



Publix
FOOD & PHARMACY

PUBLIX | INDEPENDENCE, KY

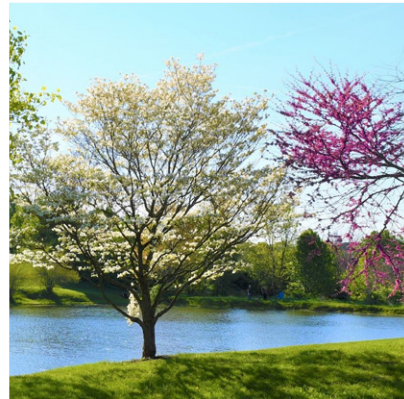
FOR LEASE | PUBLIX ANCHORED RETAIL DEVELOPMENT

HARRIS PIKE & MADISON PIKE
INDEPENDENCE, KY

HOGAN
REAL ESTATE

HIGHLIGHTS

MADISON PIKE & HARRIS PIKE
INDEPENDENCE, KY



INDEPENDENCE

is a growing suburb of Northern Kentucky, known for its family-friendly atmosphere, top-rated schools, parks, and urban amenities in a more rural setting.



Cincinnati MSA

LOCATED 15 MINUTES

South of Cincinnati, OH in the heart of Kenton County



5,400 ± SF

REMAINING

Retail Space Available for Lease



Excellent Visibility

AND SIGNALIZED LIGHT

at Madison Pike, as well as access from Harris Pike

PROPERTY DESCRIPTION

MADISON PIKE & HARRIS PIKE
INDEPENDENCE, KY

Trade Area Overview



Hogan Real Estate is pleased to present the opportunity to be part of a new Publix-anchored shopping center, located in Independence, KY. Independence lies just to the southeast of Florence, KY, and is part of the Cincinnati MSA. The development is located at the signalized intersection of Madison Pike (KY 17) and Harris Pike (KY 536), which intersection serves as the primary commercial node for all of Independence and main access point to Independence Town Center, a 500,000 square foot mixed-use development. The development offers excellent visibility along four-lane Madison Pike, a major north-south thoroughfare serving Kenton County. This prime location, paired with steady residential growth and strong income levels creates a perfect opportunity for retailers looking to grow and expand.

Property Highlights

- + Only 5,400 ± SF of shop space left available for lease
- + Serving a population of 65,000 within a 10 minute drive-time
- + Strong average household incomes over \$120,000 within 1 mile of the site
- + Independence is one of the fastest growing cities in the state of Kentucky and recently ranked in the top 100 fastest growing cities in the nation
- + Estimated Publix opening Q1 2026

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,565	24,223	61,899
Average HH Income	\$120,157	\$117,981	\$114,172

IMMEDIATE AREA AERIAL

MADISON PIKE & HARRIS PIKE
INDEPENDENCE, KY



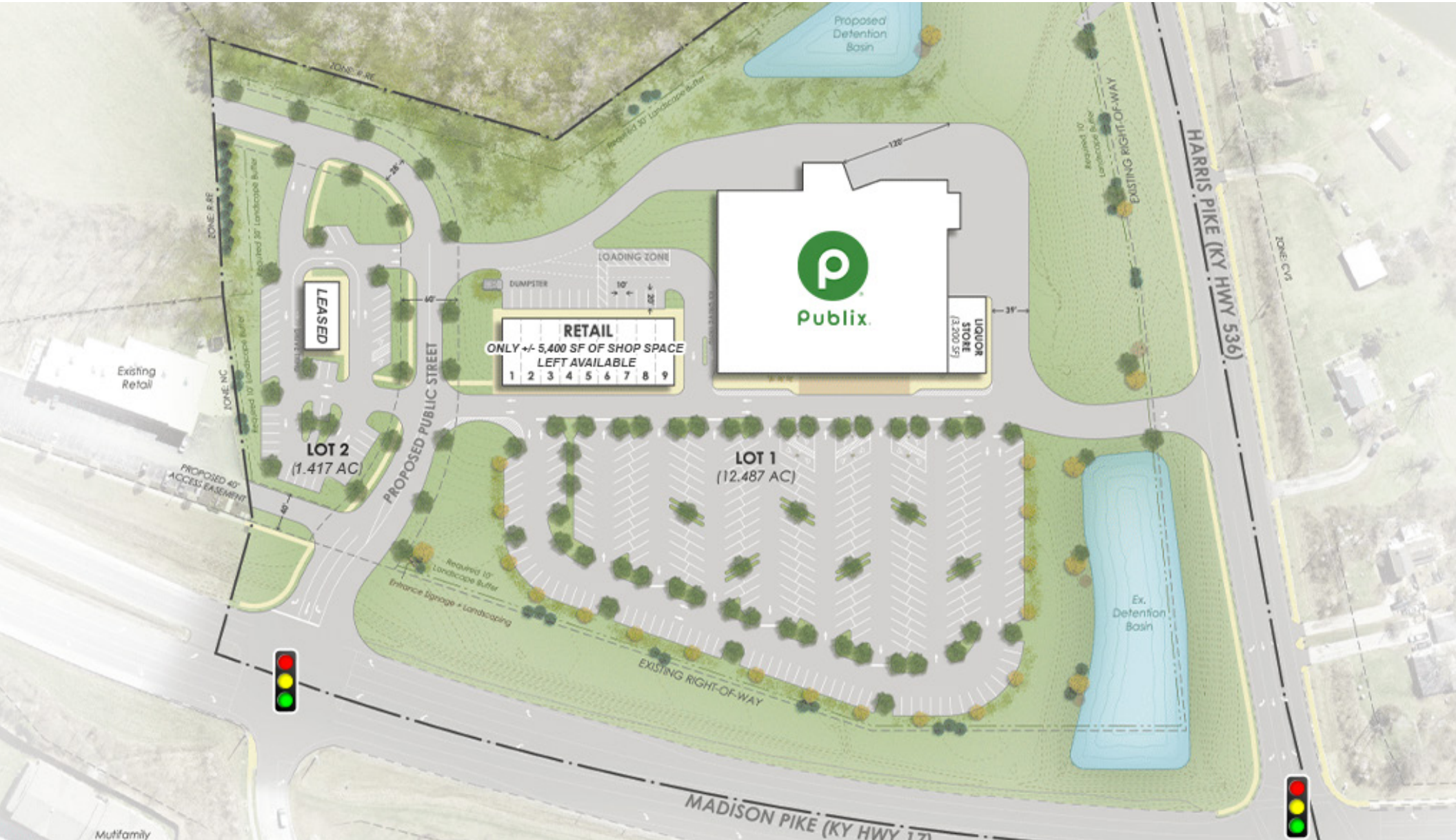
PROPERTY PLAN

MADISON PIKE & HARRIS PIKE
INDEPENDENCE, KY



SITE PLAN

MADISON PIKE & HARRIS PIKE
INDEPENDENCE, KY



HOGAN REAL ESTATE

PROPERTY CONTACT

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