



New Retail Development

1710-1720 Flemingsburg Road (KY 32)
Morehead, Kentucky 40351

Property Highlights

- Join Cattleman's Roadhouse and McDonald's
- Huck's, Take 5 Carwash and Huey Magoo's Chicken Tenders coming soon!
- High profile outlots available for ground lease
- Interstate height pylon signage permitted
- Ideal location for restaurants, banks, hotels, retail and service providers
- Located at the intersection of Flemingsburg Road (KY 32) and I-64 at Exit 137
- Excellent visibility and access to I-64 with access via signalized intersection
- Area retailers include Walmart, Kroger, Lowes, Burkes Outlet, Starbucks, Cracker Barrel and Hardees
- Morehead serves as a regional economic hub servicing over 100,000 in healthcare, education and retail; Morehead State University is 4.5 miles away with enrollment of 10,000+ students and 419 employees; St. Claire Regional Medical Center is the second largest employer in the region over 1,300 staff members and 159 beds

Offering Summary

Lease Rate:	Negotiable
Lot Sizes:	0.931 - 3.26 Acres

[View Property Video](#)

For More Information

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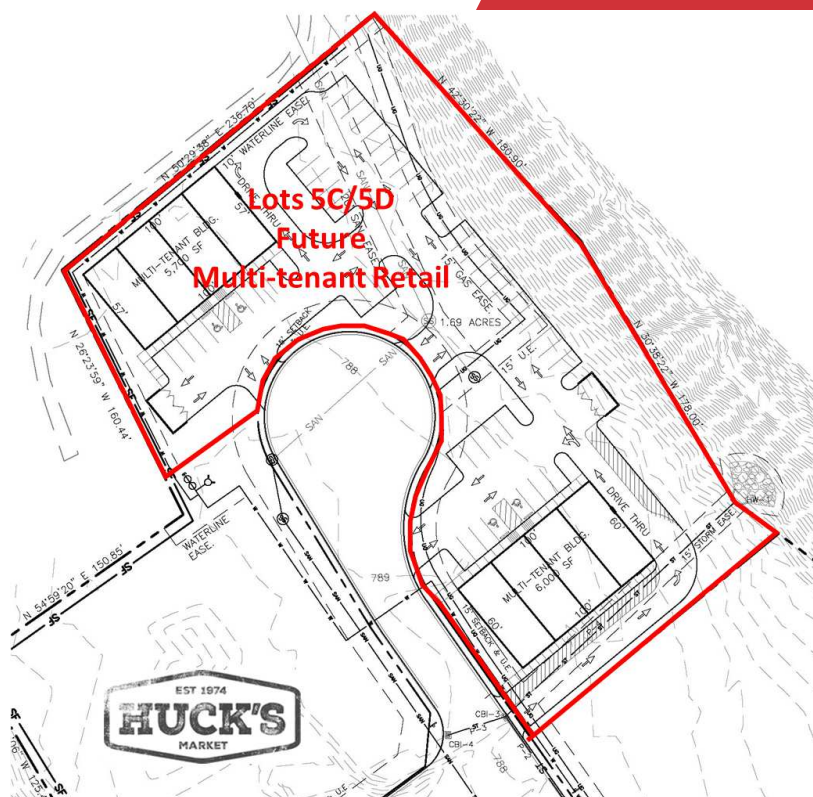
Lease Information

Lease Type:	NNN Ground	Lease Term:	10-20 years
Total Space:	0.931 - 3.26 Acres	Lease Rate:	Call for Details

Available Lots

Lot	Size	Lease Type
Lot 4	3.26 Acres	Ground Lease
Lot 5A	0.931 Acres	Ground Lease

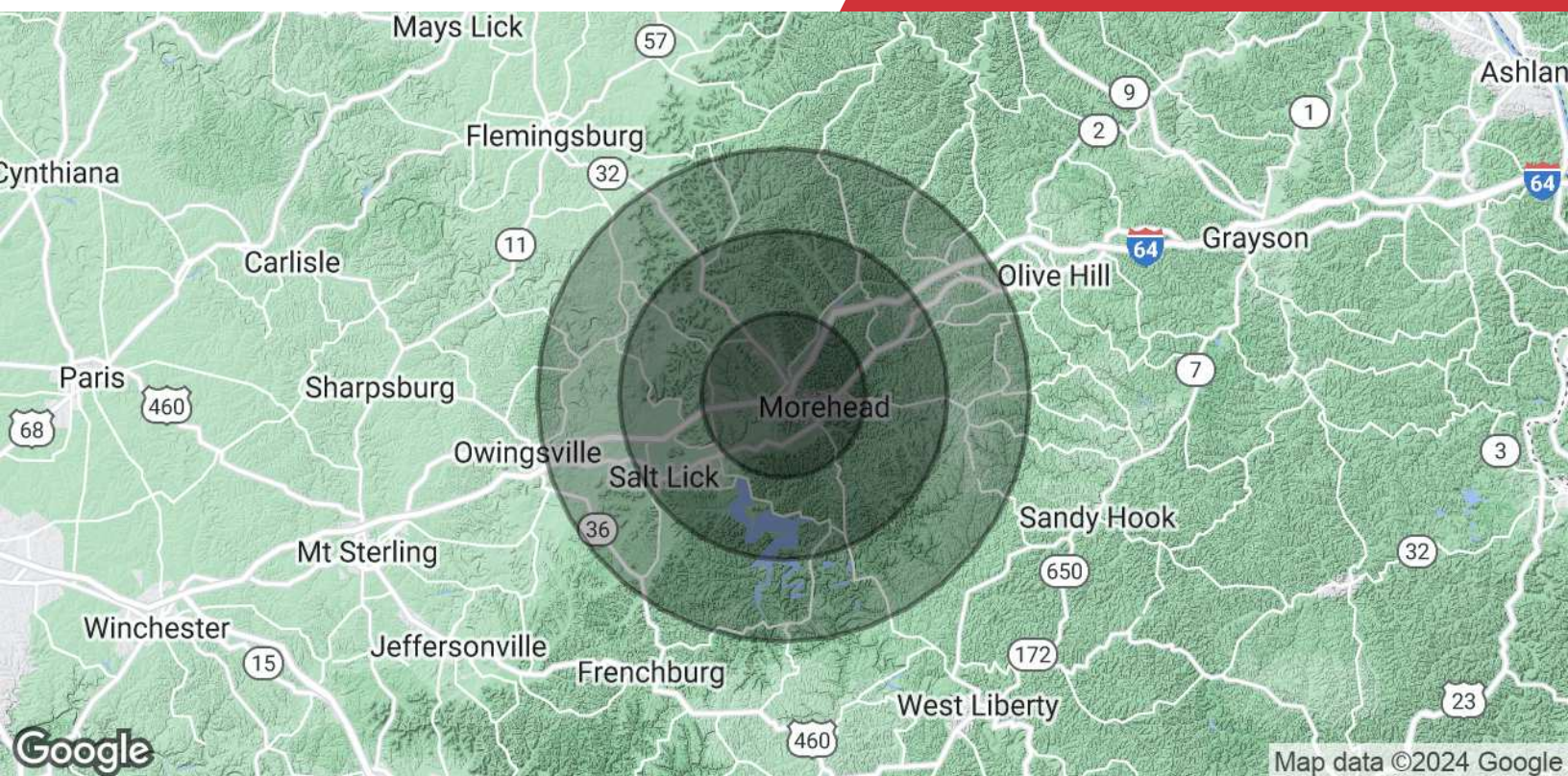








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Population	5 Miles	10 Miles	15 Miles
Total Population	17,843	26,582	40,030
Average Age	26.0	27.2	29.8
Average Age (Male)	25.5	26.5	28.9
Average Age (Female)	26.5	28.0	30.9
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	6,452	9,985	15,265
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$65,555	\$60,154	\$57,210
Average House Value			

* Demographic data derived from 2021 STDB