



## Montgomery Square

1338 Indian Mound Drive  
Mount Sterling, Kentucky 40353

### Property Highlights

- +/-11,000 SF office/retail space for lease
- Move-in ready office build-out; can be converted to retail
- Opportunity for ground lease on a +/-1 - 1.75 AC outparcel
- Prime location within Montgomery Square, a +/-79,000 SF shopping center anchored by Big Lots
- Monument signage position for maximum visibility
- Abundant parking
- Located in a high-traffic area with +/-17,152 VPD in front of the site
- Mt. Sterling is located 28 miles east of Lexington on I-64 and 27 miles west of Morehead

### Spaces

1338

### Lease Rate

Contact Agent

### Size

11,000 SF

### Outparcel

Contact Agent

1.75 Acres

### For More Information

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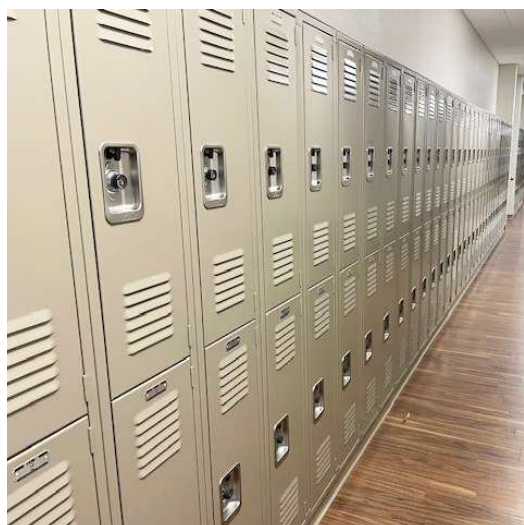
Commercial Real Estate Services, Worldwide.

For Lease  
11,000 SF  
Retail/Office Space



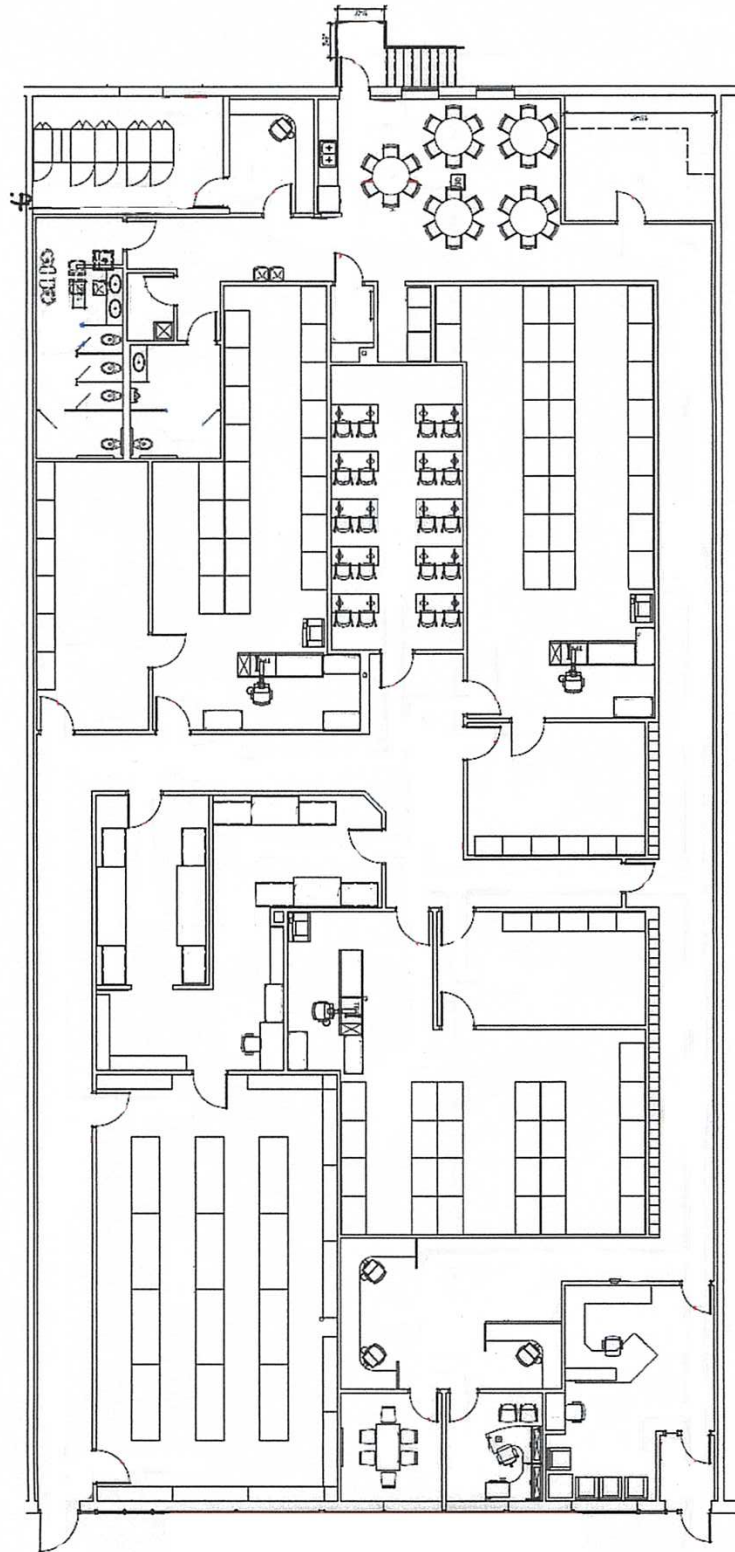
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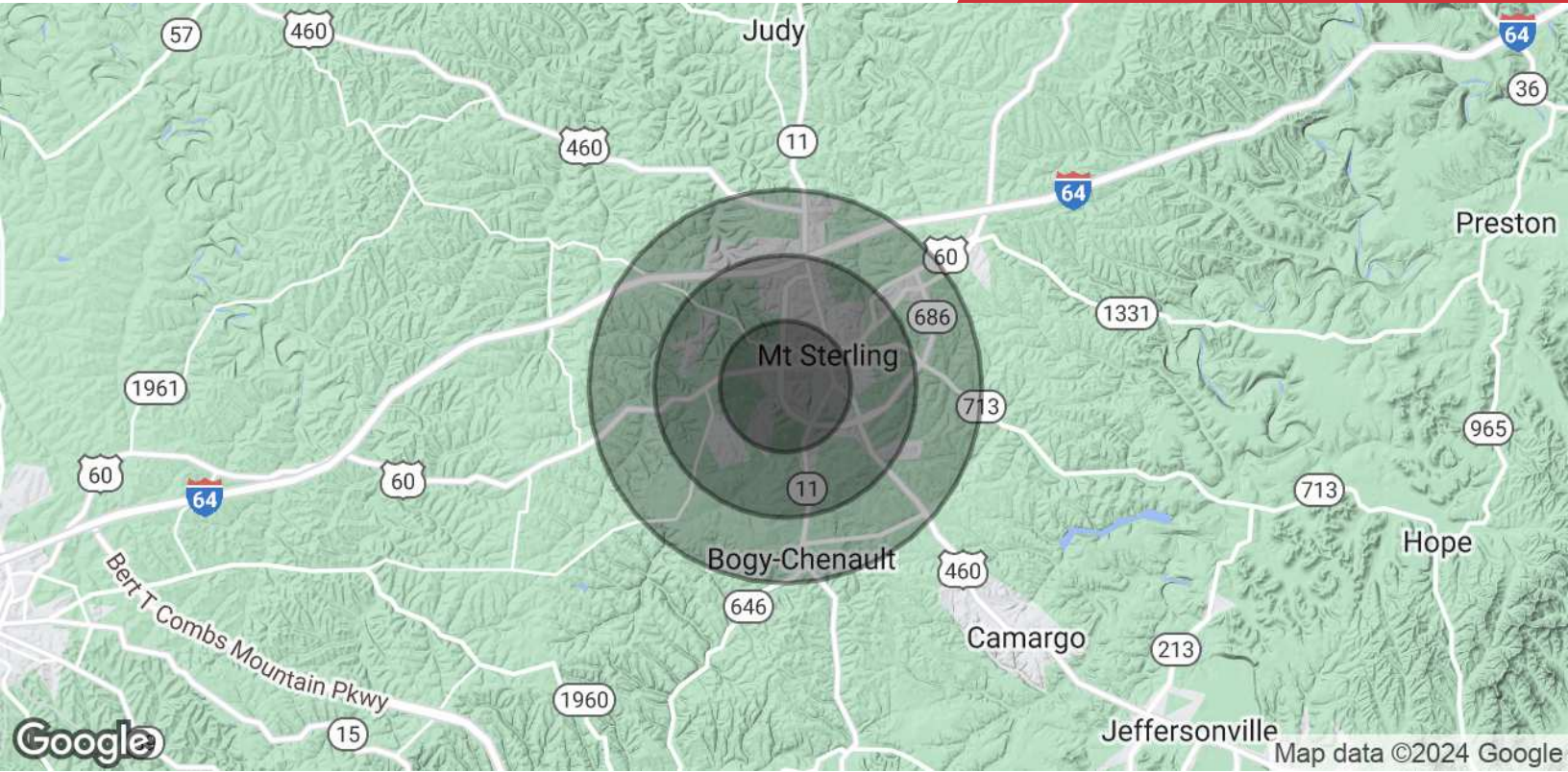






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Population	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	5,863	10,863	14,064
<b>Average Age</b>	41.4	40.5	40.3
<b>Average Age (Male)</b>	38.1	37.7	37.0
<b>Average Age (Female)</b>	42.9	42.4	42.6
Households & Income	1 Mile	2 Miles	3 Miles
<b>Total Households</b>	2,372	4,477	5,782
<b># of Persons per HH</b>	2.1	2.1	2.2
<b>Average HH Income</b>	\$62,485	\$62,713	\$63,569
<b>Average House Value</b>	\$65,181	\$95,197	\$108,073

\* Demographic data derived from 2023 STDB