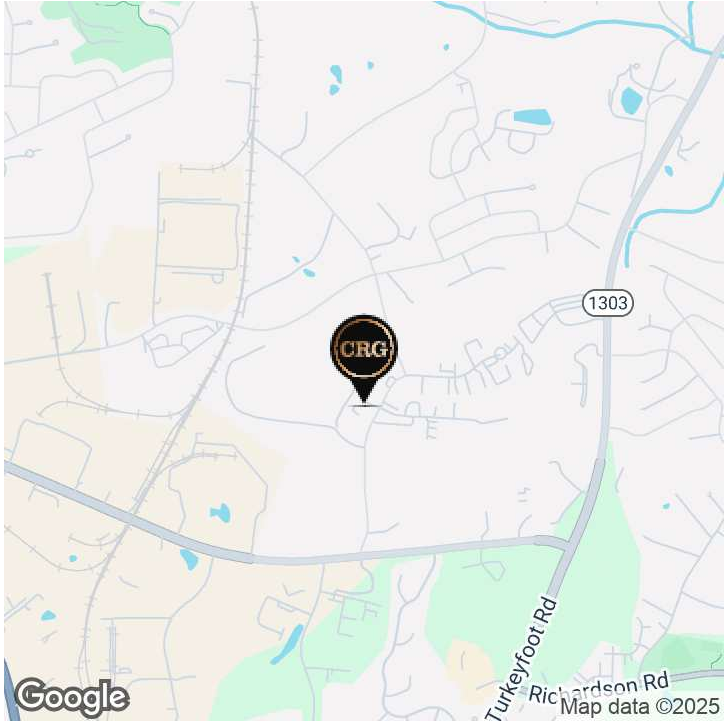


INDUSTRIAL PROPERTY FOR LEASE

7870 FOUNDATION DR

FLORENCE, KY 41042



OFFERING SUMMARY

Lease Rate:	\$2,000 per month (MG)
Building Size:	14,484 SF
Available SF:	2,400 SF
Lot Size:	58,035 SF
Year Built:	1983
Renovated:	2025
Zoning:	GI

PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at 7870 Foundation Dr in Florence, KY. This impressive property offers modern amenities, flexible floor plans, and a prime location for businesses seeking a professional and inviting space. With high-quality finishes, ample parking, and convenient access to major highways, the property is perfectly suited for accommodating the needs of various tenants. The well-maintained building provides a welcoming environment and the professional image that businesses are looking for. Take advantage of this sought-after location and elevate your business to new heights at 7870 Foundation Dr.

PROPERTY HIGHLIGHTS

- Flexible floor plans
- Prime location for business
- Ample parking
- Convenient access to major highways
- Professional Flex Space
- Sought-after location

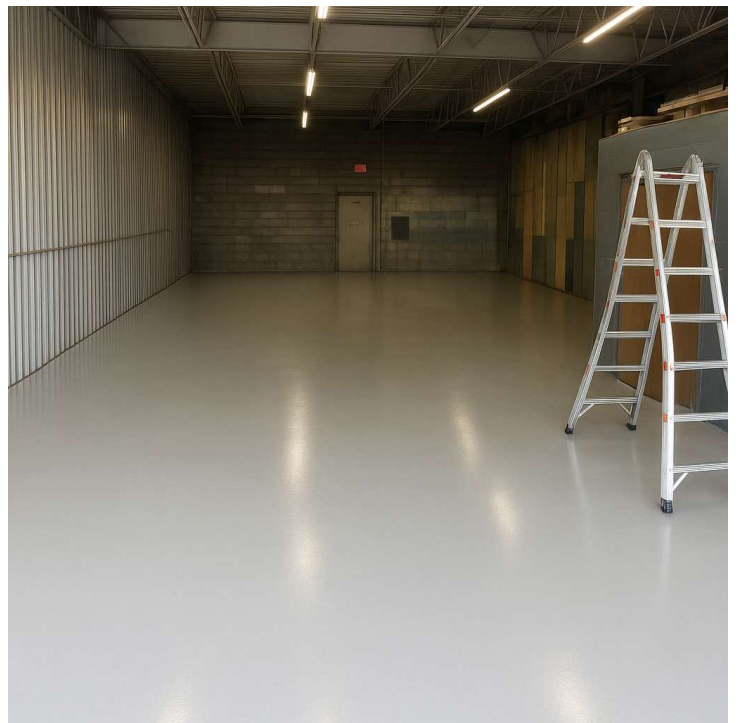
SEAN BRADLEY

859.640.5512
sean@copperwoodrg.com

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7870 FOUNDATION DR

FLORENCE, KY 41042



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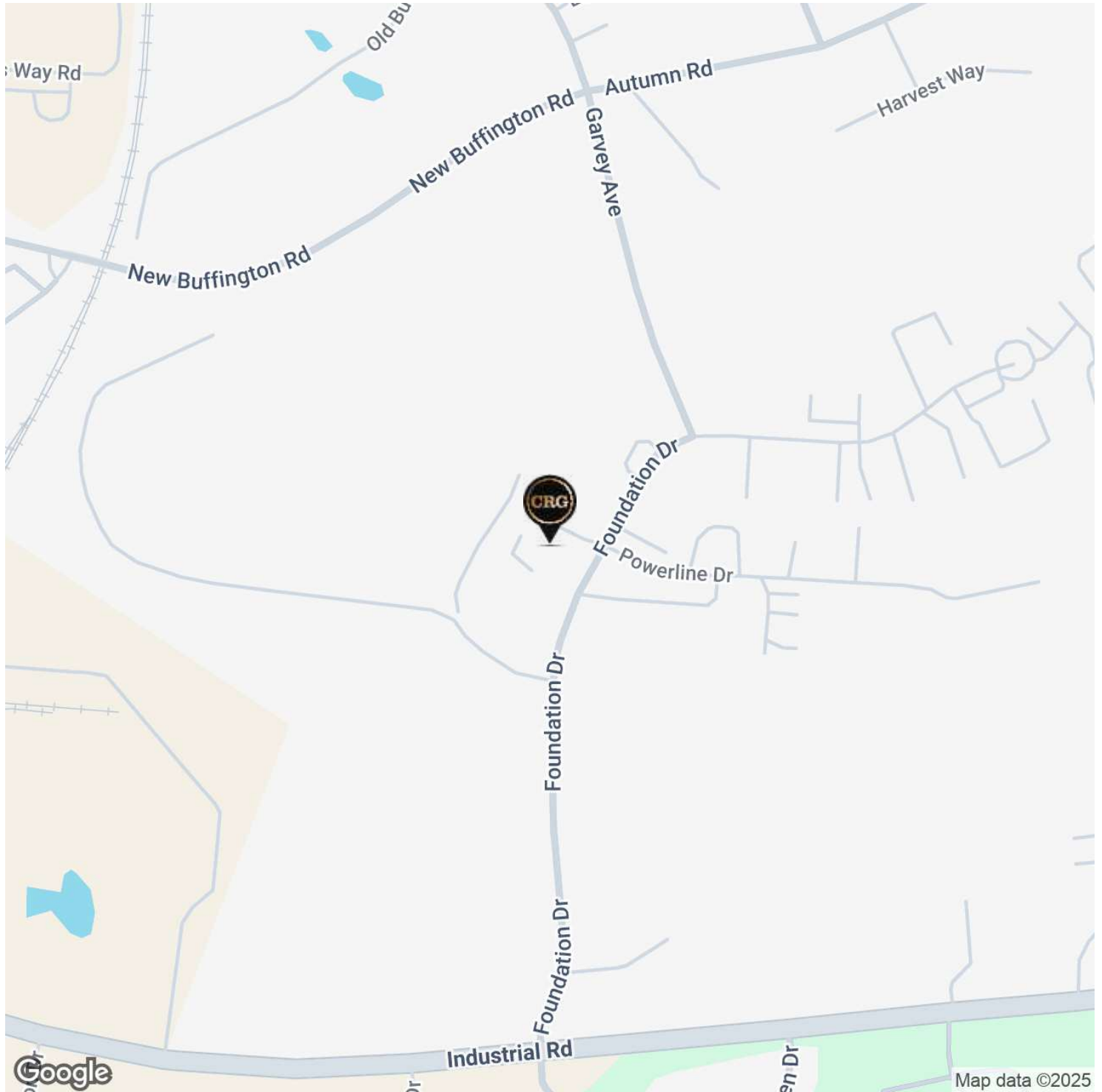
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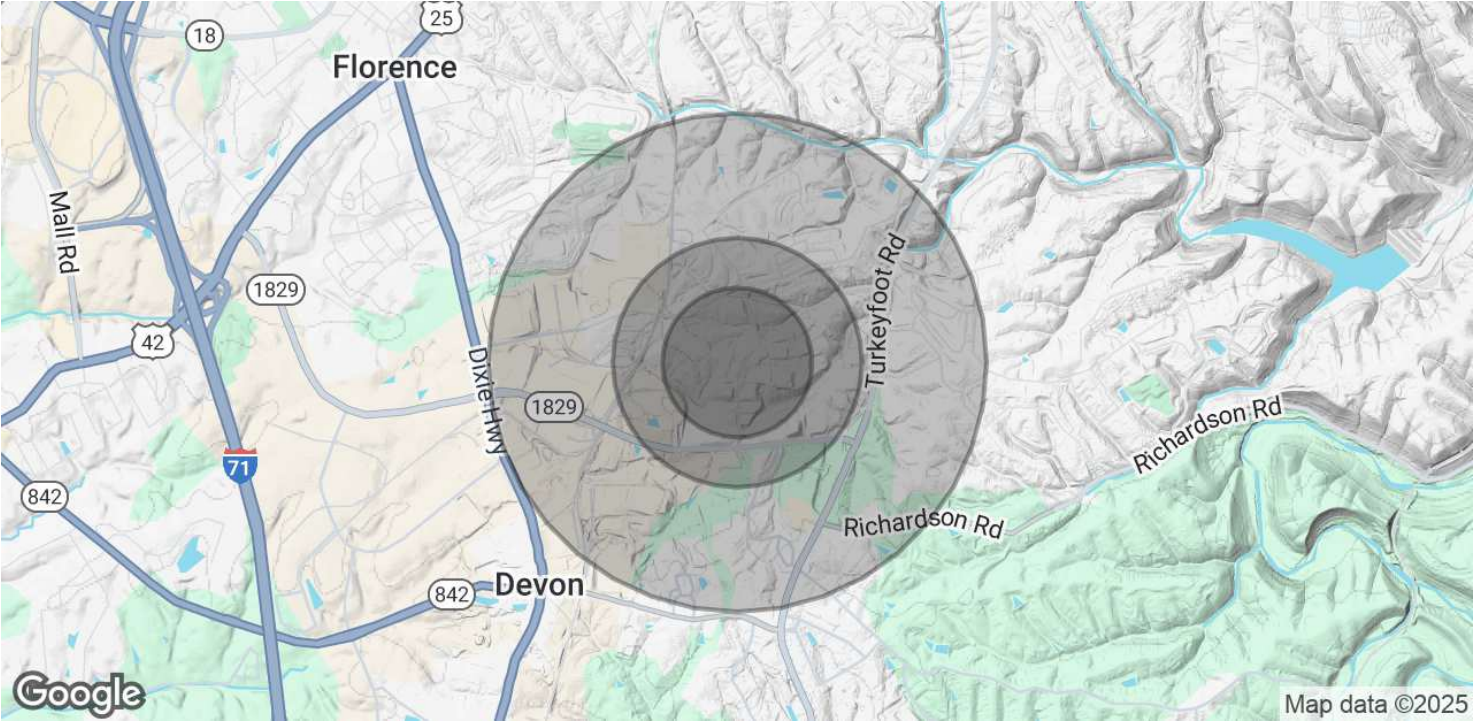
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7870 FOUNDATION DR

FLORENCE, KY 41042



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	60	876	6,722
Average Age	40	38	36
Average Age (Male)	39	36	36
Average Age (Female)	42	39	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	23	322	2,485
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$88,259	\$89,517	\$86,397
Average House Value	\$164,591	\$172,839	\$193,722

Demographics data derived from AlphaMap

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