

# HERMES PLAZA

6616 Dixie Highway , Florence, KY 41042



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$550,000
<b>CAP RATE:</b>	4.76%
<b>NOI:</b>	\$26,155
<b>AVAILABLE SF:</b>	850 - 2,700 SF
<b>LEASE RATE:</b>	\$8.89 - 10.00 SF/yr (NNN)
<b>LOT SIZE:</b>	0.91 Acres
<b>BUILDING SIZE:</b>	9,408 SF
<b>ZONING:</b>	C1
<b>MARKET:</b>	Florence KY
<b>SUBMARKET:</b>	Erlanger/ Ft Mitchell / Florence / Wilder/ Taylor Mill
<b>PRICE / SF:</b>	\$58.46

## PROPERTY OVERVIEW

KW Commercial offers this newly renovated Strip Center.

Located close to the Florence Turfway Exit, this retail flex space offers small business users a great location for their businesses. Site offers exceptional parking allowance.

Great Investment property or Owner User location.

## PROPERTY HIGHLIGHTS

- Landlord Buildout Available
- Newly renovated
- Excellent location
- 

**KW COMMERCIAL**  
7210 Turfway Road  
Florence, KY 41042

**DERRICK PLUNKETT**  
Commercial Senior Director  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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**OFFICE FOR SALE & LEASE**

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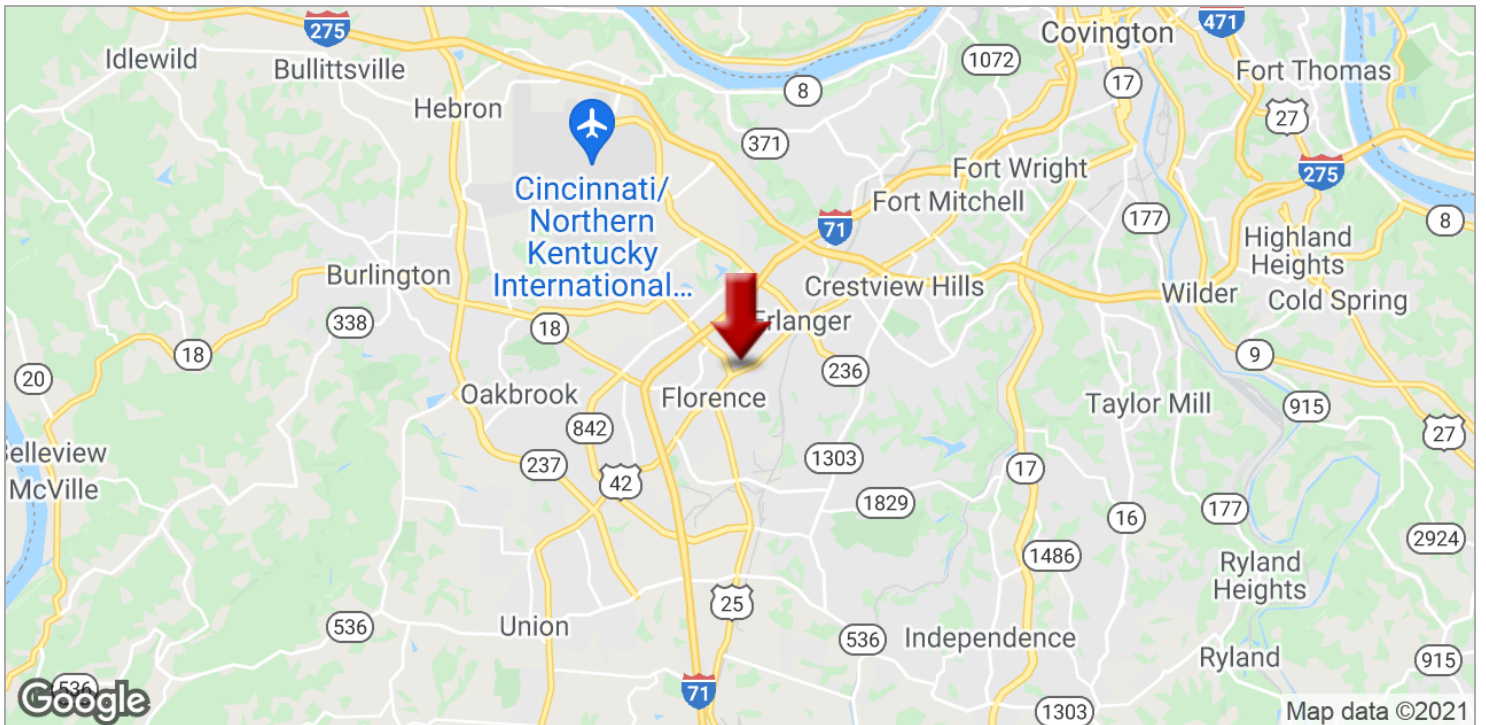
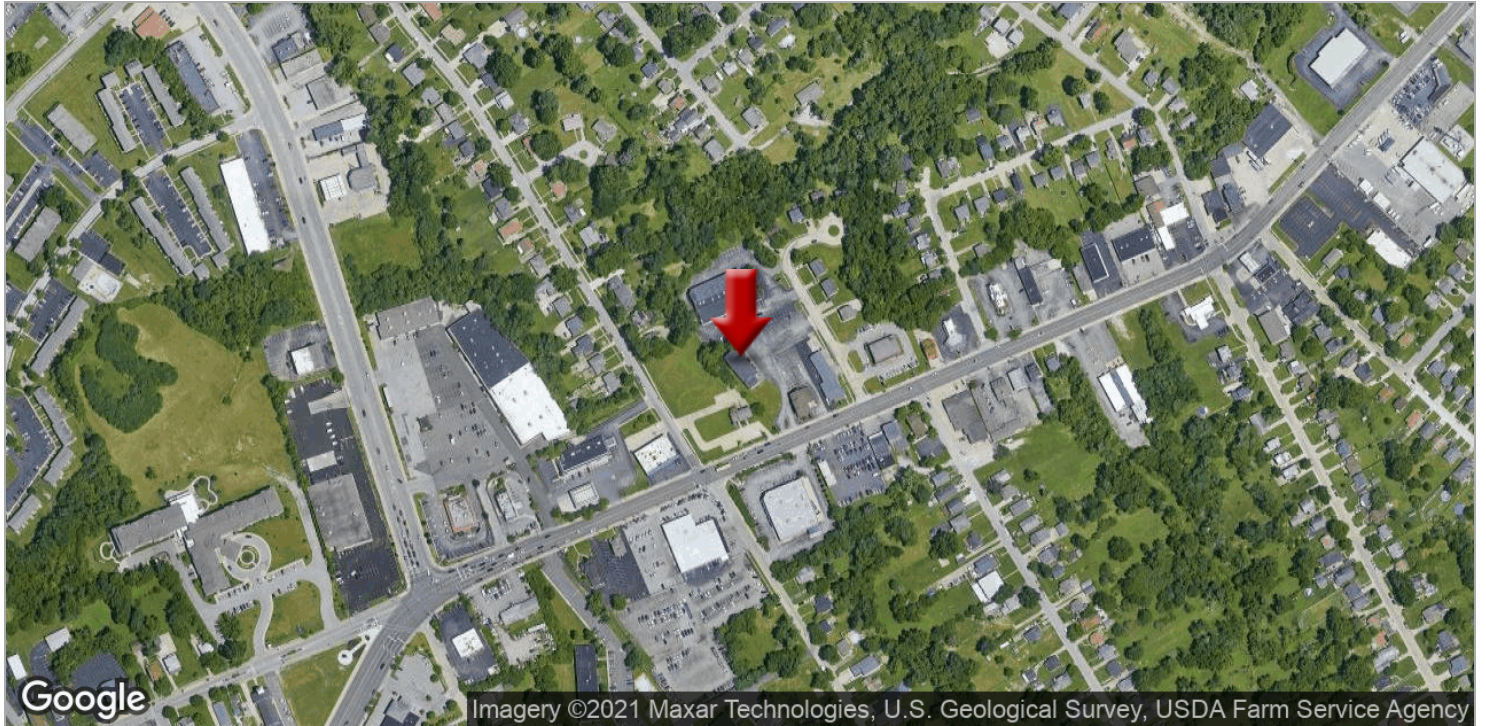
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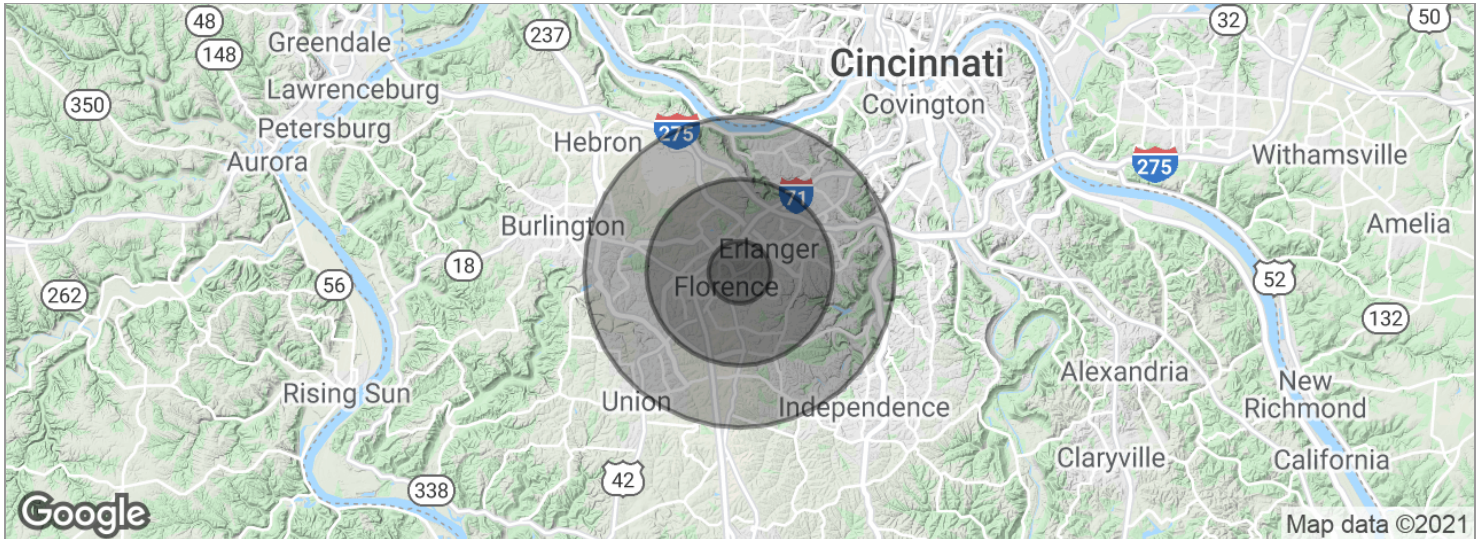
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,491	58,716	132,128
Median age	36.1	35.8	36.6
Median age (male)	34.7	34.8	35.3
Median age (Female)	37.9	37.0	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,169	23,262	51,130
# of persons per HH	2.4	2.5	2.6
Average HH income	\$47,627	\$57,127	\$69,399
Average house value	\$124,935	\$142,097	\$169,176

\* Demographic data derived from 2010 US Census

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