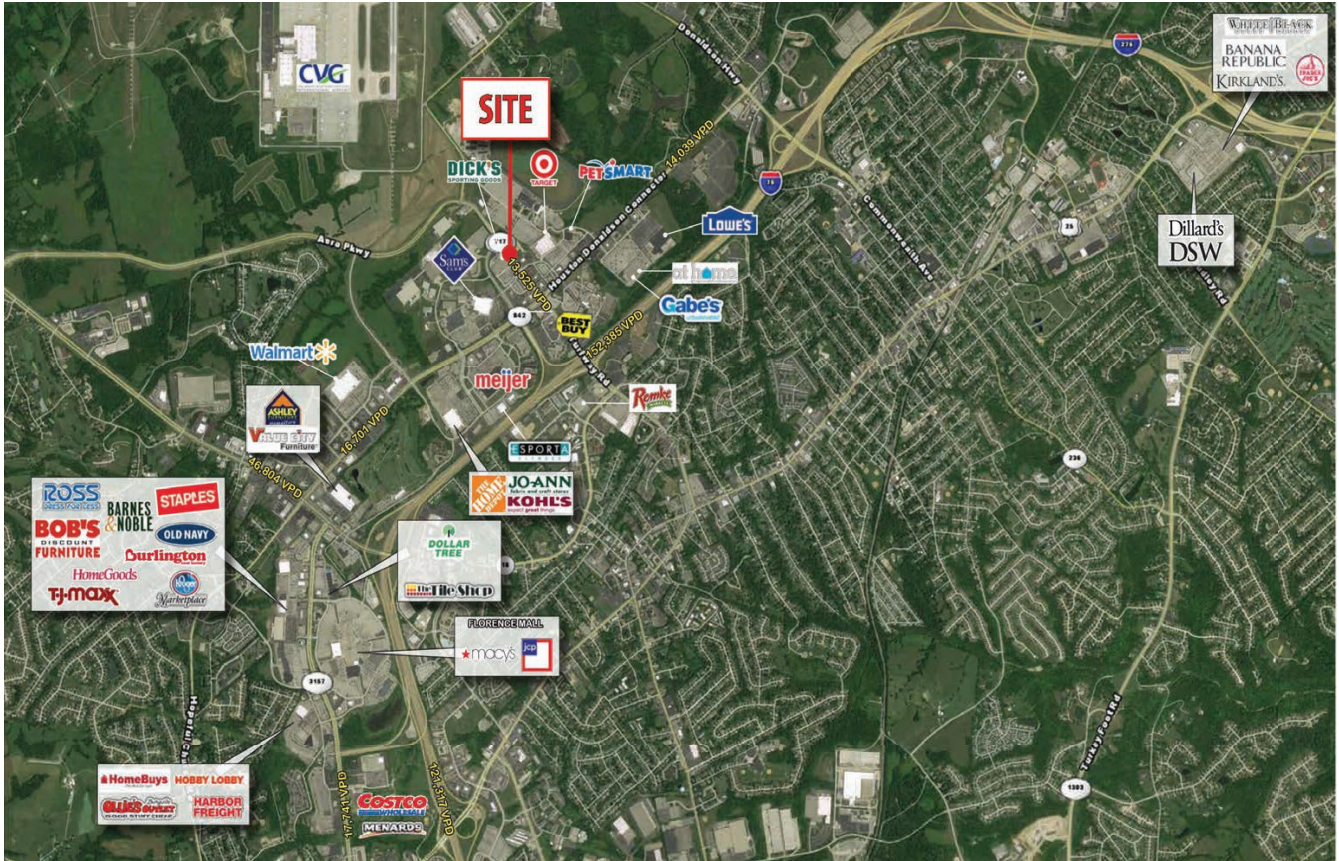


TURFWAY CROSSING

1336 HANSEL AVENUE, FLORENCE, KY



▶ PROPERTY DETAILS

Total Square Footage: 99,578

▶ PROPERTY DESCRIPTION

- 99,578-square-foot shopping center occupied by Dick's Sporting Goods, Christmas Tree Shops and Jack's Pets. The center is adjacent to Target-**and Sam's Club-**-anchored centers.
- The center is situated just north of the intersection of Houston and Turfway Roads. Houston Road serves as the main retail thoroughfare in the trade area and Turfway Road is a thoroughfare connecting the area's retail and commercial uses with Interstate 75/71 and the residential population.
- Florence is located approximately 10 miles southwest of the Cincinnati CBD and is part of the Cincinnati/ Northern Kentucky MSA. The region ranks in the nation's top 10 markets for number of Fortune 500 headquarters per million residents.

**Not owned.

▶ DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population	54,678	150,744	503,799
Average Household Income	\$79,805	\$94,923	\$88,306
2024 Households	22,123	58,677	202,064

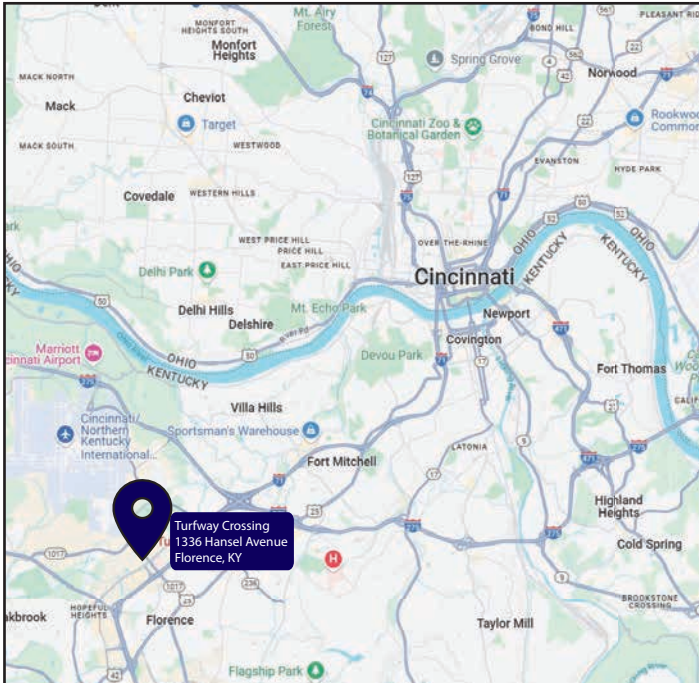
▶ TENANTS



ARHAUS®

TURFWAY CROSSING

1336 HANSEL AVENUE, FLORENCE, KY



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