

CRW

COMMERCIAL

BROKERAGE, DEVELOPMENT, CONSULTATION

4960 Houston Road
Florence, KY 41042

Retail Space Available For Lease

[Open Map](#)

Houston Road Shoppes

2,600 SQ FT

[View Listing](#)

Tenant still in operation, please be discreet.



| Availability

| Price

| Type

| Status

| Building Size

2,600 Sq. Ft.

\$38 / Sq. Ft.

Retail

For Lease

13,000 Sq. Ft.

Features

- Join co-tenants Potbelly, Massage Envy, and Nothing Bundt Cakes in this newer up-scale shopping center
- Excellent visibility with direct frontage on Houston Road in front of Meijer
- Located right off I-75 & I-71 in a very active retail corridor including Home Depot, Kohl's, JOANN Fabrics, Best Buy, Sam's Club, Michaels, Target, Lowe's, Gabe's, At Home, Aldi, Meijer, and many more

Demographics (1, 3, 5 Radius)

| | | | |
|------------|----------|----------|-----------|
| Population | 3,834 | 55,982 | 149,970 |
| Households | 1,608 | 22,666 | 58,734 |
| HH Income | \$70,818 | \$84,667 | \$100,627 |

Tenants

Potbelly, Massage Envy, Nothing Bundt Cakes, and a new retail store (lease pending)



Casey Ward

(513) 515-9029

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7700 Shawnee Run Road
Suite C
Cincinnati, OH 45243

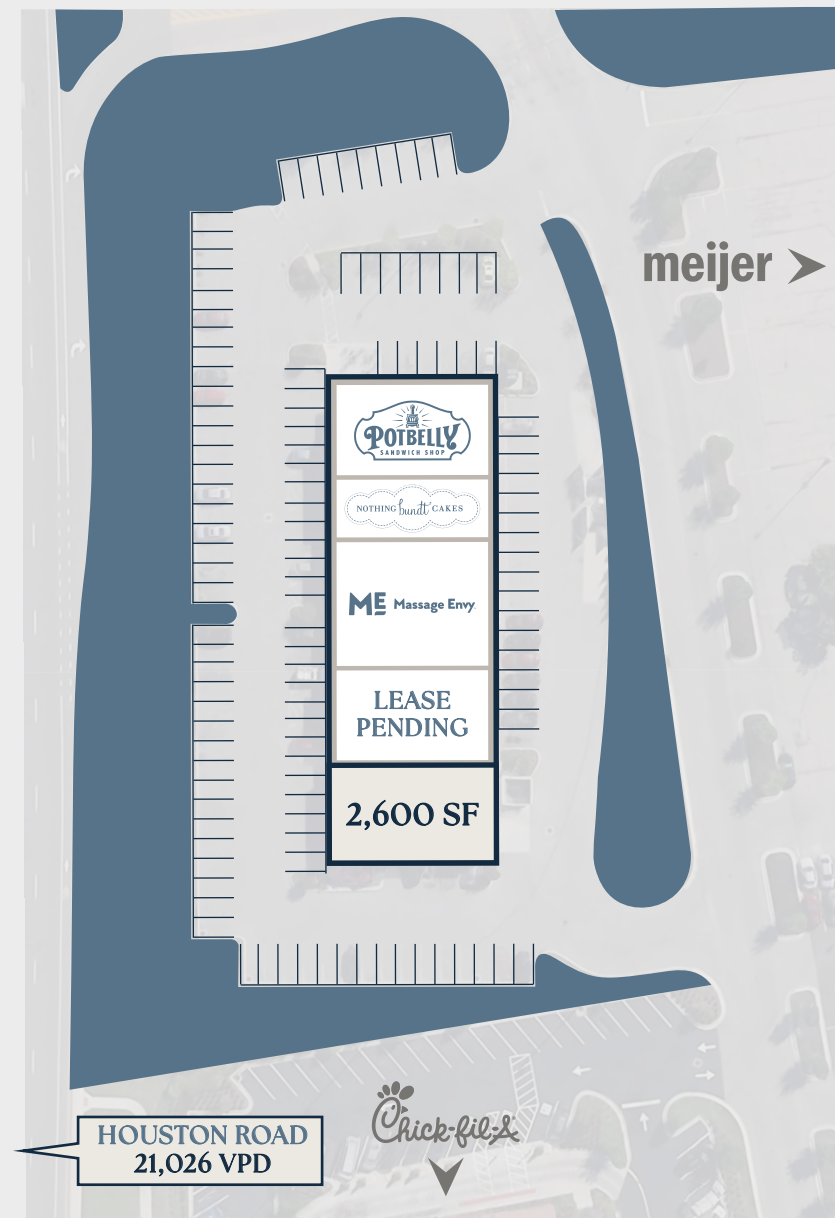
CRWCommercial.com

[Contact Card](#)

Site Plan

Property Description

Developed in 2007, Houston Road Shoppes is a 13,000 sq. ft. retail center with an upscale design and positioned in front of Meijer grocery in Florence, KY. Casey Ward worked through all phases of the project and secured the necessary zoning from Boone County, while also working through the re-engineering process with Meijer. The project was 100% pre-leased and remains fully occupied with high-quality tenants.



Trade Area

SITE

HOUSTON ROAD
21,026 VPD

I-71/75
148,458 VPD

BURLINGTON PIKE
43,414 VPD

MALL ROAD
16,120 VPD

Florence Mall



| Population | 1 mile | 3 miles | 5 miles |
|--|-------------------|-----------------|------------------|
| 2023 Total Population | 3,834 | 55,982 | 149,970 |
| 2028 Total Population | 4,265 | 57,726 | 153,538 |
| 2022-2027 Population: Annual Growth Rate | 2.15% | 0.62% | 0.47% |
| 2023 Total Daytime Population | 16,566 | 84,027 | 179,598 |
| 2023 Female Population | 2,002 | 28,798 | 76,724 |
| 2023 Male Population | 1,832 | 27,184 | 73,246 |
| 2023 Median Age | 35.1 | 38.7 | 38.1 |
| Households | 1 mile | 3 miles | 5 miles |
| 2023 Total Households | 1,608 | 22,666 | 58,734 |
| 2028 Total Households | 1,764 | 23,464 | 60,293 |
| 2022-2027 Households: Annual Growth Rate | 1.87% | 0.69% | 0.53% |
| 2023 Average Household Size | 2.27 | 2.43 | 2.53 |
| 2023 Dominant Tapestry Segment Name | Hometown Heritage | Front Porches | Workday Drive |
| Income | 1 mile | 3 miles | 5 miles |
| 2023 Average Household Income | \$70,818 | \$84,667 | \$100,627 |
| 2028 Average Household Income | \$81,186 | \$95,682 | \$113,213 |
| 2023 Median Household Income | \$53,096 | \$61,371 | \$73,581 |
| 2028 Median Household Income | \$57,082 | \$68,948 | \$82,251 |
| 2022-2027 Median Household Income: Annual Growth | 1.46% | 2.36% | 2.25% |
| 2023 Per Capita Income | \$30,344 | \$34,269 | \$39,263 |
| 2028 Per Capita Income | \$35,207 | \$38,872 | \$44,287 |
| 2022-2027 Per Capita Income: Annual Growth Rate | 3.02% | 2.55% | 2.44% |
| Home Value | 1 mile | 3 miles | 5 miles |
| 2023 Average Home Value | \$140,744 | \$171,686 | \$212,924 |
| 2028 Average Home Value | \$175,853 | \$230,497 | \$271,161 |
| 2023 Median Home Value | \$140,744 | \$171,686 | \$212,924 |
| 2028 Median Home Value | \$169,863 | \$198,368 | \$240,034 |
| Race | 1 mile | 3 miles | 5 miles |
| Diversity Index | 60.0 | 48.2 | 40.8 |
| Educational Attainment | 1 mile | 3 miles | 5 miles |
| Less than 9th Grade | 36 | 739 | 2,044 |
| 9-12th Grade/No Diploma | 212 | 2,608 | 4,155 |
| High School Diploma | 946 | 10,968 | 24,979 |
| GED/Alternative Credential | 197 | 2,005 | 4,514 |
| Some College/No Degree | 468 | 7,798 | 18,402 |
| Associate's Degree | 179 | 4,069 | 10,999 |
| Bachelor's Degree | 290 | 7,184 | 23,471 |
| Graduate/Professional Degree | 220 | 3,522 | 13,366 |
| Educational Attainment Base | 2,548 | 38,893 | 101,930 |
| Business Summary | 1 mile | 3 miles | 5 miles |
| Total Businesses | 791 | 3,172 | 5,822 |
| Total Employees | 11,847 | 44,473 | 94,003 |
| Total (SIC01-99) Sales (\$000) | \$1,839,738,678 | \$8,814,850,827 | \$16,283,141,423 |
| Total Expenditures (Consumer Spending) | 1 mile | 3 miles | 5 miles |
| 2023 Annual Budget Expenditures | \$100,447,449 | \$1,664,284,794 | \$5,090,504,837 |
| 2028 Annual Budget Expenditures | \$126,372,749 | \$1,947,572,002 | \$5,879,733,428 |
| 2023 Retail Goods | \$4,180,349 | \$67,141,020 | \$206,044,901 |
| 2028 Retail Goods | \$39,301,828 | \$611,637,778 | \$1,848,971,922 |