



Freestanding Building

525 E Main St

Mount Sterling, Kentucky 40353

Property Highlights

- Former auto body garage/car lot
- Great visibility and direct access from Main and High Streets
- Three 10' roll up garage doors providing easy ingress and egress to the street
- Two auto lifts, one recently repaired, offering built-in infrastructure for prospective users
- 16' ceiling height in the shop space with the capacity to operate on multiple vehicles simultaneously
- Close proximity to I-64 (1.8 Miles) and the Bypass (1.3 Miles)

Offering Summary

Lease Rate:	\$1,250.00 per month (MG)
Building Size:	1,900 SF
Lot Size:	0.35 Acres

For More Information



Max Darby

Associate

O: 859 224 2000

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For Lease

1,900 SF | \$1,250.00 per month

Former Auto Body/Car Lot



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771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
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Location Information

Street Address	525 E Main St
City, State, Zip	Mount Sterling, KY 40353
County	Montgomery County

Building Information

Building Size	+/-1,900 SF
Drive-In Bays	Three roll-up doors
Ceiling Height	16'
Auto Lifts	2

Property Information

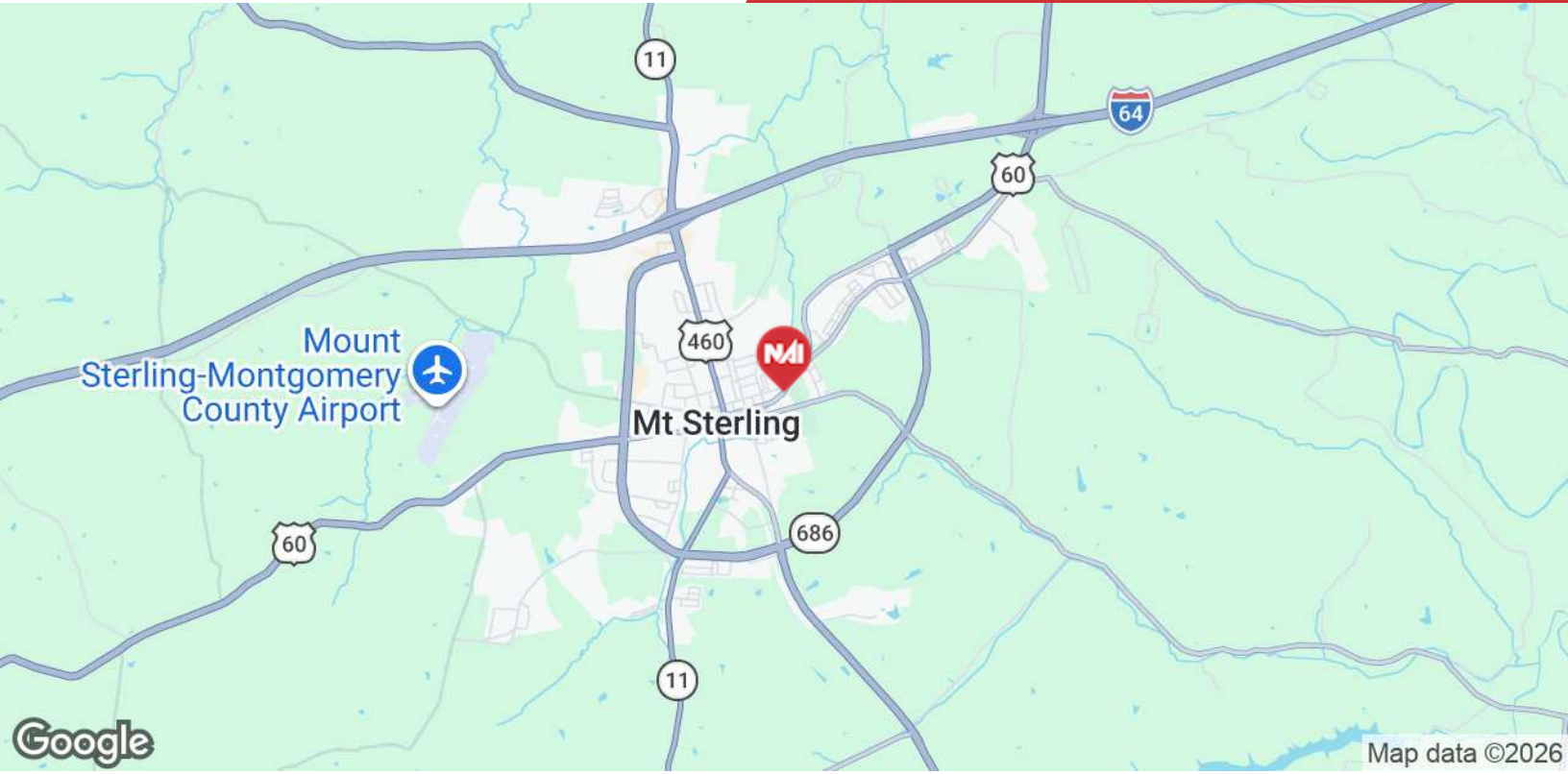
Property Type	Industrial/Flex
Zoning	B-4
Lot Size	+/-0.35 AC
Frontage on East High St	180'
Frontage on East Main St	238'
Utilities	Electric & water on-site



For Lease

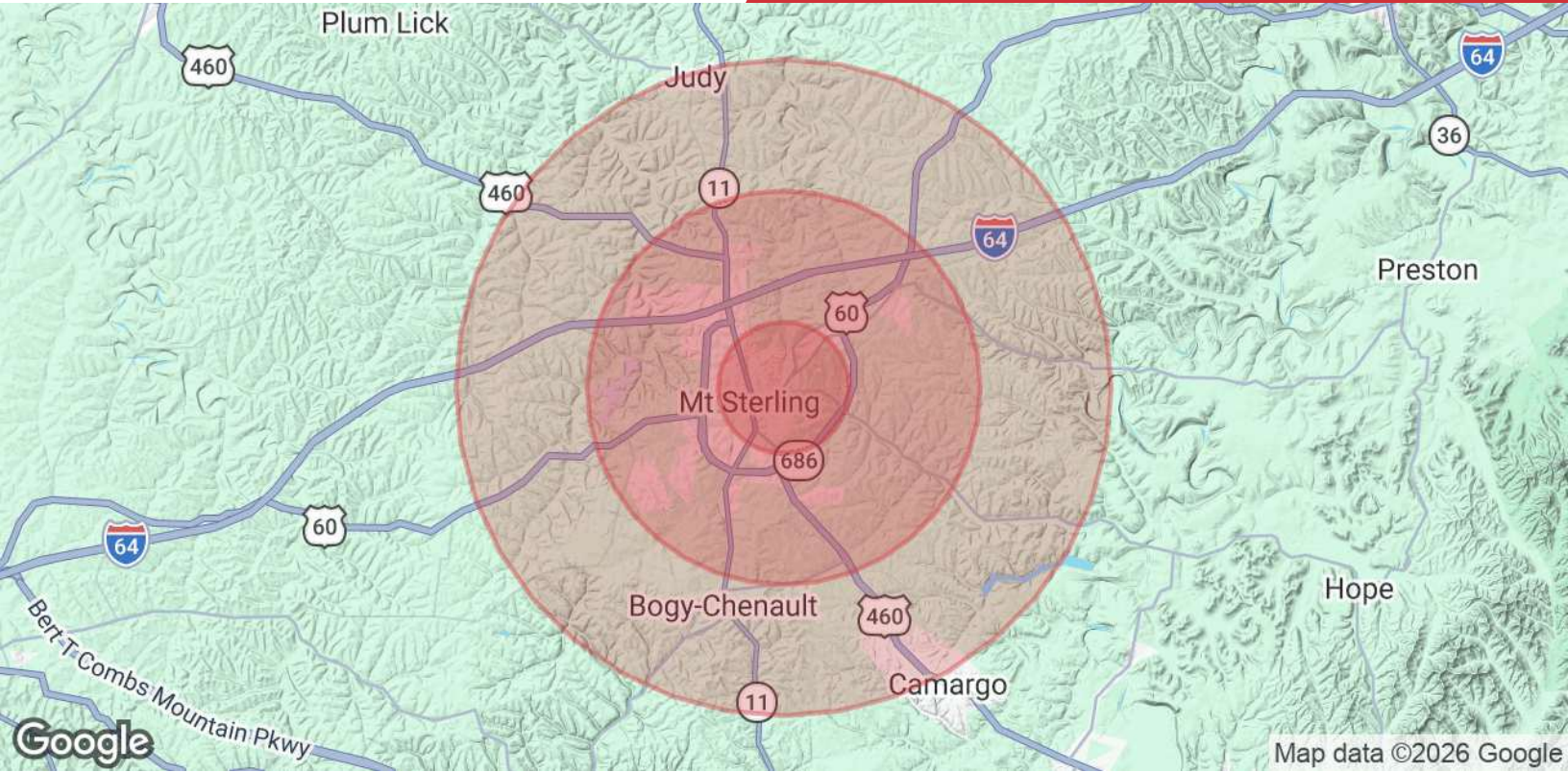
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,977	15,379	19,124
Average Age	40	40	40
Average Age (Male)	38	38	39
Average Age (Female)	42	42	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,050	6,206	7,671
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$59,052	\$67,390	\$69,896
Average House Value	\$173,372	\$200,156	\$204,980

Demographics data derived from STDB 2025