

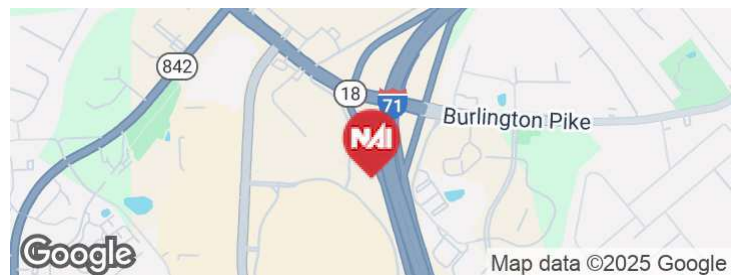


8025 Action Blvd

Florence, Kentucky 41042

Property Highlights

- Total Building Area: ±35,647 SF across two freestanding structures
- Main Building (Harley-Davidson): ±24,750 SF, built in 1985 – showroom, service bays, offices. Harley-Davidson has short-term remaining on their lease (2027 expiration).
- Secondary Building (Former Quaker Steak & Lube): ±11,077 SF, built in 2012 – restaurant/event venue with full kitchen, bar, and patio
- Lot Size: ±3.3 acres with excellent site layout and access
- Parking: 84–119 striped spaces with multiple entry points
- Landscaping & Signage: Professionally maintained grounds with prominent monument/pylon signage
- Zoning: C-3 (Commercial Services) with PD/MR overlays allowing flexible commercial uses
- Utilities: Fully serviced with electric, gas, water, sewer, and telecommunications
- Current Use: Occupied vehicle sales & service dealership and a vacant retail/restaurant suitable for owner-user.



Offering Summary

| | |
|----------------|-------------|
| Sale Price: | \$4,950,000 |
| Building Size: | 35,647 SF |
| Lot Size: | 3.3 Acres |

For More Information

Billy Gillman

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For Sale

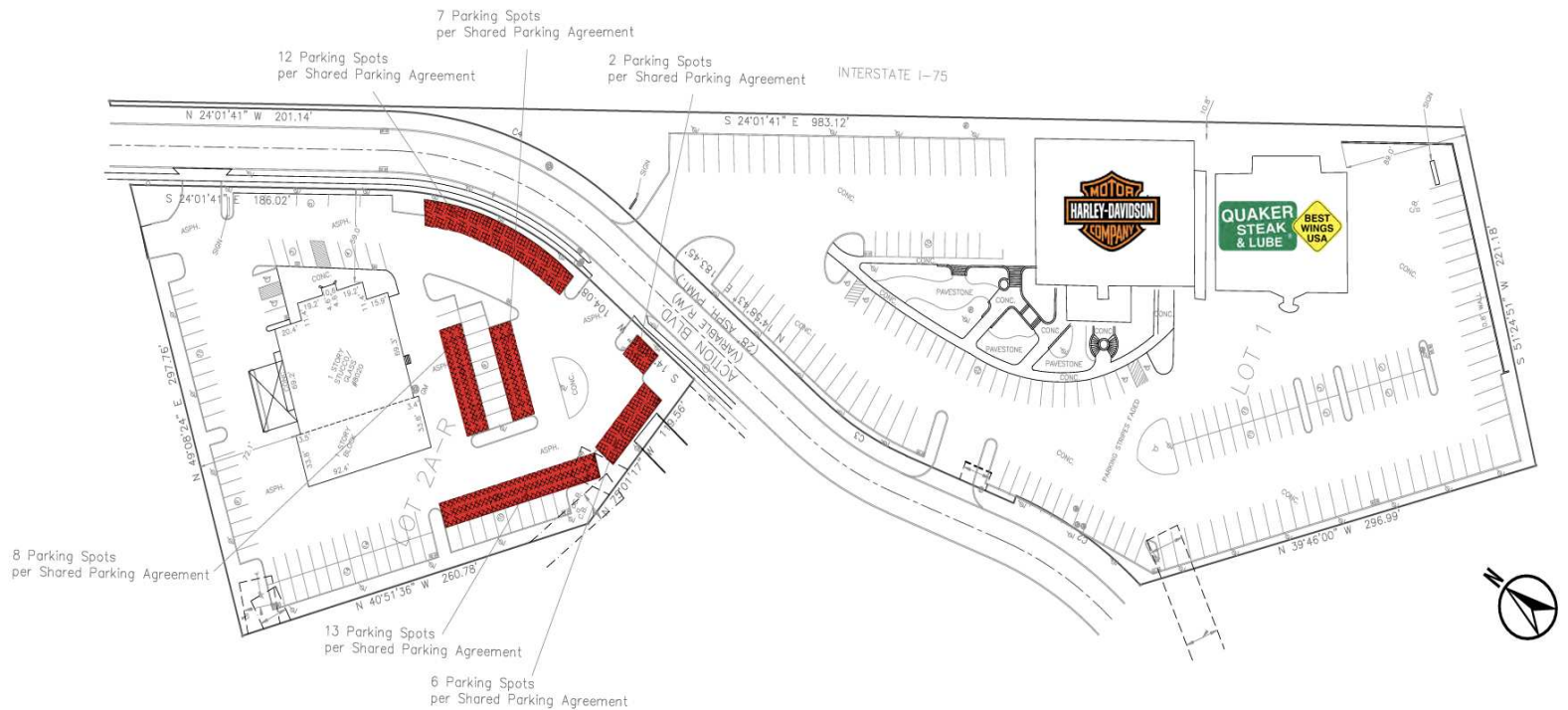
35,647 SF | \$4,950,000

Retail Space

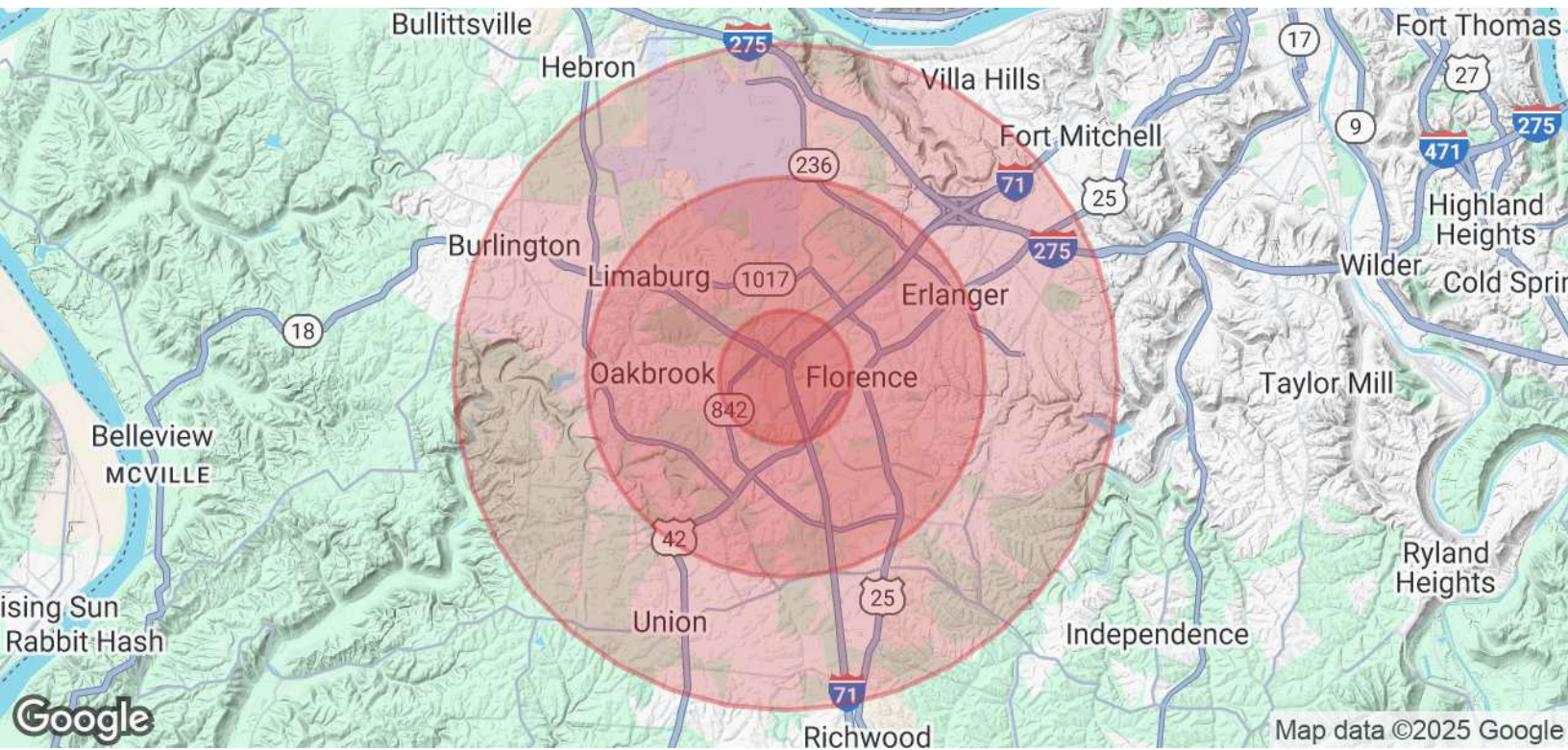


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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|-----------|-----------|
| Total Population | 6,397 | 65,981 | 142,806 |
| Average Age | 43 | 40 | 39 |
| Average Age (Male) | 40 | 38 | 38 |
| Average Age (Female) | 46 | 41 | 40 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| Total Households | 2,668 | 26,476 | 54,553 |
| # of Persons per HH | 2.4 | 2.5 | 2.6 |
| Average HH Income | \$86,087 | \$95,108 | \$105,020 |
| Average House Value | \$230,969 | \$222,484 | \$258,474 |

Demographics data derived from AlphaMap