

HOUSTON COMMONS

1030-1060 HANSEL AVE, FLORENCE, KY



For Lease / In-line Space with Junior Anchor

WE ARE
THE CENTER
OF RETAIL



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1030-1060 HANSEL AVE, FLORENCE, KY

RETAIL SPACE

2,500 - 5,000 SF

RENT

\$14.00/SF NNN +
\$5.01/SF (Opex)

NEIGHBORING TENANTS

PetSmart, Target, St. Elizabeth Florence Hospital, Ford's Garage, O'Charley's, Turfway Park Racing & Gaming, Churchill's Bourbon & Brew Bar & Grille, and much more.

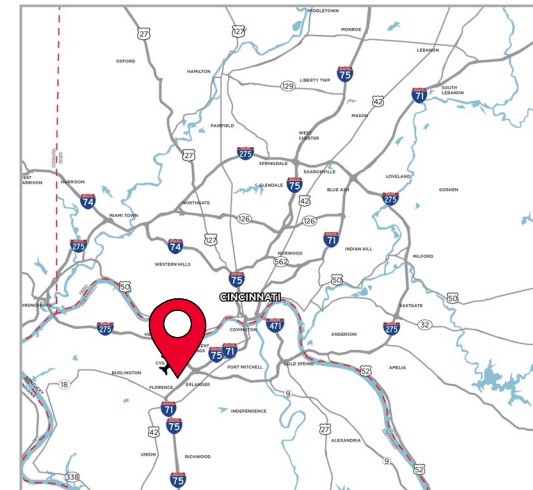
COMMENTS

- 2,500 - 5,000 SF In-line retail space
- Space dimensions are 41.67' x 120'
- Anchored by PetSmart and shadowed by Target
- Located in front of Turfway Park Racing & Gaming and across the street from St. Elizabeth Florence Hospital
- Stoplight access from Houston Road and 3 total access points
- Multiple office buildings and hotels located around the center
- Strong daytime demographics
- Pylon signage available

NEIGHBORHOOD DEMOGRAPHICS



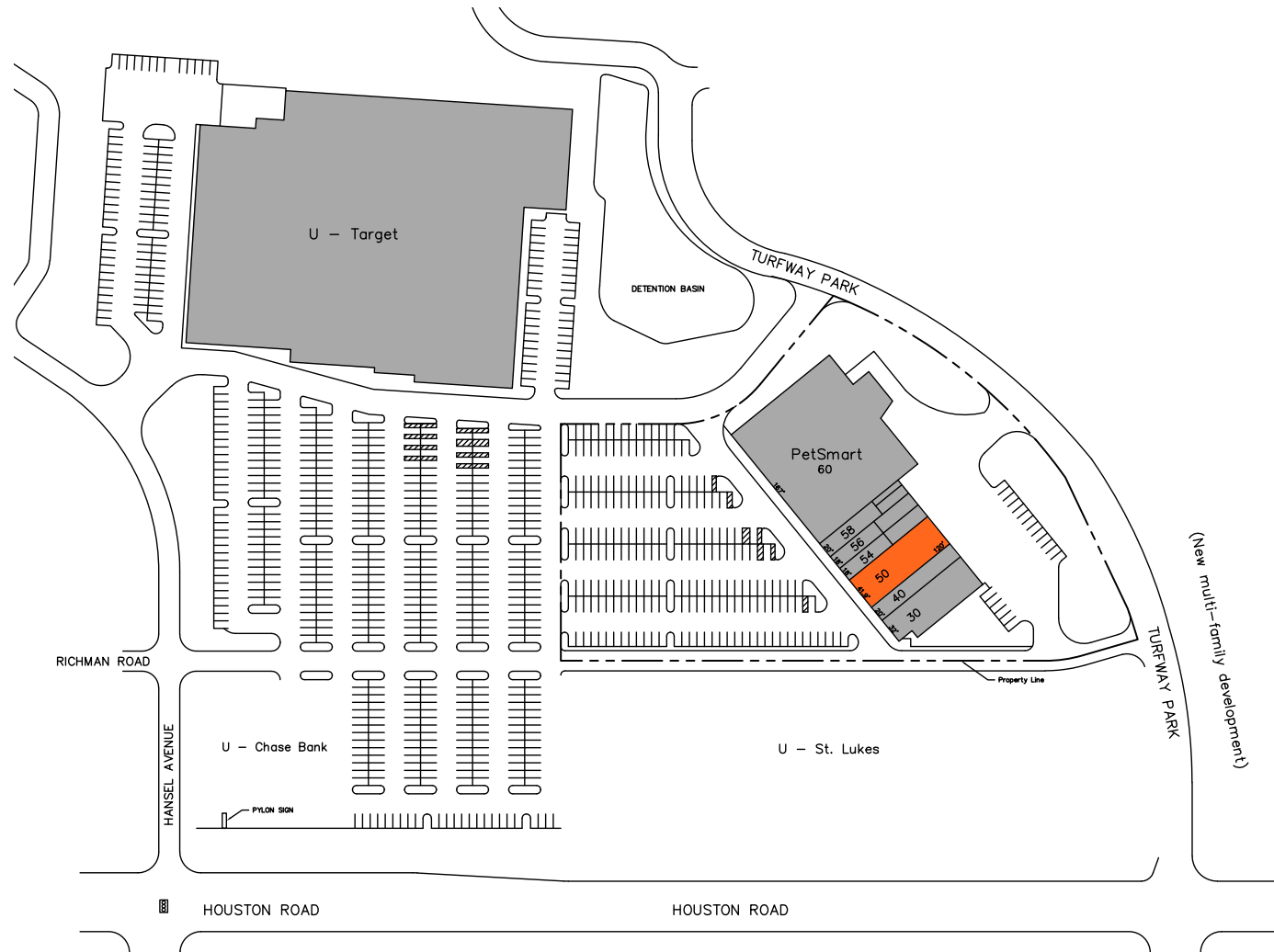
1 Mile	3,902	\$53,515	10,165
3 Miles	51,544	\$75,265	55,922
5 Miles	147,529	\$95,143	129,370



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Unit	Tenant	SQ. FT.
30	AVAILABLE	4,822
40	FLORENCE FITNESS	2,392
50	FRAME KING	5,000
54	GREAT CLIPS	1,200
56	SUBWAY	1,200
58	SMOKE AND SMILE	1,612
60	PETSMART	26,106
U	TARGET	131,000
TOTAL BUILDING AREA		173,332



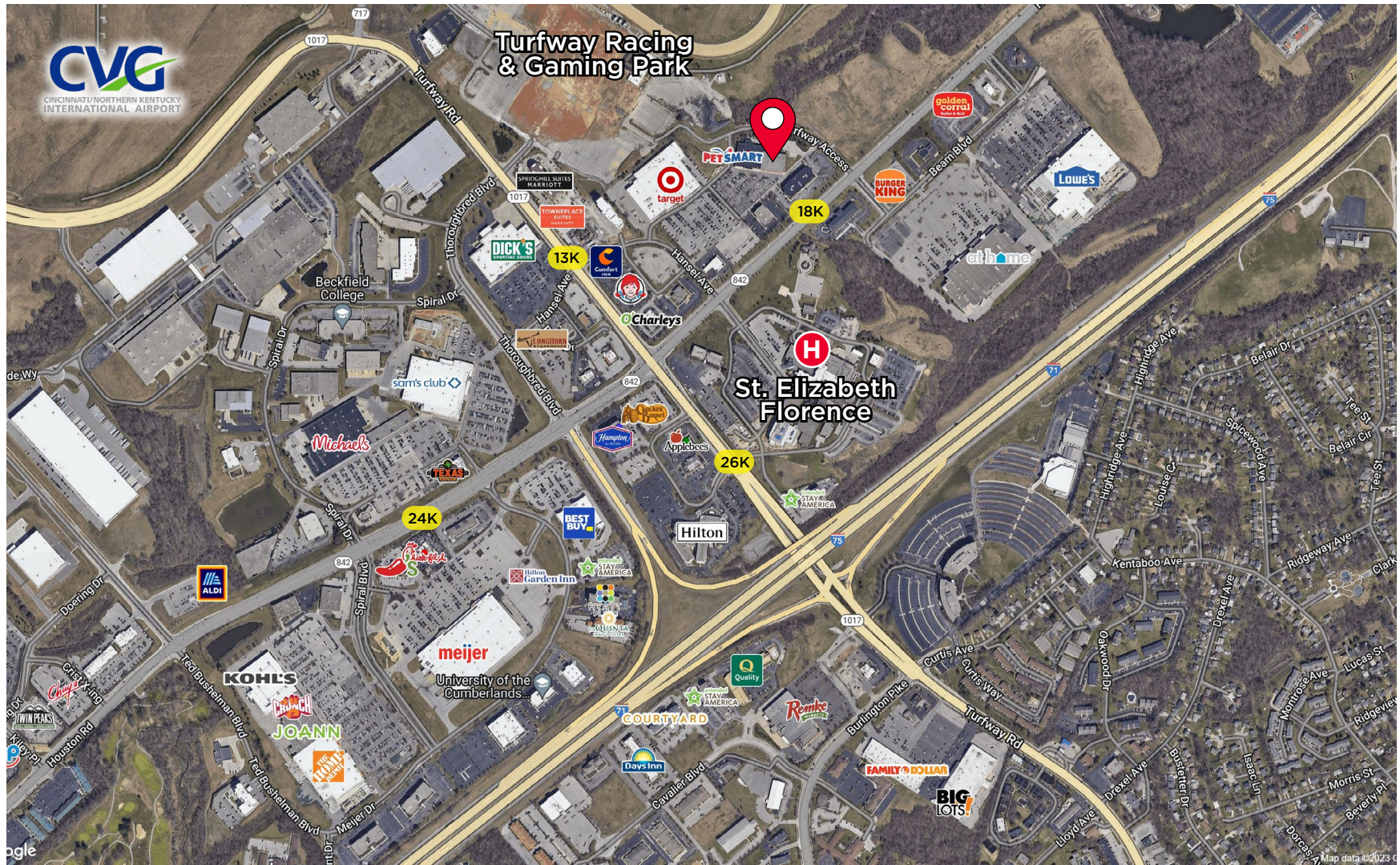
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