

# Florence Plaza

Cincinnati, OH-KY-IN

38.9899, -84.6544

7800 Connector Drive | Florence, KY 41042



Center Size: 170,205 SF



| Demographics | 1 Mile   | 3 Mile   | 5 Mile    |
|--------------|----------|----------|-----------|
|              | 8,284    | 65,322   | 138,521   |
|              | 3,212    | 26,026   | 52,106    |
|              | \$91,609 | \$96,069 | \$103,488 |

High-traffic center drawing an estimated 2.3M annual visits and ranking in the top 5% of most-visited strip shopping centers in the market (Placer.ai 2024)

Located on Mall Rd in a prominent retail corridor directly across from Florence Mall and adjacent to Kroger-anchored Florence Square

Features a diverse mix of national tenants including Hobby Lobby, Harbor Freight Tools, K-Pot Korean BBQ, Ollie's Bargain Outlet, Clothes Mentor, and Boot Barn

Population within a 3-mile radius increases by nearly 28% during the day

Center is directly accessible from I-75 with 140K+ vehicles daily (Kalibrate 2022)

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## Pad Opportunities

OPO 1 0 SF/0

## Current Retailers

|         |                                |           |
|---------|--------------------------------|-----------|
| N.A.P   | Cricket                        | 0 SF      |
| N.A.P.  | HomeBuys                       | 0 SF      |
| N.A.P.1 | Starbucks                      | 0 SF      |
| N.A.P.2 | FedEx Office                   | 0 SF      |
| N.A.P.3 | Family Christian Stores        | 0 SF      |
| N.A.P.4 | Great Clips                    | 0 SF      |
| N.A.P.6 | Skyline Chili                  | 0 SF      |
| 01      | LL Flooring                    | 6,800 SF  |
| 02      | Supercuts                      | 1,200 SF  |
| 03      | Harbor Freight                 | 18,750 SF |
| 3A      | Maharaja International Grocery | 5,000 SF  |
| 04      | Belflex Staffing Network       | 1,704 SF  |
| 05      | Full Body Fitness and Yoga     | 2,834 SF  |
| 06      | Milan Laser Hair Removal       | 2,040 SF  |
| 07      | Clothes Mentor                 | 5,780 SF  |
| 08      | Spa Nails                      | 2,000 SF  |
| 09      | Ollie's                        | 33,639 SF |
| 09A     | Boot Barn                      | 12,840 SF |
| 10      | KPot Korean BBQ & Hot Pot      | 11,600 SF |
| 11      | The Tate Beauty Company        | 1,460 SF  |
| 12      | Eagle Finance                  | 3,000 SF  |
| 13      | Sherlock's Escape Room         | 2,500 SF  |
| 14      | Hobby Lobby                    | 59,272 SF |

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