



Pinecrest Plaza

250-364 Pinecrest Drive
Morehead, Kentucky 40351

Property Highlights

- +/-178,448 SF shopping center
- Anchored by Peddlers Mall, HomeBuys and Tractor Supply
- +/-1,200 - 5,200 SF small shop space available
- +/-20,125 SF anchor space available
- Located at the intersection of Flemingsburg Road (KY 32) and I-64 at Exit 137 with a combined traffic count of +/-52,289 VPD
- Area retailers include Kroger, Walmart, Lowe's, Five Below, Bealls, Cracker Barrel, Starbucks, McDonald's and more
- Morehead serves as a regional economic hub servicing over 100,000 in healthcare, education and retail
- Morehead State University is 3.5 miles away with enrollment of +/-8,700 students and 419 employees
- St. Claire Regional Medical Center is 2.8 miles away and is the second largest employer in the region over 1,300 staff members and 159 beds
- Rental Rate: \$14.00 - \$20.00 PSF NNN

Spaces Lease Rate Space Size

Spaces	Lease Rate	Space Size
Suite 304	\$14.00 SF/yr	1,200 SF
Suite 316	\$14.00 SF/yr	1,200 SF
Suite 332	\$14.00 SF/yr	2,500 SF
Suite 356	Contact Agent	20,125 SF
Suite 360	Contact Agent	5,200 SF
Suite 362	\$14.00 SF/yr	1,750 SF

For More Information

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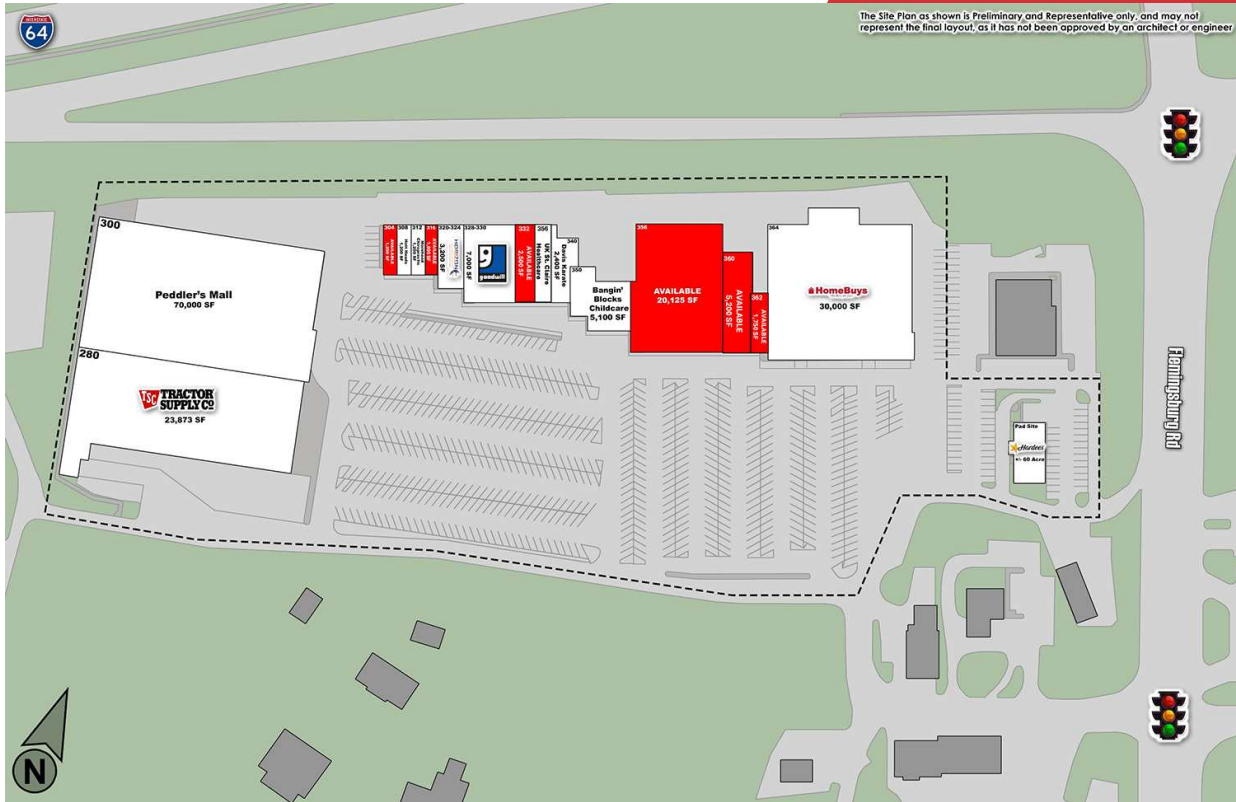
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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 20,125 SF	Lease Rate:	\$14.00 SF/yr

Available Spaces

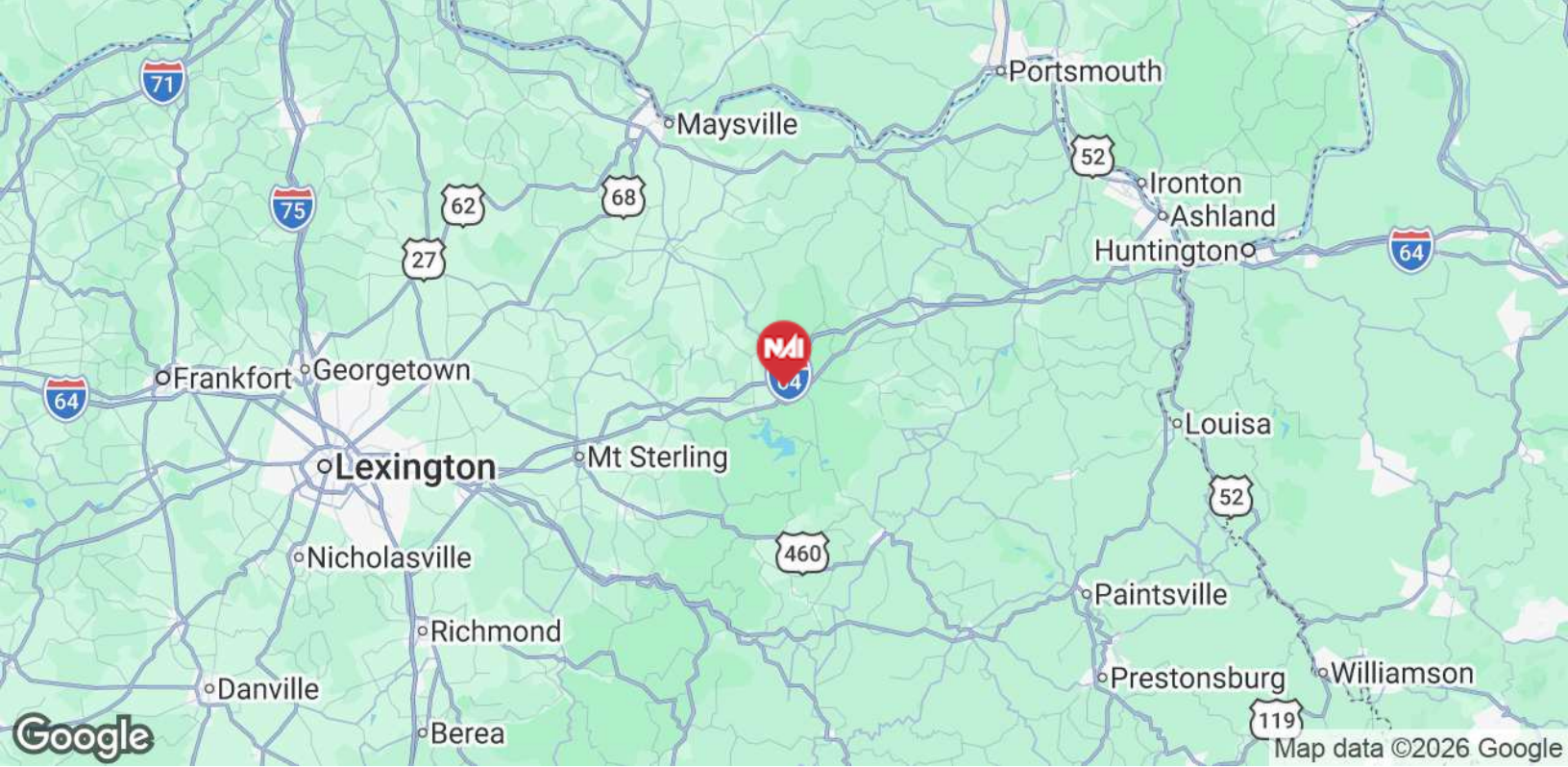
Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 304	1,200 SF	NNN	\$14.00 SF/yr	Move-in ready; office space
Suite 316	1,200 SF	NNN	\$14.00 SF/yr	Move-in ready; retail space
Suite 332	2,500 SF	NNN	\$14.00 SF/yr	-
Suite 356	20,125 SF	NNN	Contact Agent	Anchor space
Suite 360	5,200 SF	NNN	Contact Agent	-
Suite 362	1,750 SF	NNN	\$14.00 SF/yr	-



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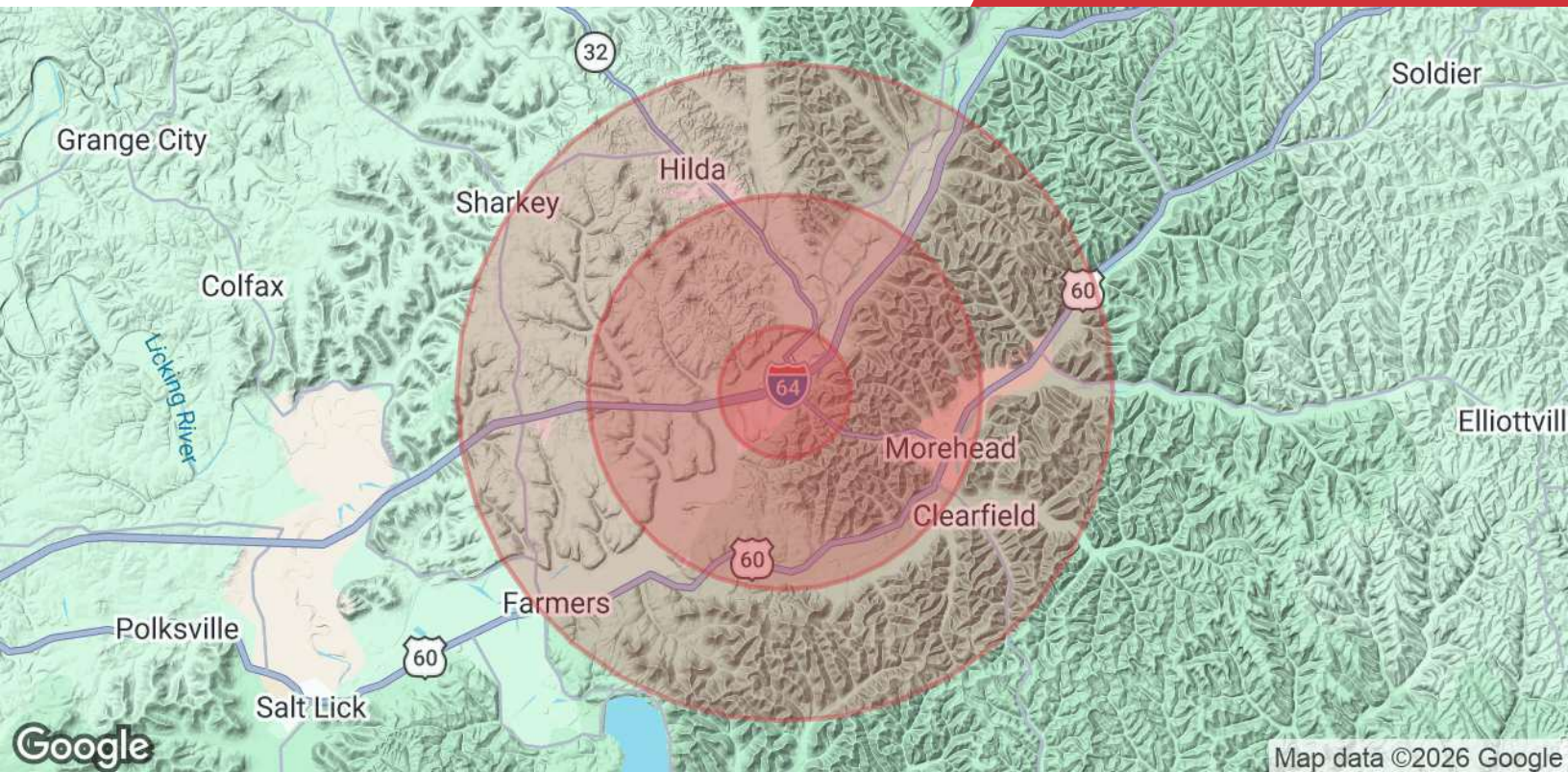
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Population	1 Mile	3 Miles	5 Miles
Total Population	904	8,822	17,404
Average Age	41	36	37
Average Age (Male)	39	35	36
Average Age (Female)	42	37	38
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	377	3,083	6,362
# of Persons per HH	2.4	2.9	2.7
Average HH Income	\$93,298	\$84,508	\$89,218
Average House Value	\$254,357	\$231,278	\$218,143

Demographics data derived from AlphaMap