



## Retail Development Lot

101 Stone Trace Drive

Mount Sterling, Kentucky 40353

### Property Highlights

- +/-1.038 AC retail pad for 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

Lease Rate:	Contact Agent
Lot Size:	1.038 Acres

### For More Information

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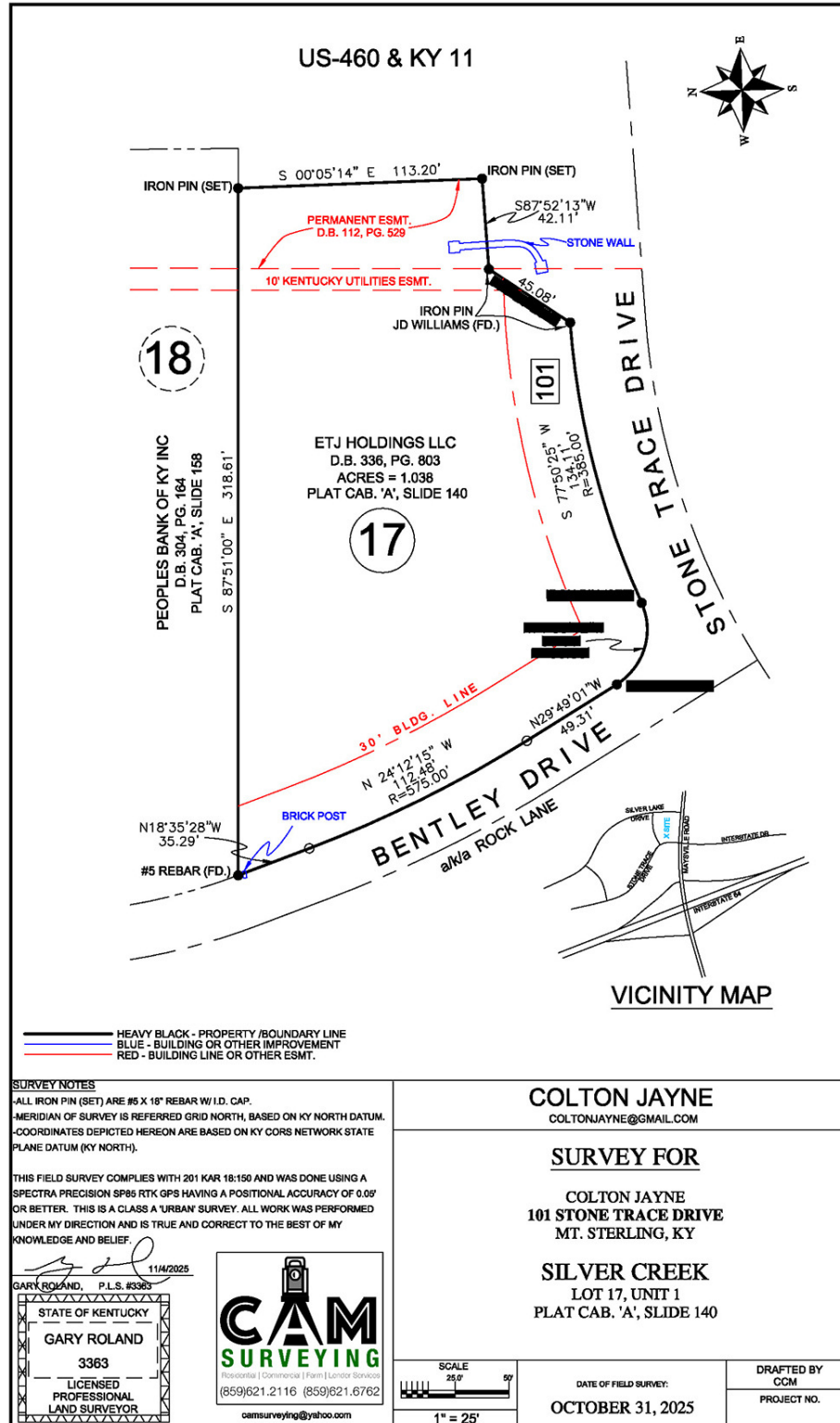








*\*Boundaries are approximate; For illustration purposes only*









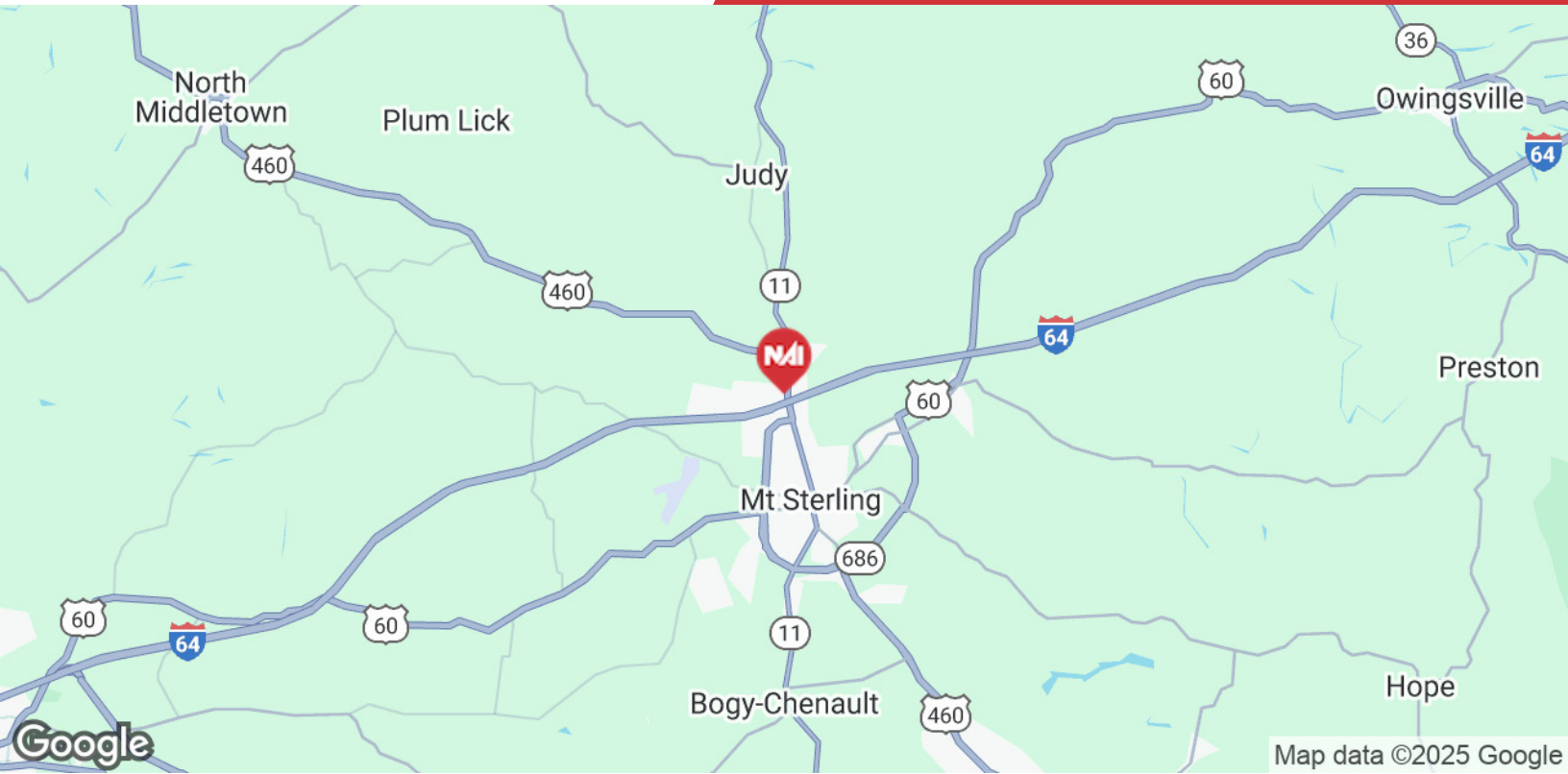


Commercial Real Estate Services, Worldwide.

For Ground Lease/BTS

1.038 Acres | Contact Agent

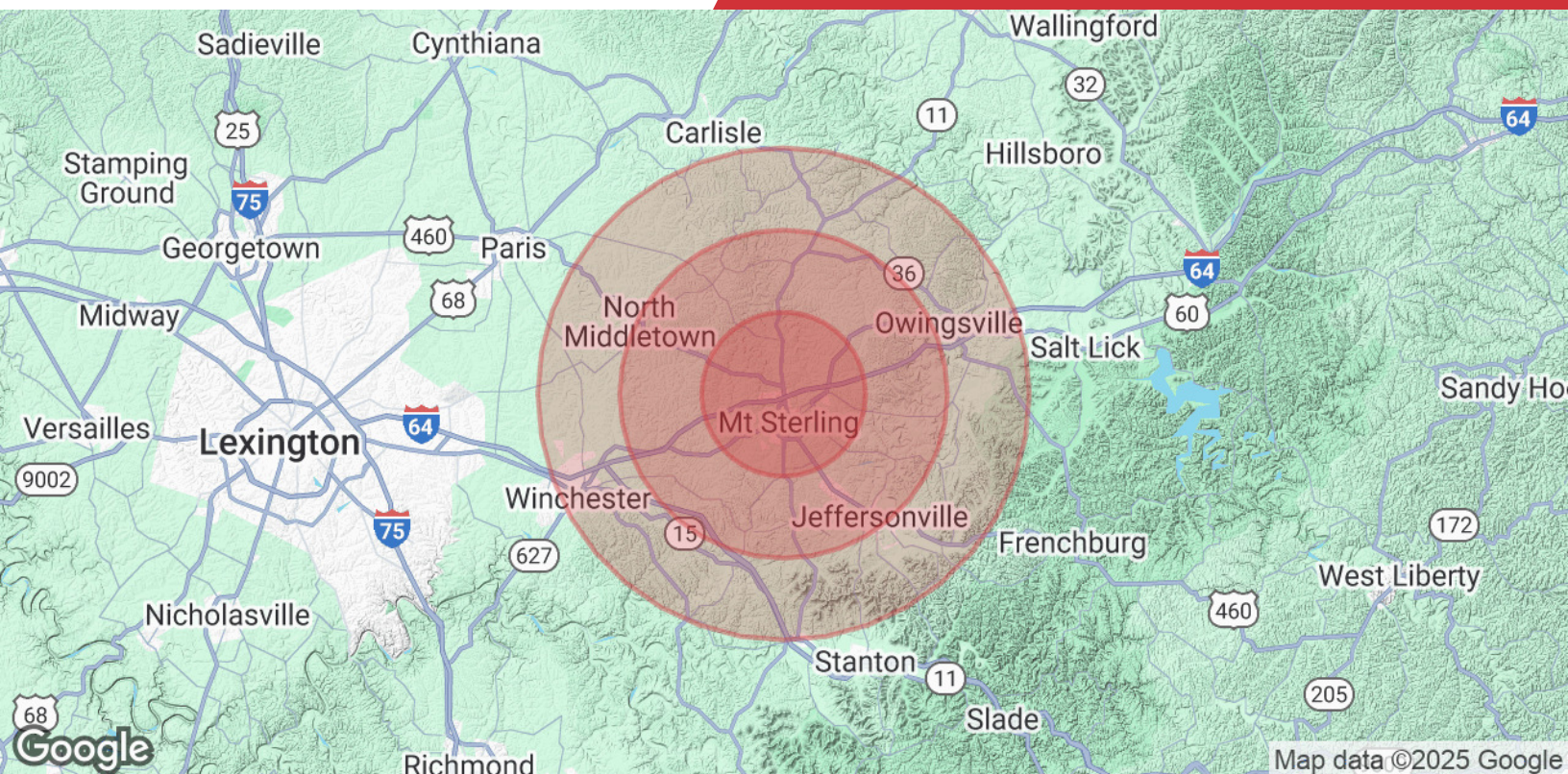
Retail Lot



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### Population

	5 Miles	10 Miles	15 Miles
<b>Total Population</b>	19,063	31,357	66,115
<b>Average Age</b>	40	41	41
<b>Average Age (Male)</b>	39	39	39
<b>Average Age (Female)</b>	42	42	42

### Households & Income

	5 Miles	10 Miles	15 Miles
<b>Total Households</b>	7,672	12,411	26,054
<b># of Persons per HH</b>	2.5	2.5	2.5
<b>Average HH Income</b>	\$66,649	\$67,929	\$67,491
<b>Average House Value</b>	\$204,719	\$203,375	\$194,348

2023 STDB