



Freestanding Retail/Flex Building

1490 Flemingsburg Rd

Morehead, Kentucky 40351

Property Highlights

- Direct ingress/egress on Flemingsburg Road
- High visibility location with a daily traffic count of +/-28,905 VPD in front of the site
- Owner occupant or private investor suitability
- Existing roll-up garage door with secure outdoor storage area
- Large wrap around front exterior patio and large monument signage position
- Less than 1 mile from I-64 interchange at Exit 137
- Area retailers include Walmart, Kroger, Lowes, Burkes Outlet, Starbucks, Cracker Barrel 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

Summary

Sale Price:	\$1,450,000
Lease Rate:	\$12.76 SF/yr (NNN)
Building Size:	8,463 SF
Lot Size:	1.198 Acres

For More Information

Zach Smith, CCIM

Senior Associate

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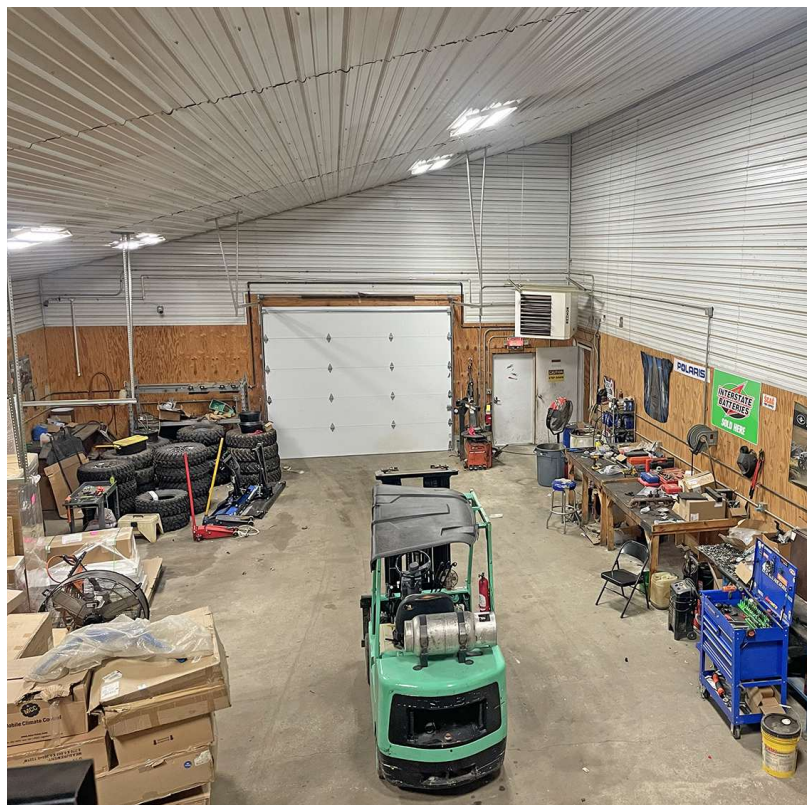
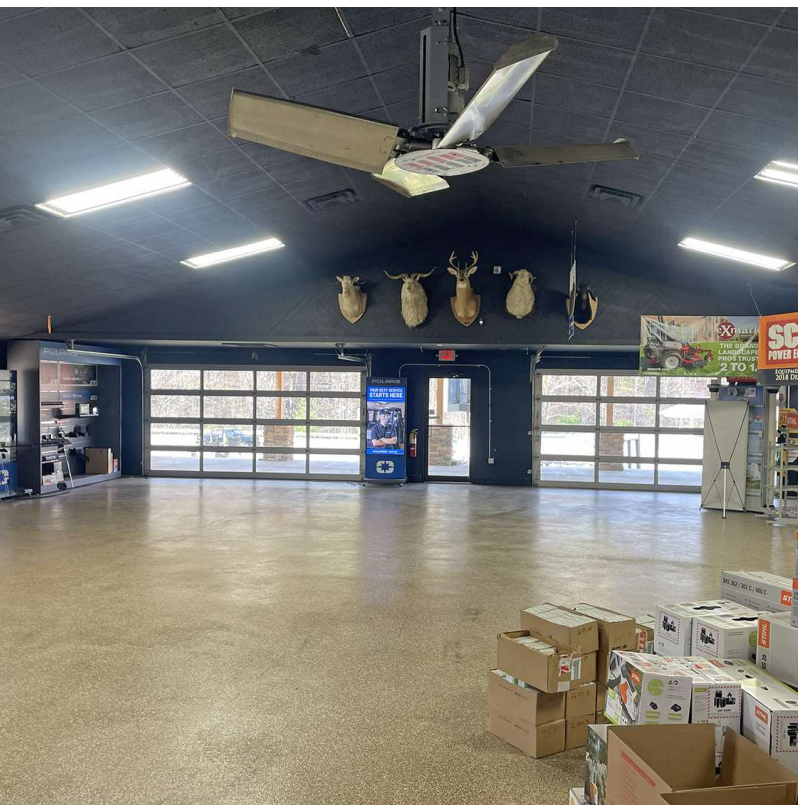
Jordan Smith, MRED

Associate

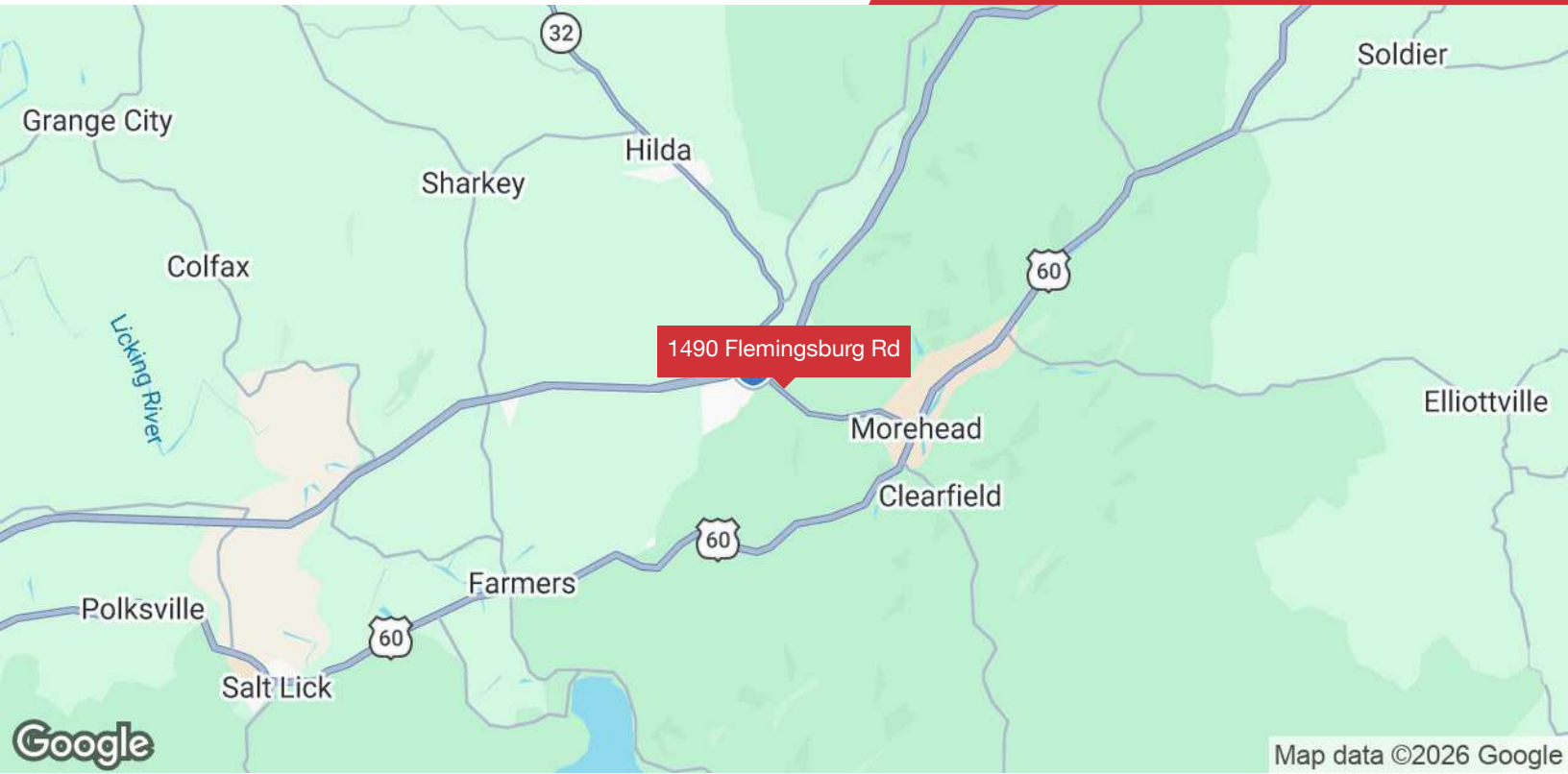
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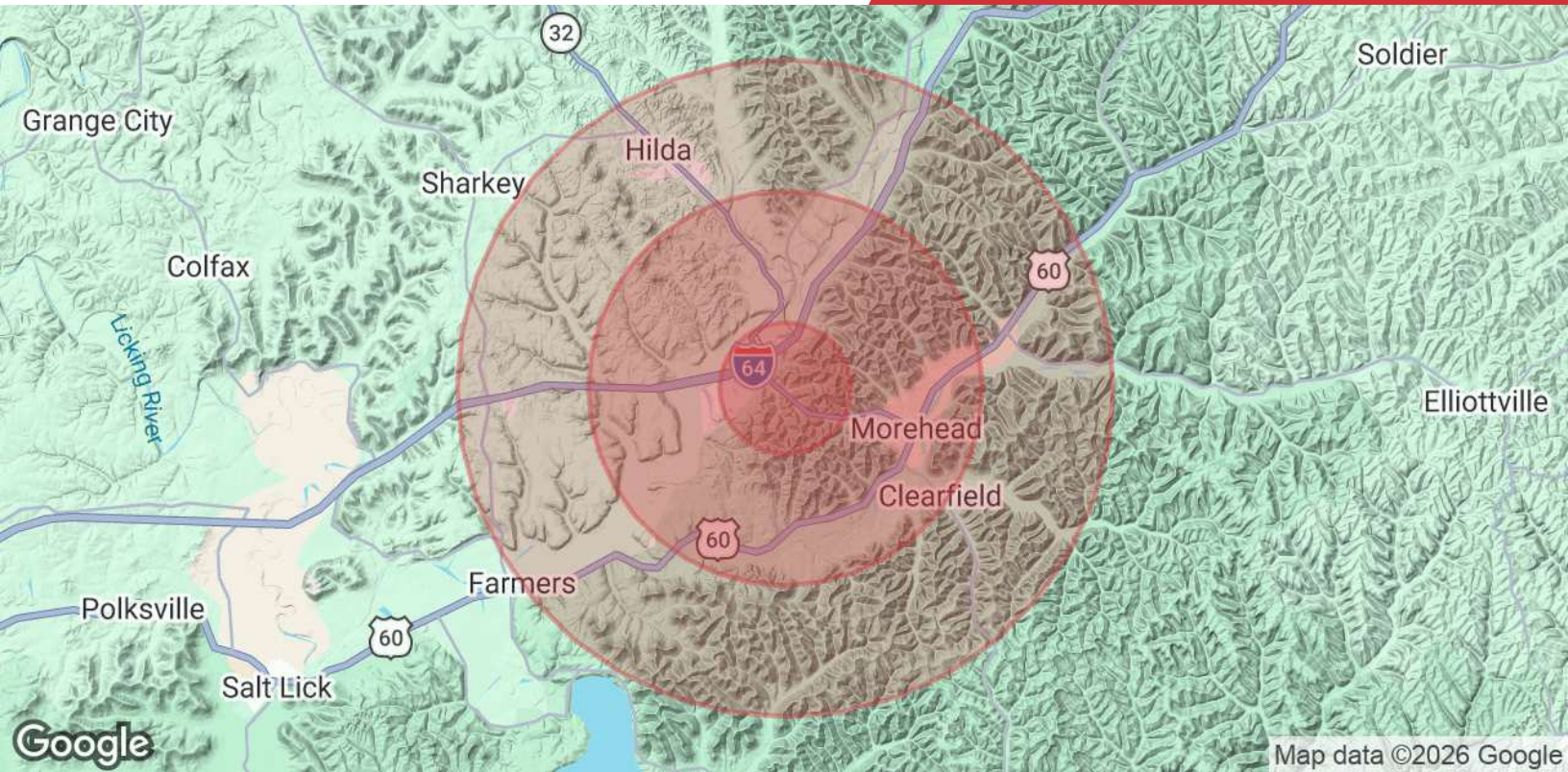
jsmith@naiisaac.com











Population	1 Mile	3 Miles	5 Miles
Total Population	1,180	9,455	14,695
Average Age	28.1	30.7	32.1
Average Age (Male)	24.4	30.1	32.3
Average Age (Female)	28.7	29.6	31.8
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	370	3,159	5,313
# of Persons per HH	3.2	3.0	2.8
Average HH Income	\$84,429	\$74,614	\$80,867
Average House Value	\$248,240	\$183,924	\$180,534

2025 STDB