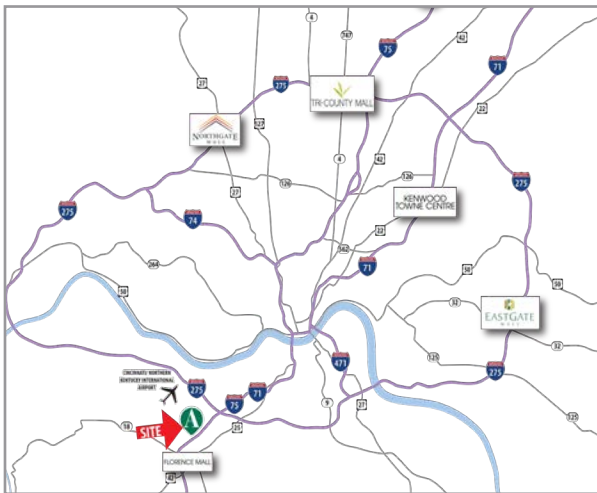


# TURFWAY COMMONS

Florence, Kentucky

2,730 -49,000 SF Retail  
Excess Space Also Available



## LOCATION

4999 Houston Road | Florence, Kentucky 41042

## HIGHLIGHTS

- Former Babies R Us : 33,148 SF - can be divided or expanded
- 2,730 SF small shop space
- 16,000 + 19,000 SF excess space
- Just off I-75/71 with great viability and ample parking
- Anchored by Michael's Arts & Crafts, Guitar Center and Half Priced Books
- Shadow anchored by Sam's Club
- Major retailers in the market include Walmart Supercenter, Kohl's, Best Buy, Dick's Sporting Goods, Target, PetSmart, Christmas Tree Shops, At Home, Home Depot, Lowe's, and Meijer
- Population of 145,964 in 5 miles with AHI of \$85,092

## DEMOGRAPHICS

2018 Estimate	1 Mile	3 Miles	5 Miles
Population	3,686	56,401	145,964
Households	1,497	23,134	57,279
Average HH Income	\$48,401	\$69,384	\$85,092
Daytime Employees	10,512	51,622	99,463

## TRAFFIC COUNT

- Over 22,000 vehicles per day on Houston Road
- Over 15,000 vehicles per day on Turfway Road

Owned & Managed By:



## CONTACT

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## ANCHOR ASSOCIATES

3825 Edwards Road, Suite 630  
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 513.784.1106

# Anchor

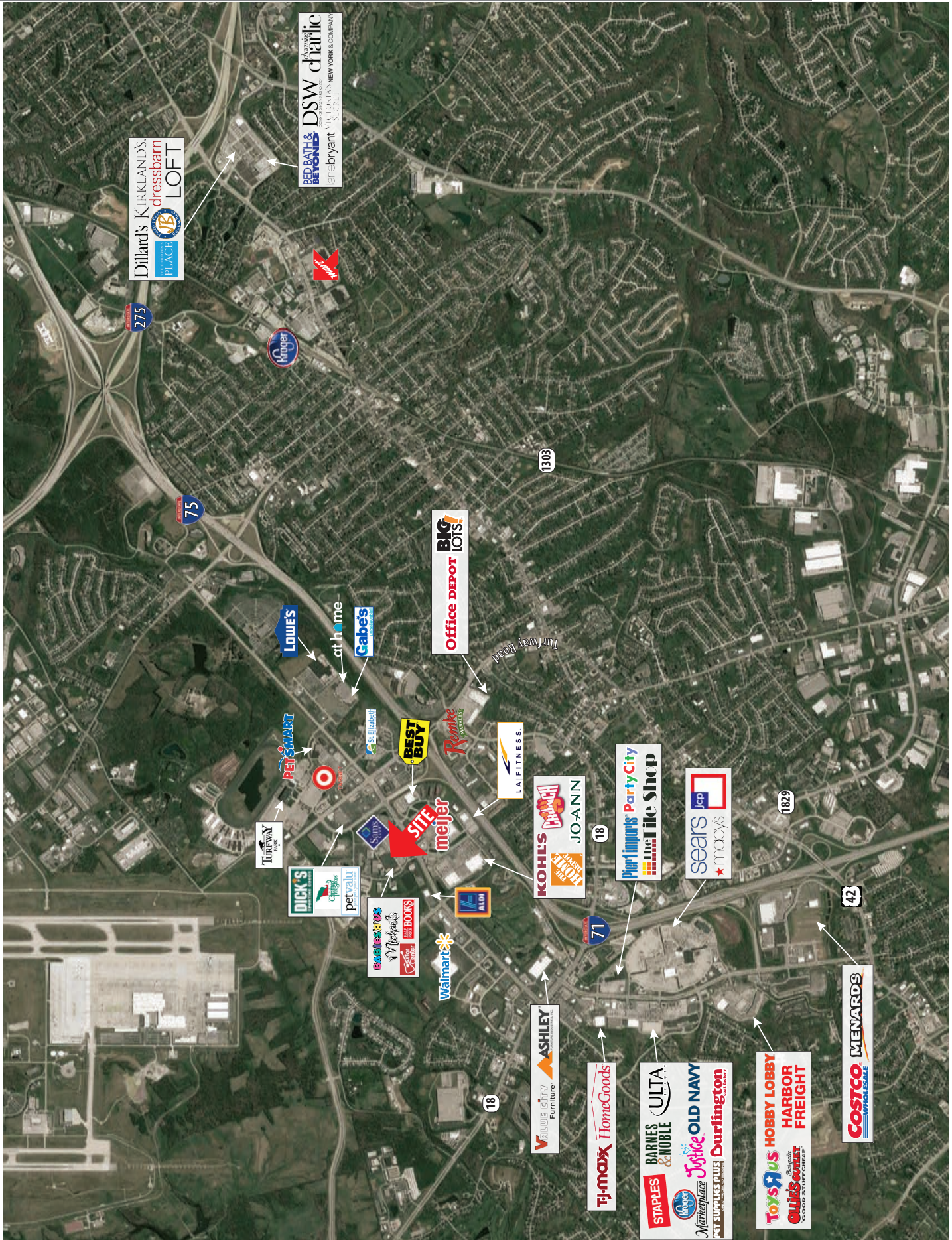
A Member of  
**CHAINLINKS**  
 RETAIL ADVISORS

Unit #	Suite	Sq. Ft.	Tenant
1	4951	2,100	GameStop
2	4971	1,820	Murmer Financial
3	4975	2,750	AVAILABLE
4	4979	1,330	UV Spa Nails
5	4981	2,800	Pro Fitness
6	4982	2,800	Wild Fire Unlimited
7	4988	2,800	Pro Fitness Shoe Source
8	4995/A	1,050	America's Best Contacts & Eyeglasses
9	4995/B	2,800	America's Best Contacts & Eyeglasses
10	4997	1,400	Advance-IT-Cash
11	4999/100	33,148	AVAILABLE
12	4999/200	24,000	Michaels
13	4999/300	15,087	Guitar Center
14	4999/400	11,236	Half Price Books



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Florence, Kentucky



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