

FREE STANDING RETAIL BUILDING FOR SALE OR LEASE

ALTAFIBER (CINCINNATI BELL)

7688 Mall Road, Florence, KY 41042



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NEWMARK

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FREE STANDING RETAIL FOR SALE OR LEASE

ALTAFIBER

LEASE RATE: \$28 PSF + NNN

GROUND LEASE: \$150,000

SALE PRICE: Call for Information

PROPERTY INFORMATION:

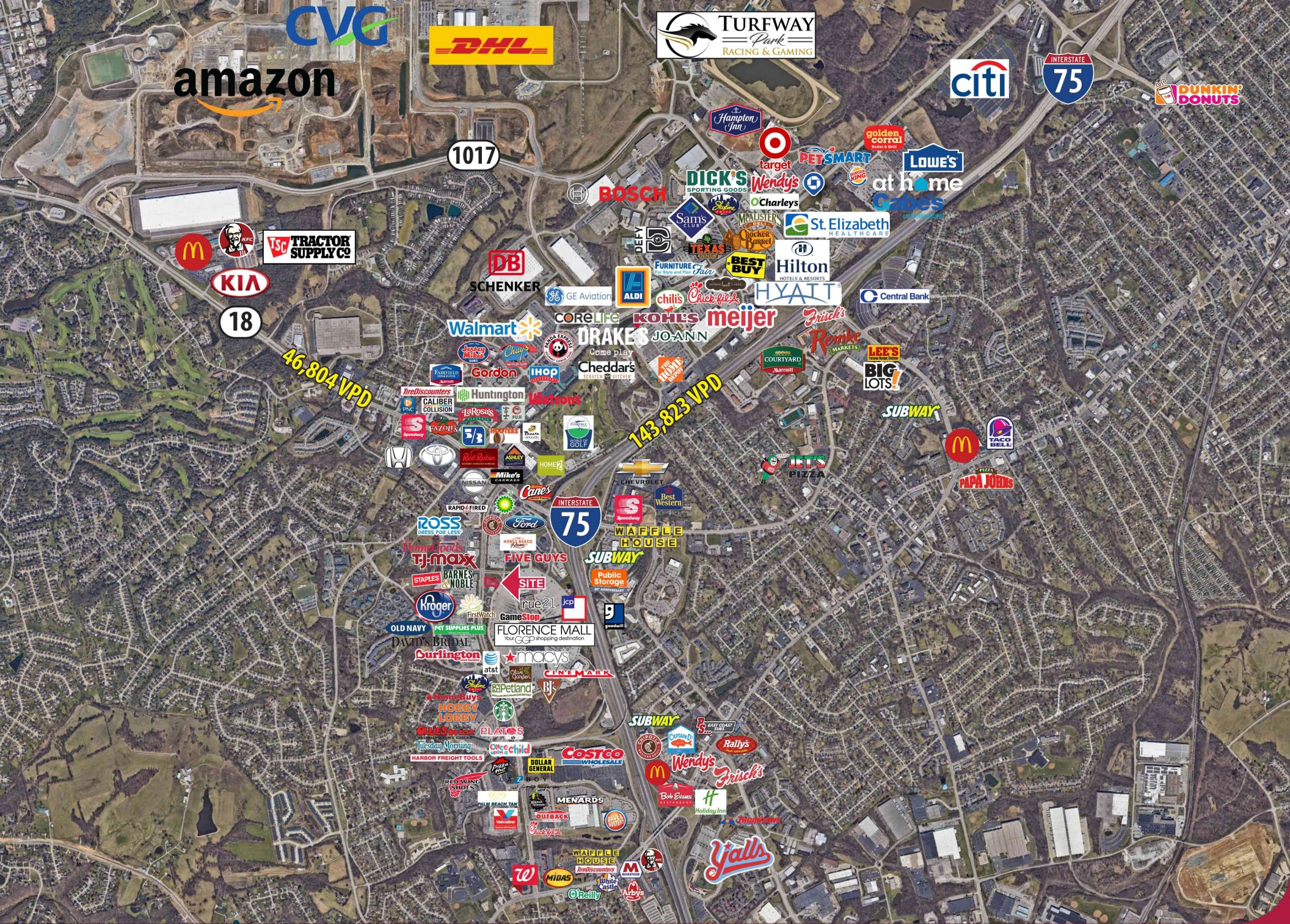
BUILDING SIZE: 5,220 SF

LOT SIZE: .75 Acres

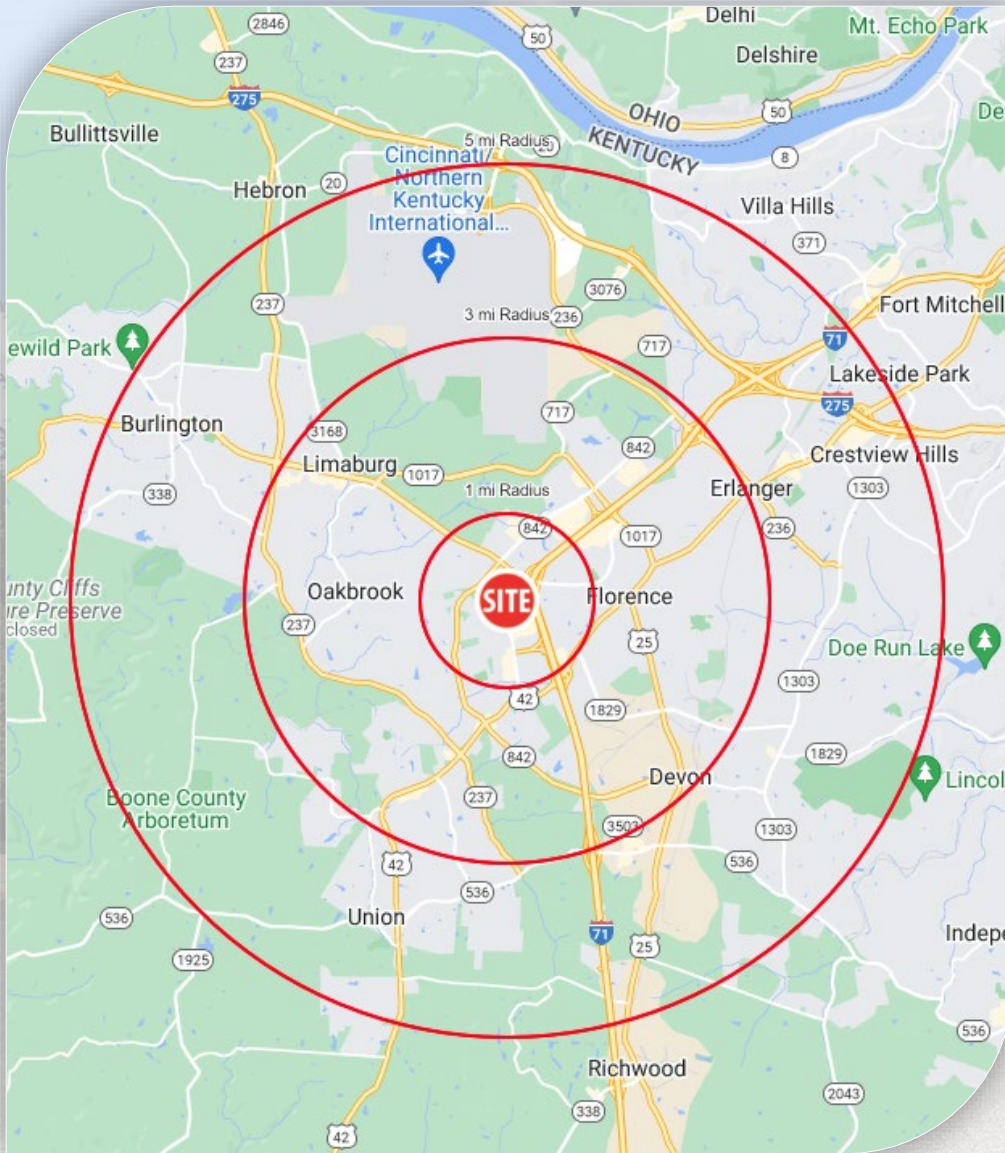
- ALTAFIBER lease ends 3/2024
- Corner Traffic light
- Dedicated Turn Lane
- 692' of Frontage on Mall Road
- Zoned: Commercial Two / Planned Development / Mall Road Overlay (C-2/PD/MR)
- Anchors at the mall include Macy's, Macy's Furniture, Cinemark Theater, JCP, BJ's Brewhouse, Olive Garden, Smokey Bones and Quaker Steak as well as many other retail and restaurant users
- 2 minutes to I-75







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ALTA FIBER



Population			
2021 Estimated Population	7,415	64,310	138,323
2026 Projected Population	7,628	66,737	143,558
2010 Census Population	7,252	63,641	137,361
2000 Census Population	6,654	57,935	124,496
Projected Annual Growth 2021 to 2026	0.6%	0.8%	0.8%
Historical Annual Growth 2000 to 2021	1.0%	0.9%	0.9%
Households			
2021 Estimated Households	2,960	25,856	52,500
2026 Projected Households	3,153	27,505	55,382
2010 Census Households	2,895	25,544	52,063
2000 Census Households	2,767	23,063	47,104
Projected Annual Growth 2021 to 2026	1.3%	1.3%	1.1%
Historical Annual Growth 2000 to 2021	0.2%	0.1%	-
Age			
2021 Est. Population Under 10 Years	11.4%	13.6%	14.2%
2021 Est. Population 10 to 19 Years	11.4%	11.7%	12.9%
2021 Est. Population 20 to 29 Years	13.2%	13.0%	12.4%
2021 Est. Population 30 to 44 Years	19.0%	21.4%	21.6%
2021 Est. Population 45 to 59 Years	17.3%	17.8%	18.1%
2021 Est. Population 60 to 74 Years	16.8%	15.9%	15.3%
2021 Est. Population 75 Years or Over	10.9%	6.5%	5.6%
2021 Est. Median Age	40.3	37.3	36.7
Marital Status & Gender			
2021 Est. Male Population	48.3%	48.6%	49.2%
2021 Est. Female Population	51.7%	51.4%	50.8%
2021 Est. Never Married	26.0%	30.3%	30.3%
2021 Est. Now Married	43.0%	45.6%	48.0%
2021 Est. Separated or Divorced	22.8%	18.8%	17.1%
2021 Est. Widowed	8.3%	5.3%	4.7%
Income			
2021 Est. HH Income \$200,000 or More	7.4%	4.5%	5.8%
2021 Est. HH Income \$150,000 to \$199,999	4.2%	5.0%	6.6%
2021 Est. HH Income \$100,000 to \$149,999	16.6%	17.9%	20.5%
2021 Est. HH Income \$75,000 to \$99,999	16.1%	16.5%	16.3%
2021 Est. HH Income \$50,000 to \$74,999	17.8%	22.9%	20.6%
2021 Est. HH Income \$35,000 to \$49,999	12.8%	12.5%	11.0%
2021 Est. HH Income \$25,000 to \$34,999	6.9%	8.8%	7.7%
2021 Est. HH Income \$15,000 to \$24,999	10.8%	6.9%	6.3%
2021 Est. HH Income Under \$15,000	7.4%	5.2%	5.2%
2021 Est. Average Household Income	\$100,016	\$80,553	\$87,615
2021 Est. Median Household Income	\$67,966	\$69,224	\$77,418
2021 Est. Per Capita Income	\$40,211	\$32,466	\$33,346
2021 Est. Total Businesses	550	2,956	5,100
2021 Est. Total Employees	6,581	38,743	69,726