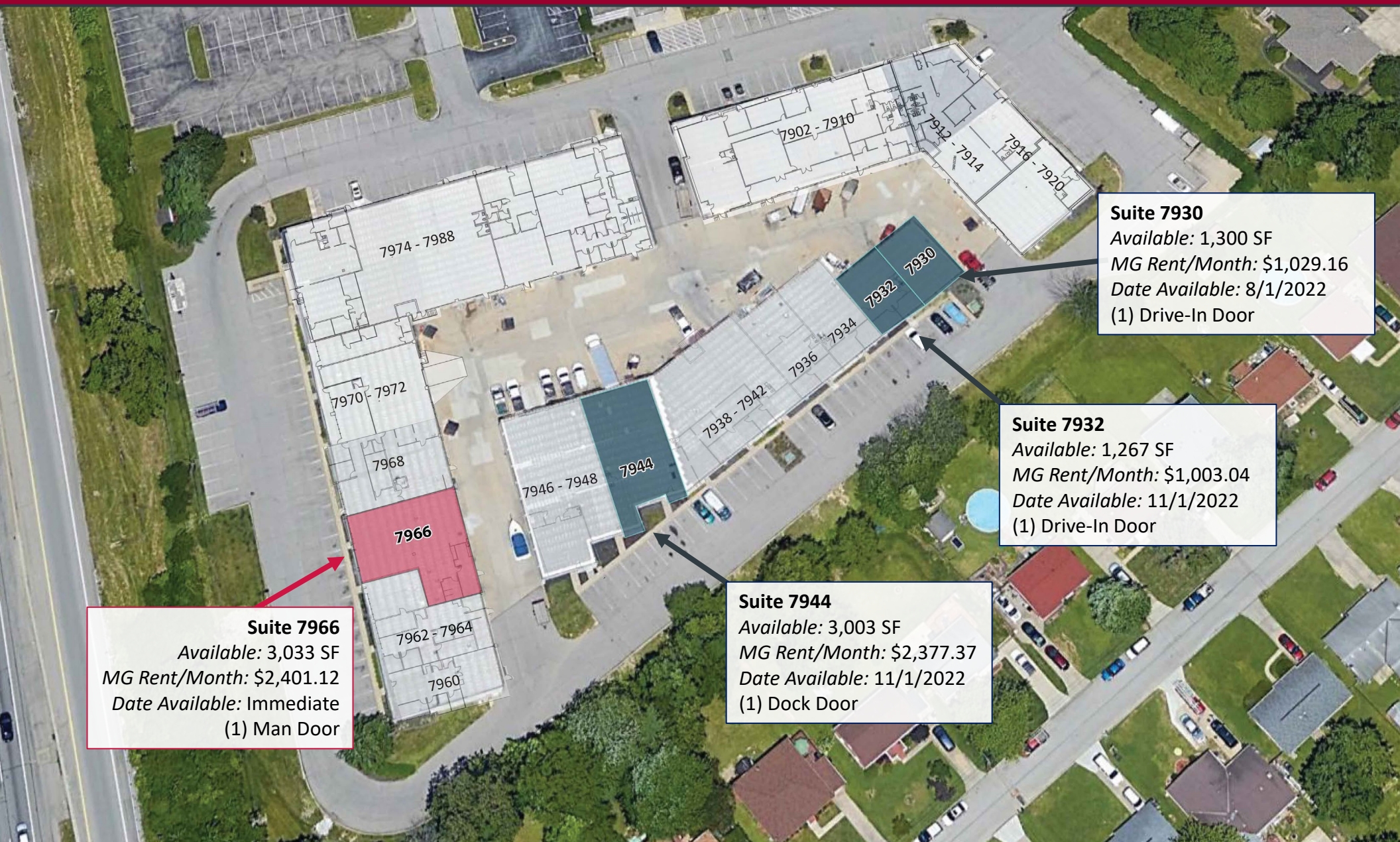
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**LEE & ASSOCIATES**  
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# AVAILABLE



**Suite 7966**  
Available: 3,033 SF  
MG Rent/Month: \$2,401.12  
Date Available: Immediate  
(1) Man Door

**Suite 7944**  
Available: 3,003 SF  
MG Rent/Month: \$2,377.37  
Date Available: 11/1/2022  
(1) Dock Door

**Suite 7932**  
Available: 1,267 SF  
MG Rent/Month: \$1,003.04  
Date Available: 11/1/2022  
(1) Drive-In Door

**Suite 7930**  
Available: 1,300 SF  
MG Rent/Month: \$1,029.16  
Date Available: 8/1/2022  
(1) Drive-In Door

Monthly rent includes 2022 OPEX of \$2.64/SF

## Access Routes

## FLORENCE BUSINESSPLEX

- Electric: 120/480 V 3 Phase 4 Wire
- Clear Height: 12' 6"
- Several Drive-Ins (10' x 10') & Access to 1 Dock
- Ample parking, and close proximity to I-75
- Zoning District – C-2/PD/PO

### TRAFFIC COUNTS

- Interstate 75 – 121,317 VPD
- US Highway – 16,208
- Burlington Pike (R18) – 15,465 VPD

10 Min Drive 20 Min Drive 30 Min Drive

	10 Min Drive	20 Min Drive	30 Min Drive	
<b>POPULATION</b>	2021 Estimated Population	163,098	515,357	1,135,589
	2026 Projected Population	169,975	527,457	1,154,239
	2010 Census Population	147,567	474,669	1,079,081
	2000 Census Population	123,061	445,310	1,057,555
	Projected Annual Growth (2021-2026)	0.8%	0.5%	0.3%
	Historical Annual Growth (2000-2021)	1.5%	0.7%	0.4%
<b>HOUSEHOLDS</b>	2021 Estimated Households	62,629	205,372	462,851
	2026 Projected Households	65,433	211,125	471,866
	2010 Census Households	56,805	188,734	436,624
	2000 Census Households	47,326	178,551	426,795
	Projected Annual Growth 2021 to 2026	0.9%	0.6%	0.4%
	Historical Annual Growth 2000 to 2021	1.5%	0.7%	0.4%
<b>AGE</b>	2021 Est. Population Under 10 Years	13.0%	12.5%	12.7%
	2021 Est. Population 10 to 19 Years	13.3%	13.4%	12.8%
	2021 Est. Population 20 to 29 Years	13.0%	15.1%	14.0%
	2021 Est. Population 30 to 44 Years	19.6%	19.9%	20.0%
	2021 Est. Population 45 to 59 Years	18.8%	18.1%	18.1%
	2021 Est. Population 60 to 74 Years	16.1%	15.2%	16.1%
	2021 Est. Population 75 Years or Over	6.3%	5.7%	6.3%
	2021 Est. Median Age	37.7	36.4	37.3
<b>MARITAL STATUS &amp; GENDER</b>	2021 Est. Male Population	49.0%	49.7%	48.9%
	2021 Est. Female Population	51.0%	50.3%	51.1%
	2021 Est. Never Married	30.7%	38.7%	36.9%
	2021 Est. Now Married	47.2%	40.4%	41.9%
	2021 Est. Separated or Divorced	17.2%	16.1%	15.7%
	2021 Est. Widowed	4.9%	4.8%	5.4%
	2021 Est. Male Population	49.0%	49.7%	48.9%
<b>INCOME</b>	2021 Est. HH Income \$200,000 or More	6.7%	6.8%	6.8%
	2021 Est. HH Income \$150,000 to \$199,999	7.0%	6.1%	6.0%
	2021 Est. HH Income \$100,000 to \$149,999	18.4%	15.7%	15.5%
	2021 Est. HH Income \$75,000 to \$99,999	15.4%	13.0%	13.0%
	2021 Est. HH Income \$50,000 to \$74,999	20.6%	18.4%	18.5%
	2021 Est. HH Income \$35,000 to \$49,999	11.8%	11.1%	11.3%
	2021 Est. HH Income \$25,000 to \$34,999	7.8%	8.5%	8.9%
	2021 Est. HH Income \$15,000 to \$24,999	6.1%	8.0%	8.3%
	2021 Est. HH Income Under \$15,000	6.3%	12.3%	11.8%
	2021 Est. Average Household Income	\$92,116	\$85,863	\$87,188
	2021 Est. Median Household Income	\$75,317	\$67,557	\$67,110
2021 Est. Per Capita Income	\$35,433	\$34,526	\$35,737	
	2021 Est. Total Businesses	5,972	18,958	37,137
	2021 Est. Total Employees	90,446	276,077	505,401

- ### The Last Mile
- Union – 5 Miles (13 Minute Drive)
  - Covington – 10.8 Miles (20 Minute Drive)
  - Fort Thomas – 17.4 Miles (24 Minute Drive)
  - Over The Rhine – 13.5 Miles (21 Minute Drive)
  - Clifton – 4.5 Miles (25 Minute Drive)
  - Westwood – 17.8 Miles (30 Minute Drive)
  - Norwood – 20.7 Miles (30 Minute Drive)

