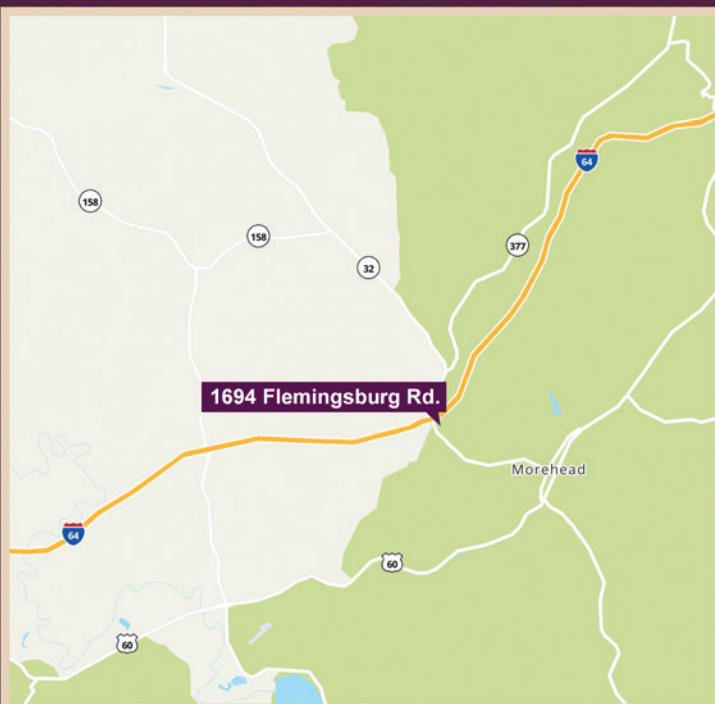


## LEASING OPPORTUNITY

# 1694 FLEMINGSBURG ROAD

1694 Flemingsburg Road, Morehead, Kentucky



## OPPORTUNITIES

- \* Restaurant space now available for sublease with drive thru capability.
- \* Located right off I-64 and just 1.5 miles from downtown Morehead.
- \* Nearby major retailers include Cracker Barrel, Starbucks, US Bank, Stock Yards Bank & Trust and Kroger.
- \* Benefits from a signalized intersection and neighboring a convenience store.



**Equity**  
Management  
Group, Inc.

All information furnished is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes of availability, price, rental or other conditions.

Leasing Representative: **Jason Taylor**

[jtaylor@equity-management.com](mailto:jtaylor@equity-management.com)

Phone: (859) 266-1414 \* Cell: (502) 472-7546 \* Fax: (859) 266-6612

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## LEASING OPPORTUNITY

# 1694 FLEMINGSBURG ROAD

1694 Flemingsburg Road, Morehead, Kentucky

1 Available	2,382 SF
Total GLA:	4,592 SF



### PROPERTY SPECIFICS

**Anchor Tenant:** ARCO  
**Total GLA:** 4,592 SF  
**Traffic Count:** I-64 with VPD of 21,815.  
Flemingsburg Road with VPD of 14,500.  
**Parking Spaces:** Ample  
**Occupancy:** 49%

### PROPERTY ADVANTAGES

Restaurant space available for sublease with drive thru capability. Neighbors a convenience store.

### LOCATION

Located at 1694 Flemingsburg Road off I-64.

### Strong and Growing Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population:	1,021	10,700	16,952
Average Household Income:	\$25,884	\$226,320	\$407,725

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