OFFICE SPACE
FOR LEASE

THE NEW WAVE
COMMERCIAL REAL ESTATE



7205 DIXIE HWY

FLORENCE, KY 41042

FLORENCE PROFESSIONAL CENTRE

WITH A NEWLY REFRESHED EXTERIOR, THE FLORENCE PROFESSIONAL CENTRE IS READY FOR FULL OCCUPANCY. TWO OPEN SUITES ARE READY FOR RENOVATION.

JOIN LONG TERM TENANTS - GRUELLE ORTHODONTICS AND FRESENIUS MEDICAL CARE AT THIS EYE-CATCHING CORNER BUILDING IN FLORENCE, KY.

1,878 and 2,445 SQ FT SUITES AVAILABLE

NEGOTIABLE RENTS (BASED ON RENOVATION COSTS)

POLLY BENZING
513.415.9513
POLLY@THENEWWAVECRE.COM

LARA GASTRIGHT
859.653.8325
LARA@THENEWWAVECRE.COM

7205 DIXIE HWY | FLORENCE, KY 41042









- *HIGH VISIBILITY CORNER*
- *SIGNALIZED INTERSECTION*
- *LONG - TERM TENANTS*
- *MONUMENT SIGNAGE*

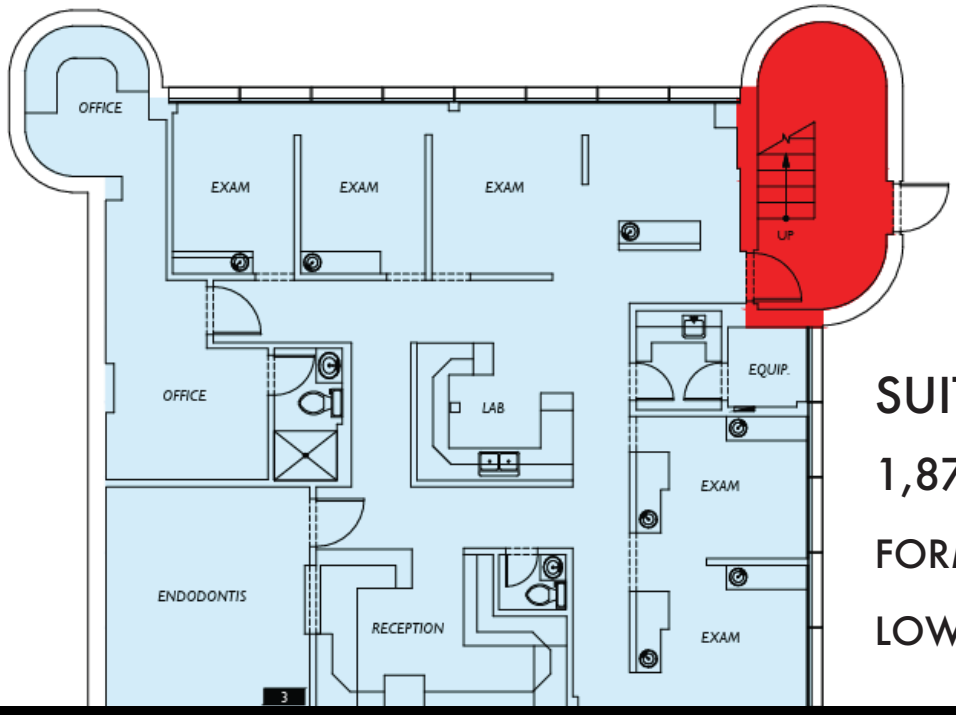
TENANT IMPROVEMENT PACKAGES AVAILABLE

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FLOOR PLANS



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SUITE 3

1,878 SQ FT

FORMER ENDODONTICS OFFICE

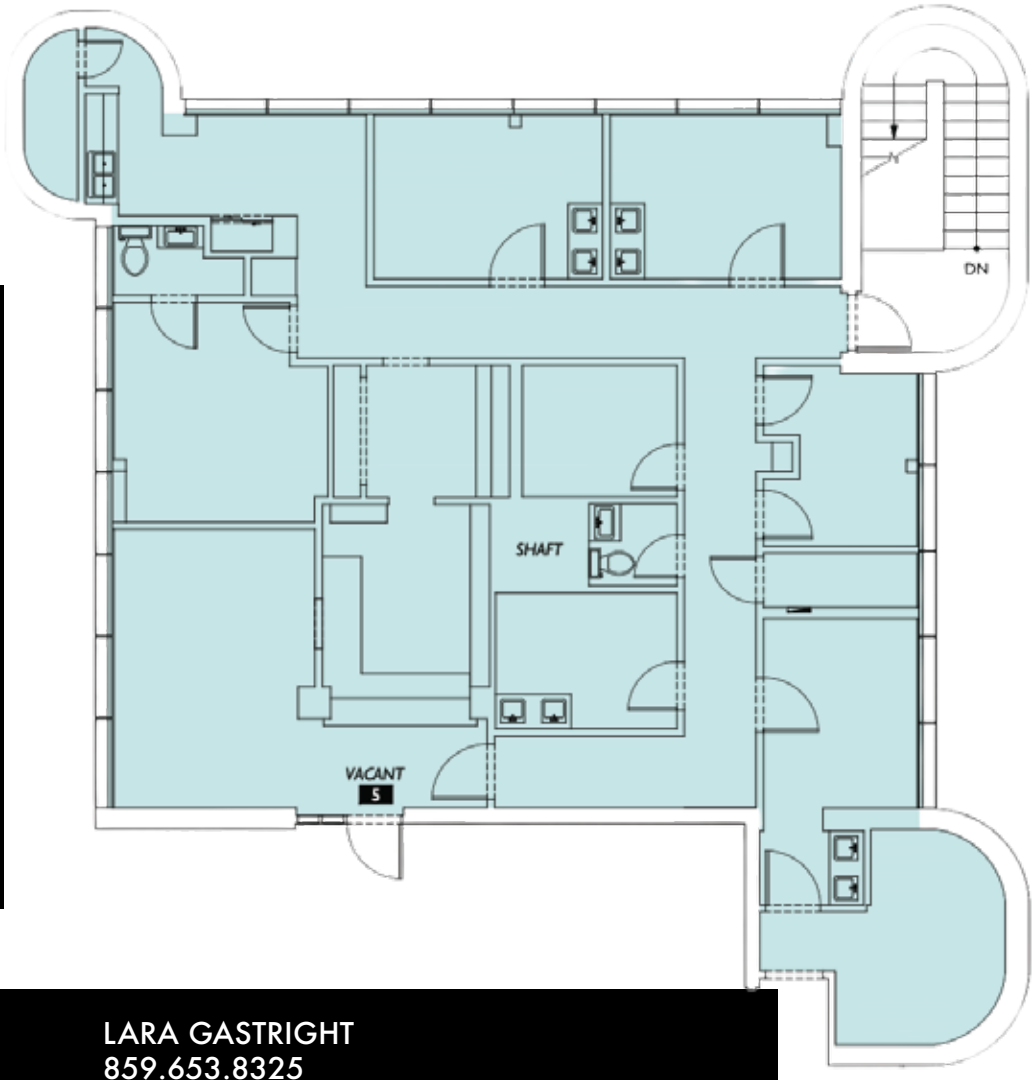
LOWER LEVEL

SUITE 5

2,445 SQ FT

UPPER LEVEL





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FLORENCE PROFESSIONAL CENTRE

KEY DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
Avg Household Income	$72,354.00	$104,285.00	$99,420.00
Avg Household Size	2.3	2.5	2.4
Median Age	37.4	38.5	38.1
2025 Households	13,933	61,703	182,043
2025 Population	34,247	160,897	457,454
Daily Traffic Count - Corner of Dixie Hwy & US 42		16,930	

Building Parking Ratio: 4/1000

LEASING CONTACTS:

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Disclaimer: Information contained in this brochure has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. All interested parties should conduct careful, independent investigation of the property and verify all information.