



2026

Economic Development *Report*



First Quarter

LETTER FROM
MAYOR JULIE M. AUBUCHON



Florence continues to set the standard for economic development in Northern Kentucky. Home to more than 2,000 businesses and welcoming more than 700 new business applications annually, Florence has cultivated a thriving, business-focused environment that supports growth, innovation, and long-term investment. Our city remains committed to attracting, retaining, and supporting businesses of every size and industry, recognizing that economic development is essential to maintaining a strong community and a high quality of life for our residents.

It is my distinct honor to serve as Mayor of Florence, a city recognized throughout the region as a premier destination for business, commerce, entertainment, and diverse housing opportunities. Florence's continued success is driven by a resilient and talented workforce, ranging from skilled entry-level employees to experienced executive leadership. The strength of our local economy is rooted in a diverse business community that spans manufacturing, healthcare, hospitality, e-commerce, logistics, and technology sectors, creating stability and opportunity throughout our city.

Economic development is more than business attraction; it is the foundation for community prosperity. The investments made in Florence support critical infrastructure, public safety, parks and recreation, and educational opportunities that benefit residents and businesses alike. Our strategic location within the greater Cincinnati metropolitan region, combined with a competitive cost of living, strong healthcare systems, and exceptional educational institutions, positions Florence as an ideal location for companies seeking to establish, expand, or retain operations.

The success of Florence would not be possible without the dedication of the City's more than 250 employees and the strong partnerships we share with our business community, developers, investors, and residents. Together, we are building a city that is economically strong, forward-thinking, and prepared for continued growth.

Thank you for your continued partnership and investment in Florence's future. Through collaboration and shared vision, we will continue strengthening our economy and reinforcing Florence's position as the economic engine of Northern Kentucky.

Sincerely,

A handwritten signature in cursive script that reads "Julie M. Aubuchon".

2026 1st Quarter Report

Demographic Profile

City Profile



Median Age
38.3



Median Household Income
\$69,112

33,129

Population



13,526
Households

Educational Profile



29.4%
Bachelor's Degree
or higher

6.4%

No High School
Diploma



30.2%
Some College/
Associates Degree



33.9%
High School
Graduate

Business Profile

151

2026 Q1 New
Occupational
Licenses



58.7%
White Collar



29.8%
Blue Collar



14.7%
Services

4.7%

Unemployment
Rate

Market Vacancy

5.7%

2026 Q1 Market
Average



6.2%
Industrial/Manufacturing



3.9%
Retail



6.7%
Office

Strategically located on the I-75/71 corridor and adjacent to the Cincinnati/Northern Kentucky International Airport, Florence has the infrastructure, resources, and partnerships to support your future.

From market access to a skilled and talented workforce to competitive real estate, we check all the right boxes for growth and development.

2026 1st Quarter Report

Completed Projects



Personal Touch Home Care

600 Meijer Drive

- Nationwide provider of 24/7 in-home health and personal care services.
- Relocation project from Ft. Thomas to the Florence market.
- Opened March 2026.



Pathways Learning Academy

828 Heights Boulevard

- A new early education center located at Crossroads Church.
- Offering programs for infants to school-age children.
- Opened March 2026.



Tykes Academy

8415 US 42

- Locally owned and operated childcare center.
- Combining personalized care of home-based programs with the structure and growth of learning centers.
- Opened January 2026.



Kay Jewelers

7753 Mall Road Suite A

- Kay Jewelers has relocated, opening a new location on Mall Road.
- Featuring a larger showroom, and expanded inventory.
- Opened February 2026.

2026 1st Quarter Report

Completed Projects



High Stakes Harley Davidson

430 Meijer Drive

- Renovations are complete on the new High Stakes Harley Davidson location.
- Offering service, parts, and sales in an expanded, indoor showroom.
- Opened February 2026.



La Morelense Western Wear

7120 Turfway Road

- A new western wear retailer offering a wide selection of clothing, boots and accessories.
- Opened March 2026.



Tykes Academy

8415 US 42

- Construction is complete on the Florence Verst Group expansion.
- Improvements to the site represented a 6.6 million dollar capital investment, creating 17 new jobs.
- Opened January 2026.



Lita's Tacos

4973 Houston Road

- A local favorite has opened their new location on Houston Road.
- Opened February 2026.

2026 1st Quarter Report Under Construction



Parkview Senior Apartments Farmview Drive

- A new senior living development is under construction on Farmview Drive.
- 76 new living units proposed.
- Project expected to be complete Summer 2026.



Publix US 42 and Farmview Drive

- Construction continues on the new 55,000 sq.ft. Publix.
- Location expected to open Summer 2026.



Mi Cozumel 7484 Turfway Road

- Coming soon to the Florence market, Mi Cozumel!
- Offering a wide range of Mexican cuisine in a festive and hospitable environment.
- Location expected to open Spring 2026.



Farmview Out Lot B 8744 US 42

- A new 6,622 sq.ft. multi-tenant building under construction in front of Publix.
- Tenants to be announced at a later date.
- Project expected to be complete Summer 2026.



The Glens at Gunpowder Gunpowder Road

- 28 acre annexation into the City of Florence.
- Multi-phased housing development consisting of approximately 284 multi-family units and 26 single family residential homes.
- Phase 1 construction underway.



Avalon Square Weaver Road

- 19-acre development site.
- 135 unit townhome development project.
- Construction anticipated to be complete Spring 2026.



Tesla Charging Station Meijer Drive

- An expansion of the existing Tesla charging project previously completed at Meijer.
- Sixteen new charging stations are being constructed.
- Project expected to be complete in Spring 2026.



7 Brew Coffee 7303 Turfway Road

- Construction is nearing completion on Florence's second 7 Brew Coffee location.
- Offering a wide selection of coffees, teas, smoothies and more.
- Project anticipated to be complete Spring 2026.

2026 1st Quarter Report Under Construction



IKEA Plan and Order Point 7735 Mall Road

- The first Northern Kentucky IKEA location coming to Mall Road.
- A new format for IKEA, allowing customers to meet with works to plan and order furniture.
- Project anticipated to be complete Spring 2026.



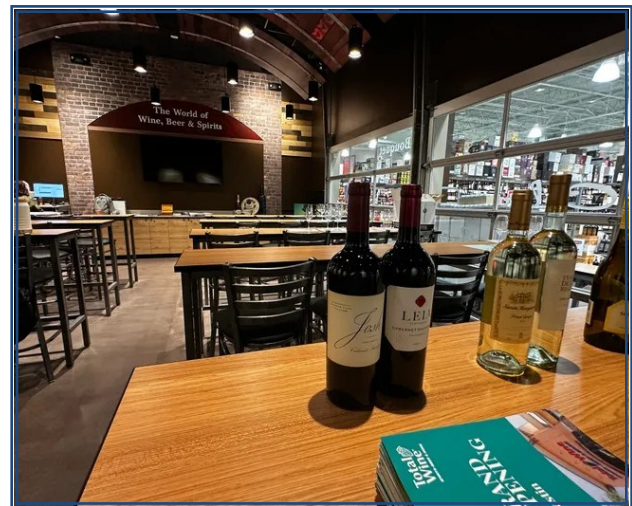
Bank of America 8748 US 42

- Construction is underway on a new 4,250 sq. ft. banking establishment.
- Location will occupy the first out lot parcel in the Publix development.
- Construction anticipated to be complete Fall 2026.



Floor & Decor 87 Spiral Drive

- Floor & Décor's first Northern Kentucky location will be coming to the former JoAnn Fabrics space.
- Offering wide ranges of hard surface flooring.
- Anticipated to open Fall 2026.



Total Wine & More 7646 Mall Road

- The nation's largest independent retailer of wine, spirits, beer and more.
- First Northern Kentucky location.
- Location expected to open Summer 2026.



Jaggers

4999 Houston Road

- A new fast-casual dining experience coming to Florence.
- Developed by Texas Roadhouse, offering burgers, shakes, salads and more.
- Currently undergoing Major Site Plan review.



Planet Fitness

Cavalry Drive

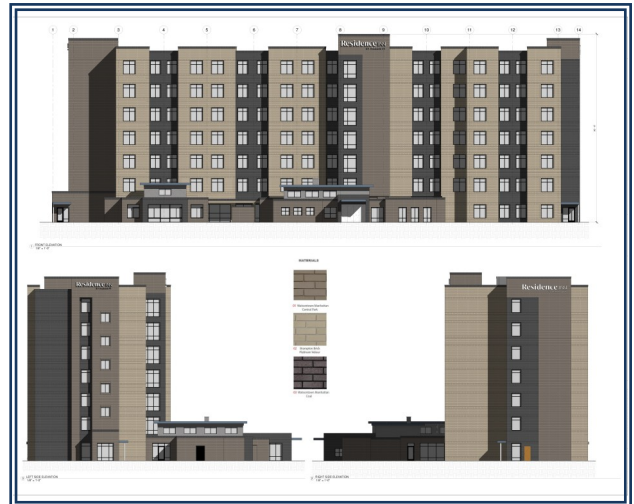
- Planet Fitness is proposing a new, two-story gym on Cavalry Drive near Express Street.
- Project undergoing Change-in-Concept Development plan process.



Dutch Bros Coffee

7606 Mall Road

- A proposed new 990 sq.ft. drive-thru coffee establishment.
- Project will be an out lot development at the Villages of the Mall shopping center.
- Currently undergoing Concept Development Plan review.



Residence Inn

Meijer Drive

- 104,321 sq. ft., 7-story tall, 124 unit hotel.
- Will be one of the tallest buildings in Florence.
- Construction anticipated to begin Fall 2026.



Wawa
8450 US 42

- A new-to-market c-store has been approved at the intersection of US 42 and Hopeful Church Road.
- Construction timeline to be announced at a later date.



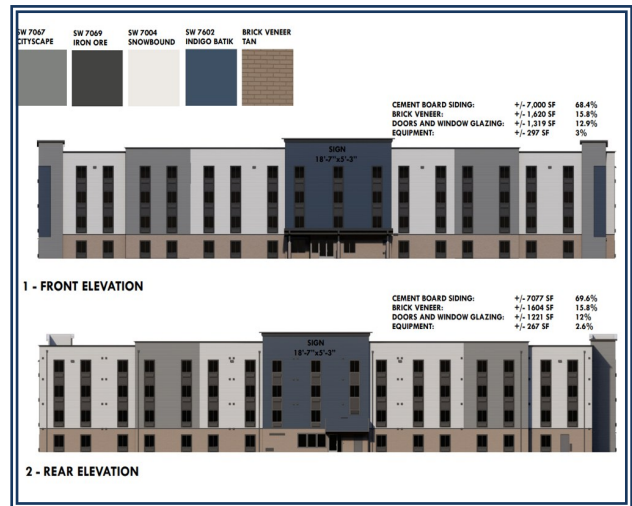
LivSmart Studios by Hilton
5945 Merchants Street

- A new 4 story, 99 room extended stay hotel proposed on Merchants Street.
- Project currently undergoing Major Site Plan review.



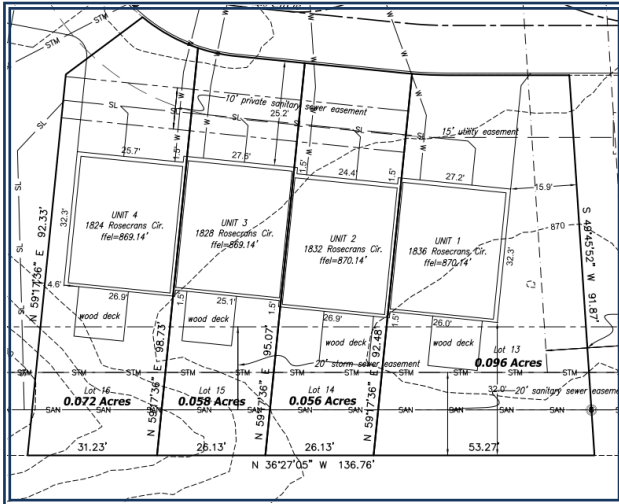
Everhome Suites
10 King Drive

- A new 4 story, 114 room extended stay hotel is undergoing review for construction on King Drive.
- Hotel to be constructed on vacant lot behind the former Burger King.



Woodspring Suites
56-58 Cavalier Boulevard

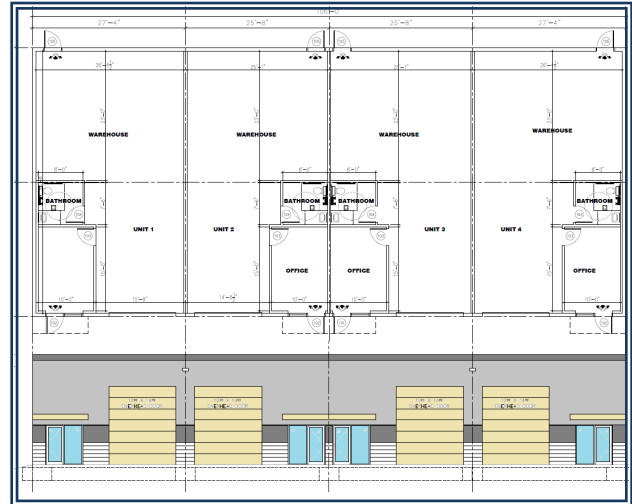
- A new 4 story, 122 room extended stay hotel is undergoing the Major Site Plan review process.
- Hotel to be constructed on vacant lot in front of Huff Realty building.



Village Terrace Townhomes

1824-1836 Rosecrans Circle

- The last phase of the Village Terrace Townhomes development has been approved.
- Project will consist of 4 additional dwelling units.
- Construction projected to begin Summer 2026.



NKY Storage

8504 Old Toll Road

- A new 4 unit flex space building to be constructed on Old Toll Road.
- Construction anticipated to begin Spring 2026.