

TURFWAY CROSSING
1336 Hansel Ave., Florence, KY 41042

OWNED & OPERATED BY:
GNL
GLOBAL NET LEASE

Anchor
ASSOCIATES

FOR LEASE
5,000 SF ENDCAP AVAILABLE

HIGHLIGHTS

- 5,000 SF endcap available in one of greater Cincinnati's top retail markets
- Excellent visibility to Turfway Road and monument signage opportunities available
- Area retailers include Target, Sam's Club, Lowe's, At Home, Meijer, Home Depot, Kohl's, PetSmart, Dick's Sporting Goods, Walmart Supercenter and Arhaus
- Area restaurants include Chuy's, Twin Peaks, Cheddar's, Red Robin, Chili's, Chick-fil-A, Texas Roadhouse, Long Horn Steakhouse, Cracker Barrel and more
- Immediate proximity to Turfway Park Horse Racing Track, Cincinnati/Northern KY International Airport, St. Elizabeth Florence Hospital, Amazon Air Hub at CVG, and DHL Express Hub

TRAFFIC COUNTS

- 16,701 VPD on Houston Rd.
- 13,525 VPD on Turfway Rd.

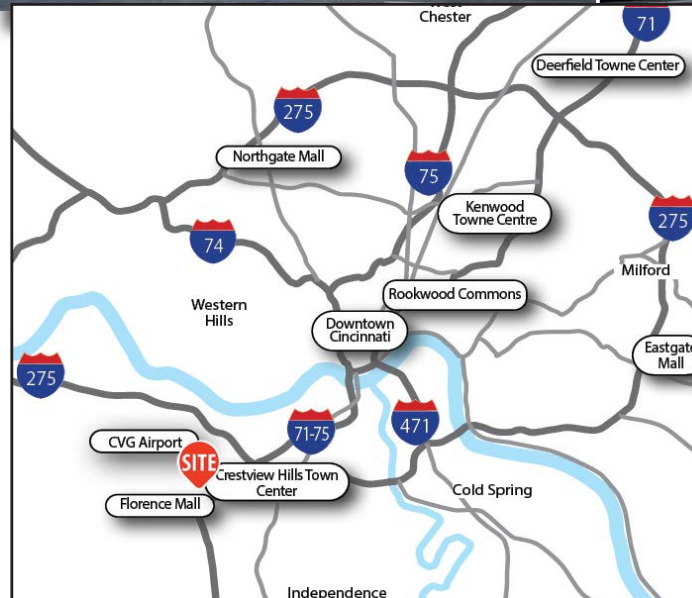
DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	3,032	51,866	147,036
Households	1,325	21,566	59,573
Average HH Income	\$50,265	\$93,955	\$116,335
Daytime Employees	8,262	36,897	77,472

CONTACT

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ANCHOR ASSOCIATES

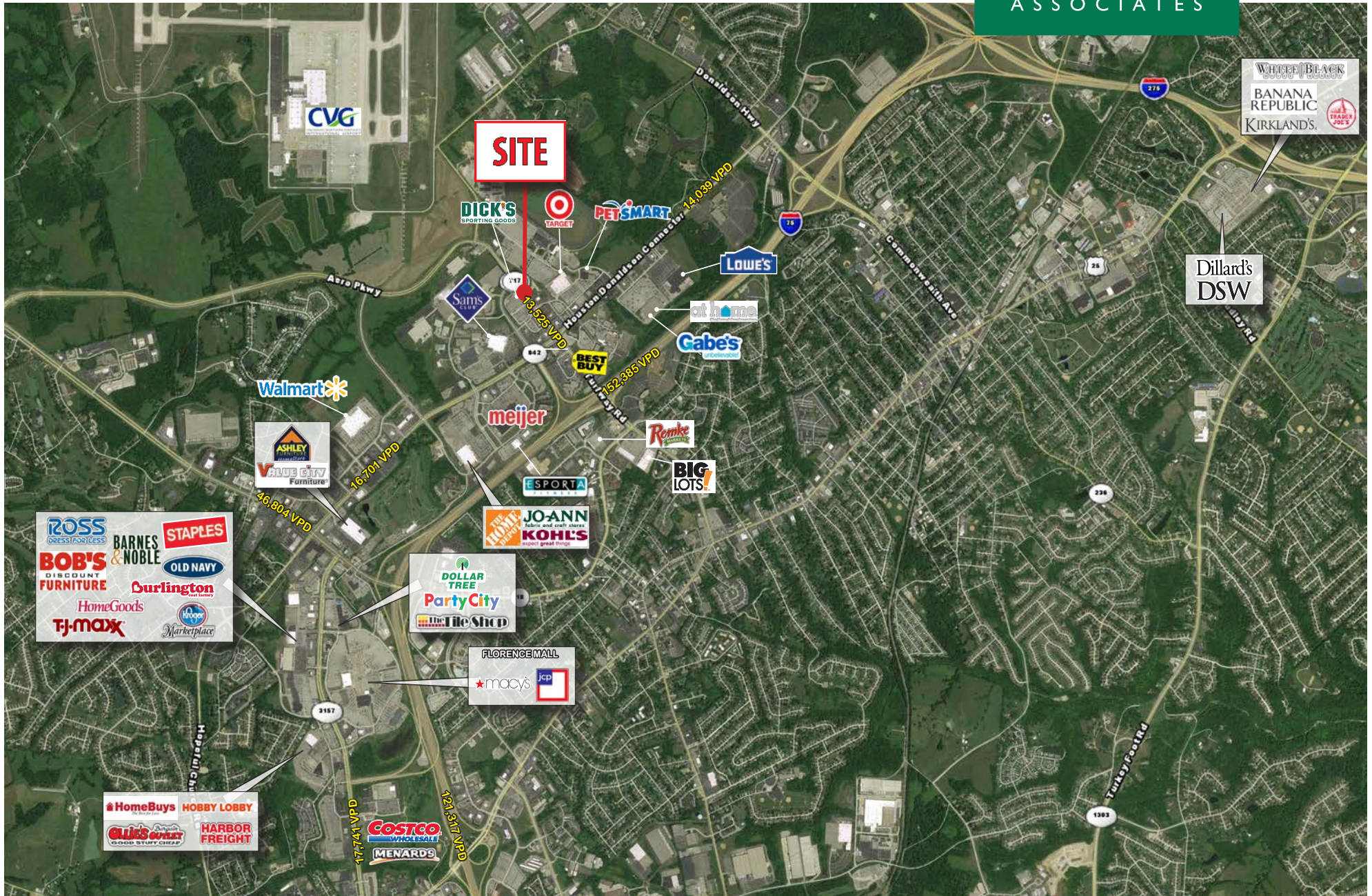
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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

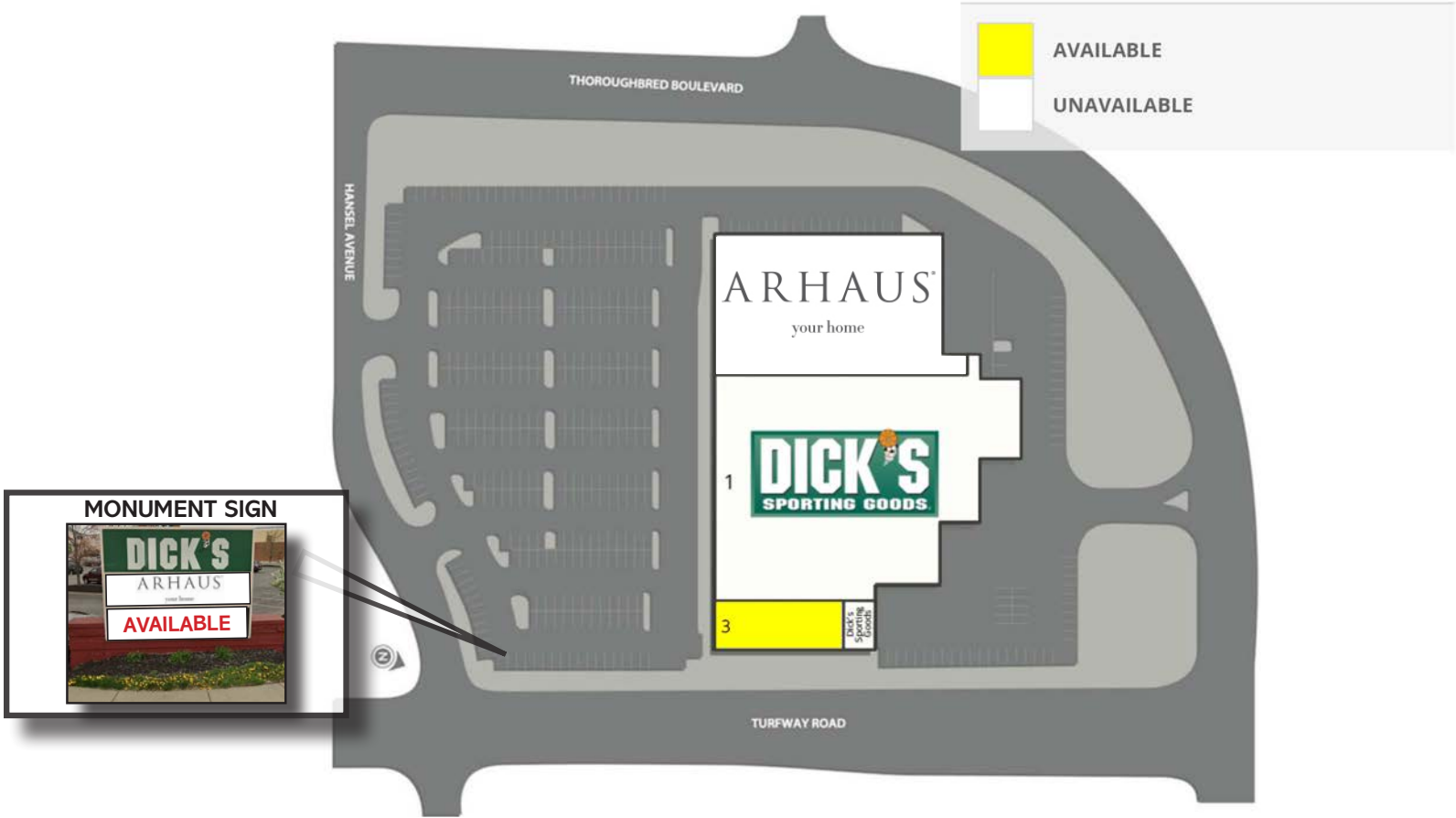
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Tenant	Suite #	SF
Dick's Sporting Goods	1	60,250
Arhaus	2	32,138
AVAILABLE	3	5,000
Dick's Sporting Goods	4	2,190

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