



Retail Development Lot

101 Stone Trace Drive

Mount Sterling, Kentucky 40353

Property Highlights

- +/-1.038 AC retail pad for sale, ground lease or build-to-suit
- Located at entrance to the Silver Creek Development with direct frontage on Maysville Road
- Pad-ready site ready for immediate development
- Directly off of I-64 at Exit 110
- Area retailers, restaurants and hotels include Cattleman's Roadhouse, Ramada, Comfort Inn & Suites, Holiday Inn Express, Lee's Famous Recipe, McDonald's, Long John Silvers, KFC, Wendy's and more
- Close proximity to CHI Saint Joseph Hospital Mount Sterling, a 42-bed community hospital
- Zoned B-2 (<https://bit.ly/B-2ZoningRegs>)

Summary

| | |
|--------------------|---------------|
| Sale Price: | \$965,000 |
| Lease Rate: | Contact Agent |
| Lot Size: | 1.038 Acres |

For More Information

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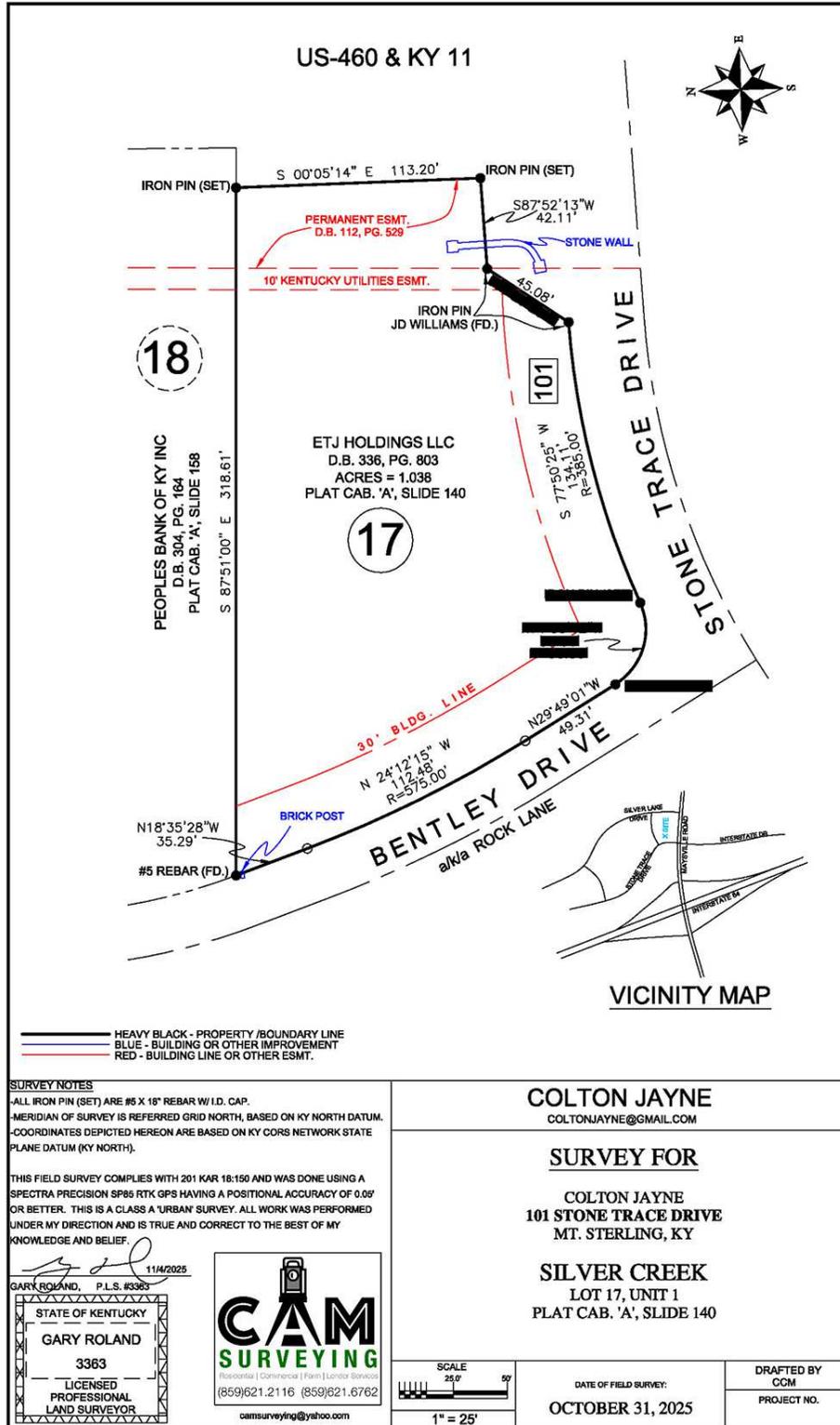


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**Boundaries are approximate; For illustration purposes only*





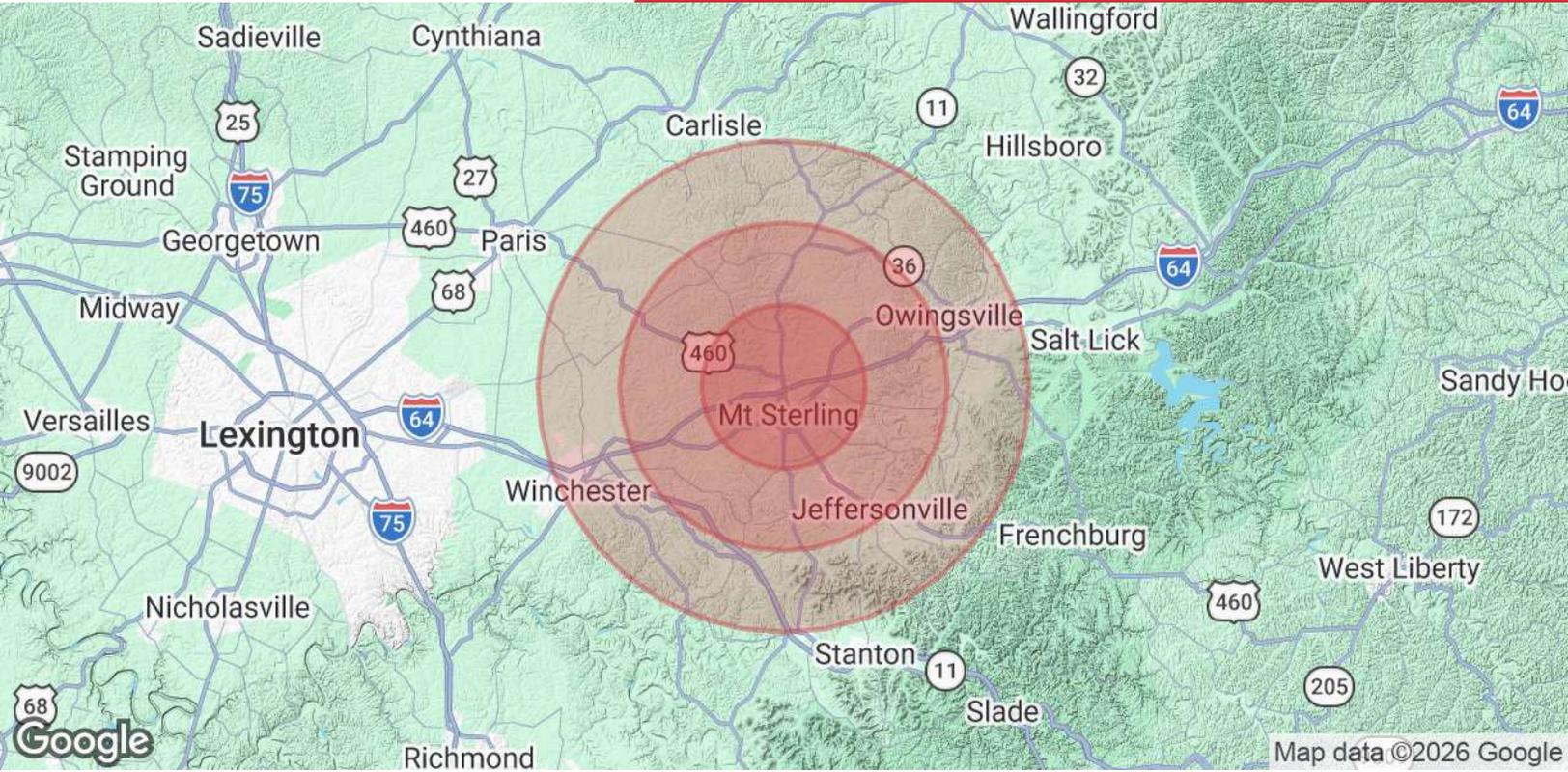
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| Population | 5 Miles | 10 Miles | 15 Miles |
|-----------------------------|-----------|-----------|-----------|
| Total Population | 19,063 | 31,357 | 66,115 |
| Average Age | 40 | 41 | 41 |
| Average Age (Male) | 39 | 39 | 39 |
| Average Age (Female) | 42 | 42 | 42 |
| Households & Income | 5 Miles | 10 Miles | 15 Miles |
| Total Households | 7,672 | 12,411 | 26,054 |
| # of Persons per HH | 2.5 | 2.5 | 2.5 |
| Average HH Income | \$66,649 | \$67,929 | \$67,491 |
| Average House Value | \$204,719 | \$203,375 | \$194,348 |

2023 STDB