

FORMER SEARS
 3000 Mall Road
 Florence, KY 41042

**FOR LEASE
 REDEVELOPMENT OPPORTUNITY**

HIGHLIGHTS

- Approximately 67,496 SF on the upper level and 67,496 SF on the lower level at grade with I-75 visibility available For Lease
- Outparcel opportunities available for Lease or Sale
- Mixed-use redevelopment opportunity ideal for multi-family, hotel, office and retail
- The Florence Mall is 940,967 SF of retail space along I-75 and is the main retail corridor of northern Kentucky
- 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
- Excellent visibility from I-75/71

TRAFFIC COUNTS

- 153,636 VPD on I-75/71
- 17,741 VPD on Mall Road

DEMOGRAPHICS

2023 Estimates	1 miles	3 miles	5 miles
Population	8,233	65,279	140,788
Households	3,311	26,320	54,192
Average HH Income	\$109,120	\$98,181	\$107,371
Daytime Employees	6,518	34,116	63,103

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A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

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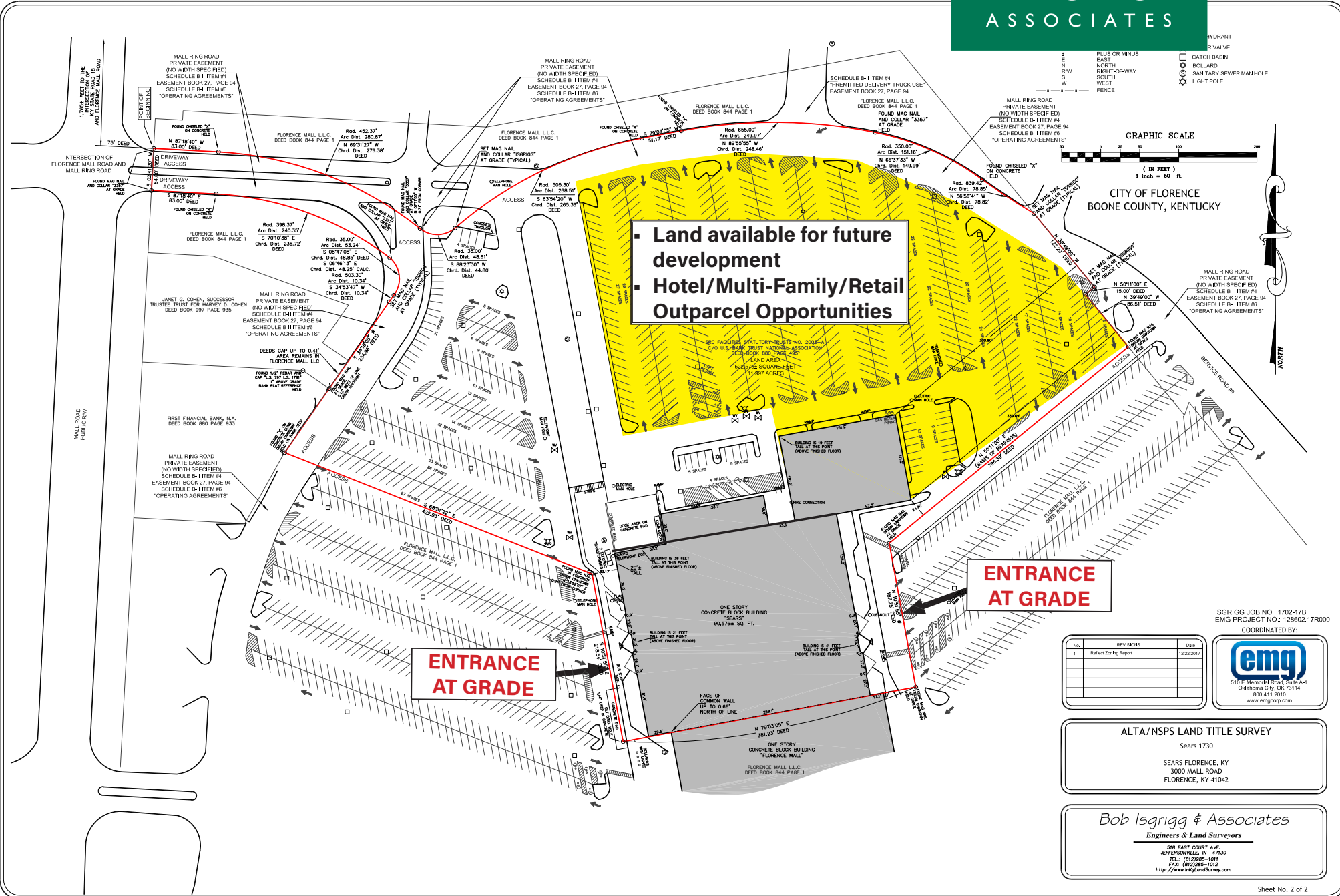
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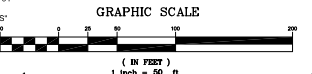
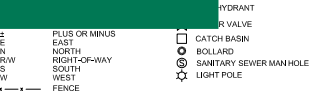




• Land available for future development
 • Hotel/Multi-Family/Retail Outparcel Opportunities

ENTRANCE AT GRADE

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CITY OF FLORENCE
 BOONE COUNTY, KENTUCKY

ISGRIGG JOB NO.: 1702-17B
 EMG PROJECT NO.: 128602.17R000

COORDINATED BY:

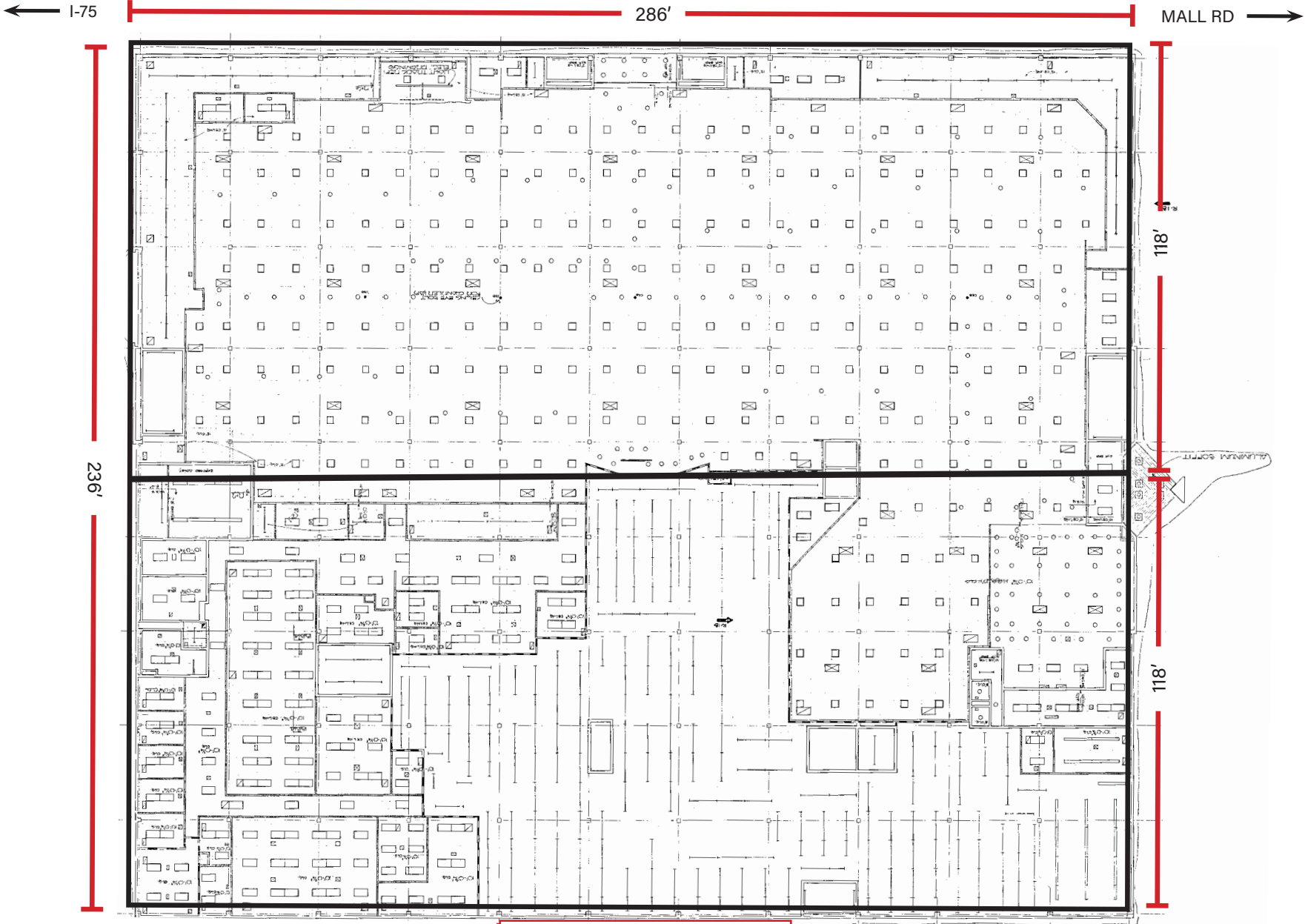
NO.	REVISIONS	DATE
1	Revised Zoning Report	12/23/2017



ALTA/NSPS LAND TITLE SURVEY
 Sears 1730
 SEARS FLORENCE, KY
 3000 MALL ROAD
 FLORENCE, KY 41042

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UPPER LEVEL AT GRADE

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