

# FLORENCE MALL SEARS

3000 Mall Road, Florence, KY

12± ACRES / 90,576± SF BUILDING

FOR SALE



## Property Features

- Unique opportunity with sale/lease back and repositioning alternatives
- Building contains 90,576± SF built in 1976
- 12± Acres with excellent freeway visibility
- Zoned commercial 2
- Located in fast growing Florence, KY a subdivision of Cincinnati
- Renovated in 2011 Florence Mall is a 940,967 SF Regional Mall

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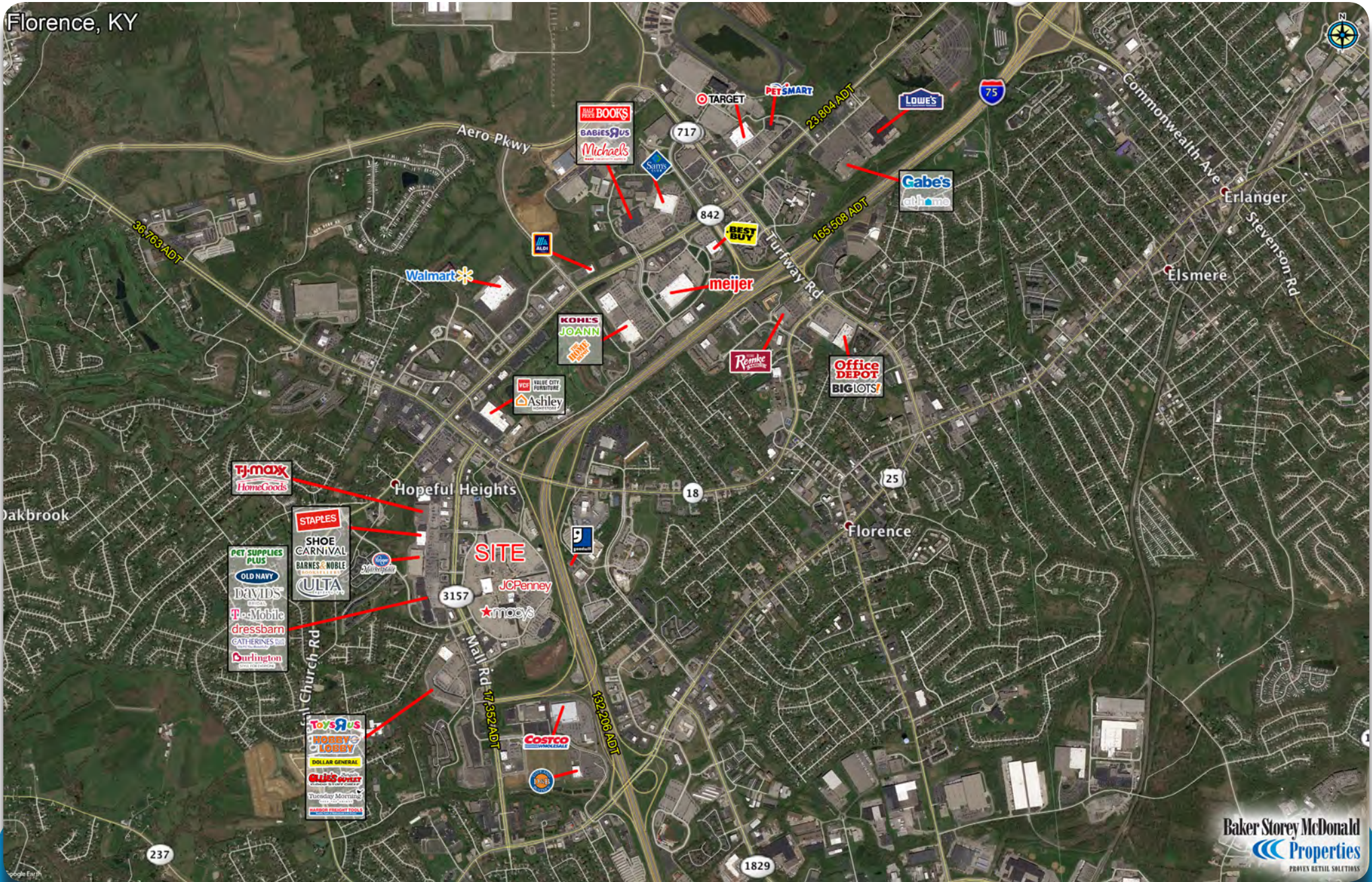
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**Baker Storey McDonald Properties**  
PROVEN RETAIL SOLUTIONS

**OnSite**  
Retail Group



Florence, KY



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**Properties**  
 PROVEN RETAIL SOLUTIONS

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 Retail Group

# FLORENCE MALL SEARS BOX

3000 Mall Road, Florence, KY

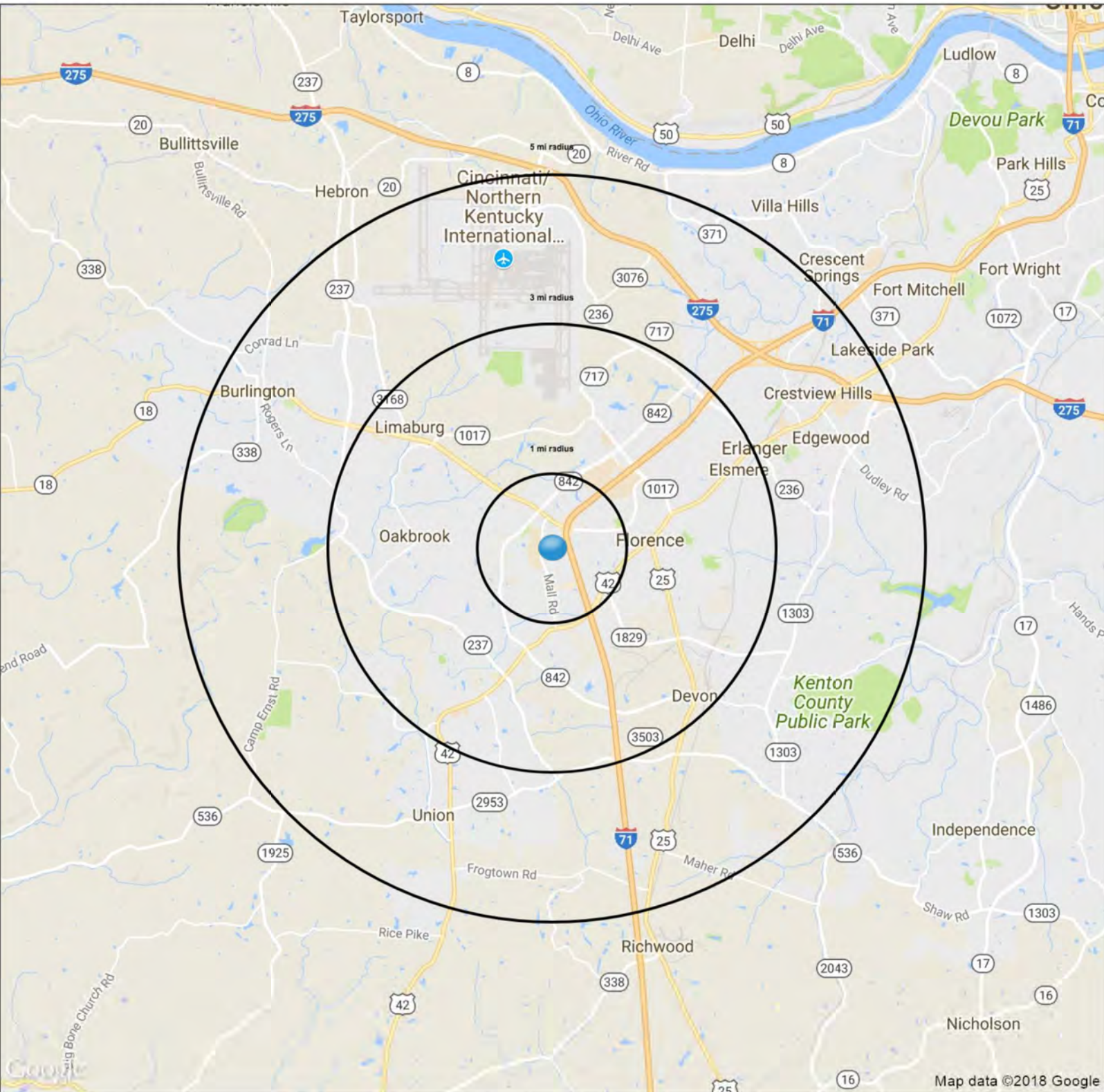
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**Properties**  
 PROVEN RETAIL SOLUTIONS

The information contained herein is believed to be accurate but is not warranted as to the accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenants independent investigation.



# 3000 Mall Rd

Florence, KY 41042



## Demographics

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>	6,988	63,633	137,021
<b>Households</b>	2,924	25,063	51,856
<b>Population Median Age</b>	39.4	36.8	36.4
<b>5 Yr Pop Growth (Total%)</b>	5.4%	4.6%	3.9%

# SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9971/-84.6507

RS1

3000 Mall Rd		1 mi radius	3 mi radius	5 mi radius
Florence, KY 41042				
POPULATION	2017 Estimated Population	6,988	63,633	137,021
	2022 Projected Population	7,366	66,572	142,371
	2010 Census Population	6,175	58,693	126,048
	2000 Census Population	5,660	47,476	103,628
	Projected Annual Growth 2017 to 2022	1.1%	0.9%	0.8%
	Historical Annual Growth 2000 to 2017	1.4%	2.0%	1.9%
	2017 Median Age	39.4	36.8	36.4
HOUSEHOLDS	2017 Estimated Households	2,924	25,063	51,856
	2022 Projected Households	3,126	26,557	54,565
	2010 Census Households	2,621	23,233	47,766
	2000 Census Households	2,368	18,804	39,074
	Projected Annual Growth 2017 to 2022	1.4%	1.2%	1.0%
	Historical Annual Growth 2000 to 2017	1.4%	2.0%	1.9%
RACE AND ETHNICITY	2017 Estimated White	86.8%	87.0%	88.7%
	2017 Estimated Black or African American	4.9%	4.9%	4.1%
	2017 Estimated Asian or Pacific Islander	3.4%	3.1%	2.6%
	2017 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2017 Estimated Other Races	4.7%	4.9%	4.4%
	2017 Estimated Hispanic	4.5%	5.4%	4.9%
INCOME	2017 Estimated Average Household Income	\$62,575	\$74,921	\$82,067
	2017 Estimated Median Household Income	\$57,211	\$64,190	\$69,893
	2017 Estimated Per Capita Income	\$26,420	\$29,683	\$31,291
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	3.7%	2.6%	2.4%
	2017 Estimated Some High School (Grade Level 9 to 11)	6.2%	5.8%	5.5%
	2017 Estimated High School Graduate	31.5%	27.6%	27.2%
	2017 Estimated Some College	25.7%	26.3%	25.5%
	2017 Estimated Associates Degree Only	9.5%	9.8%	9.6%
	2017 Estimated Bachelors Degree Only	17.0%	18.9%	19.7%
	2017 Estimated Graduate Degree	6.4%	9.0%	10.1%
BUSINESS	2017 Estimated Total Businesses	858	3,282	5,516
	2017 Estimated Total Employees	11,161	43,647	86,134
	2017 Estimated Employee Population per Business	13.0	13.3	15.6
	2017 Estimated Residential Population per Business	8.1	19.4	24.8

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