



## +/-1.51 AC Retail Lot

0 Evans Avenue  
Mount Sterling, Kentucky 40353

### Property Highlights

- +/-1.51 AC of retail land for ground lease
- Lot can potentially be subdivided
- Ideal for restaurant or retail users
- Highly visible location near the intersection of Indian Mound Drive and Maysville Road with close proximity I-64 at Exit 110
- Two points of ingress/egress
- Average daily traffic count of +/- 26,196 VPD on I-64 and +/-19,785 VPD on Maysville Road
- Contact Agents for more details

Demographics	3 Miles	5 Miles	10 Miles
Total Households	5,587	7,440	12,089
Total Population	13,743	18,659	30,975
Average HH Income	\$62,286	\$63,074	\$62,638

### For More Information

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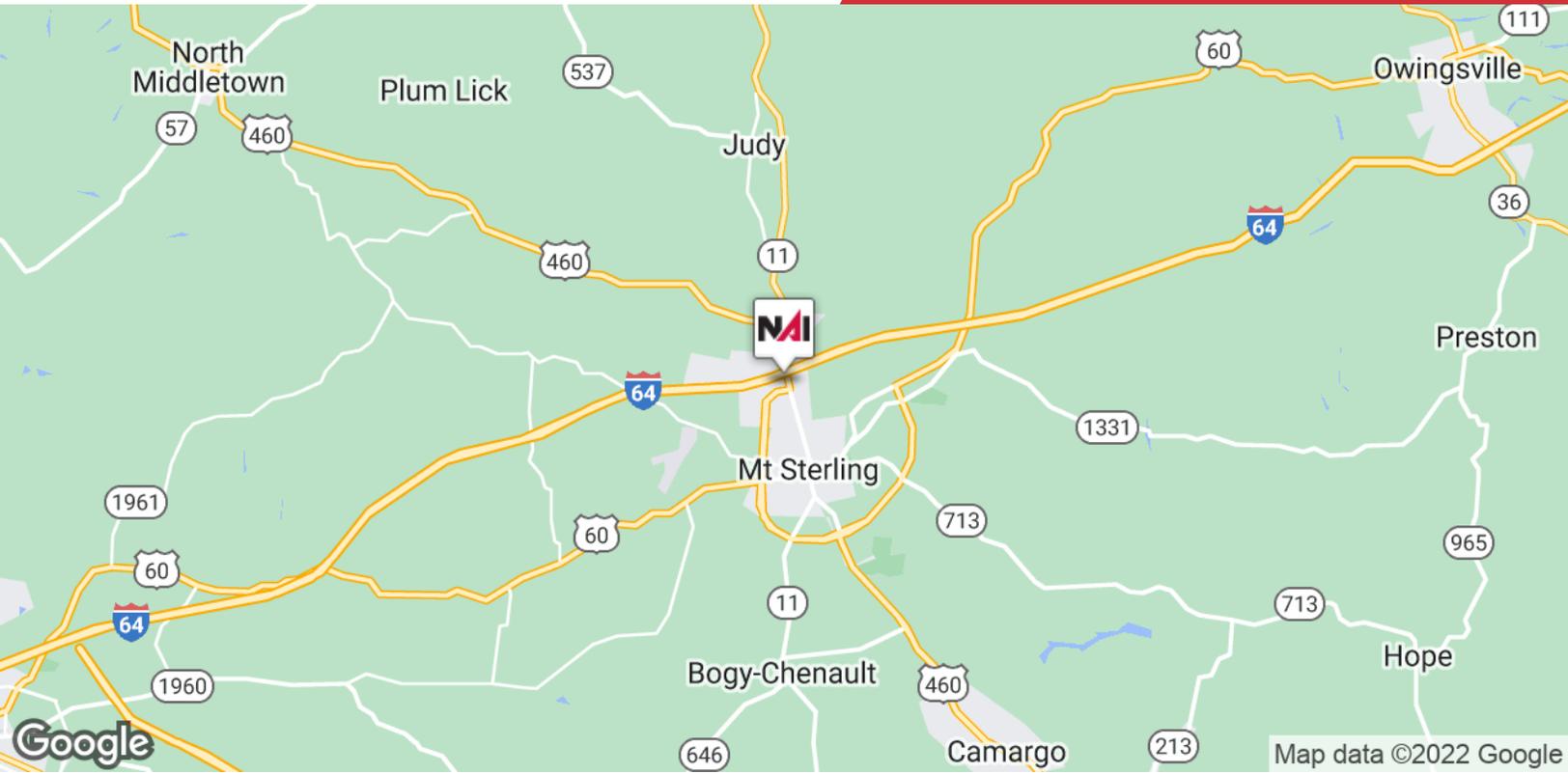
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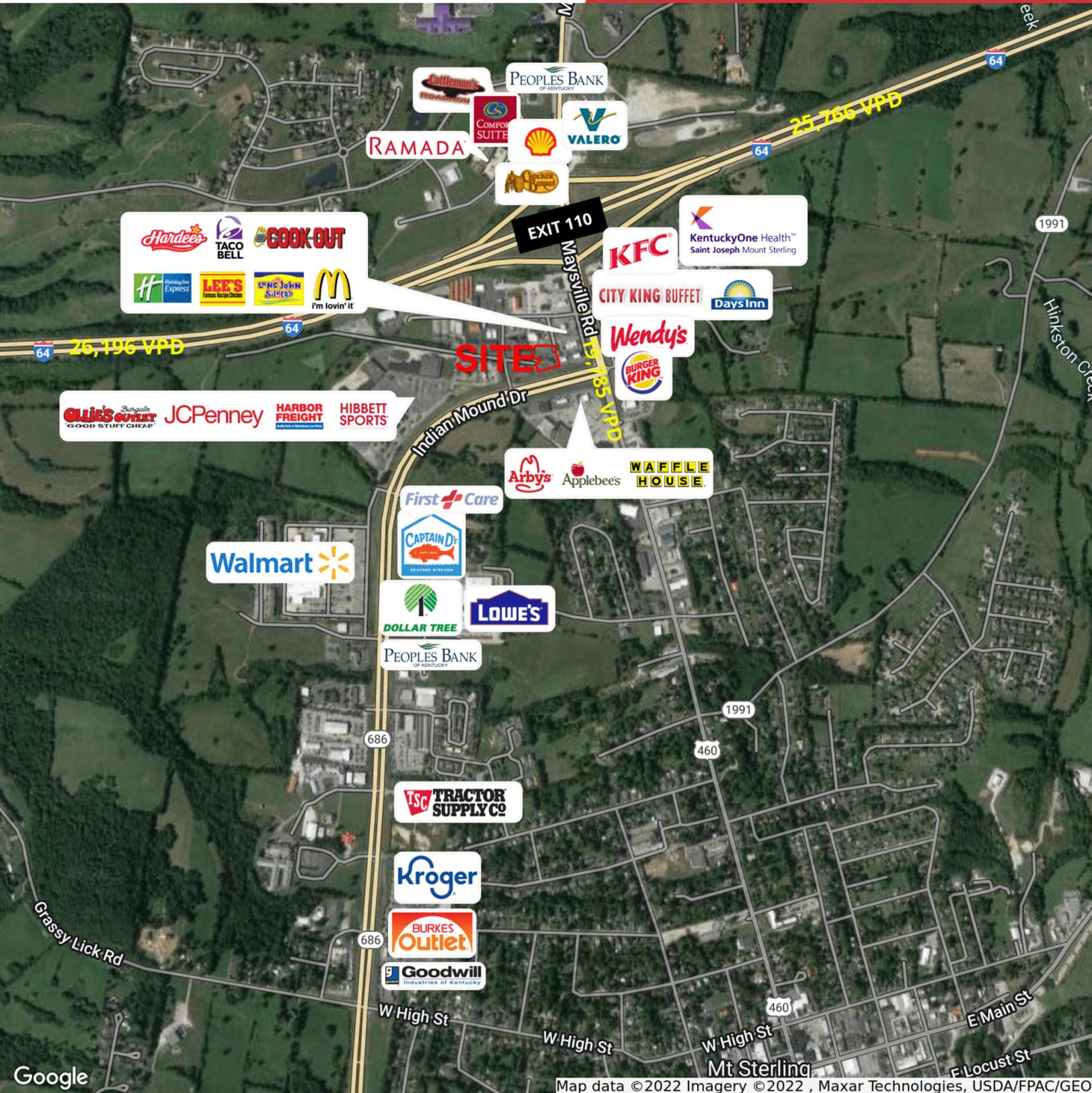
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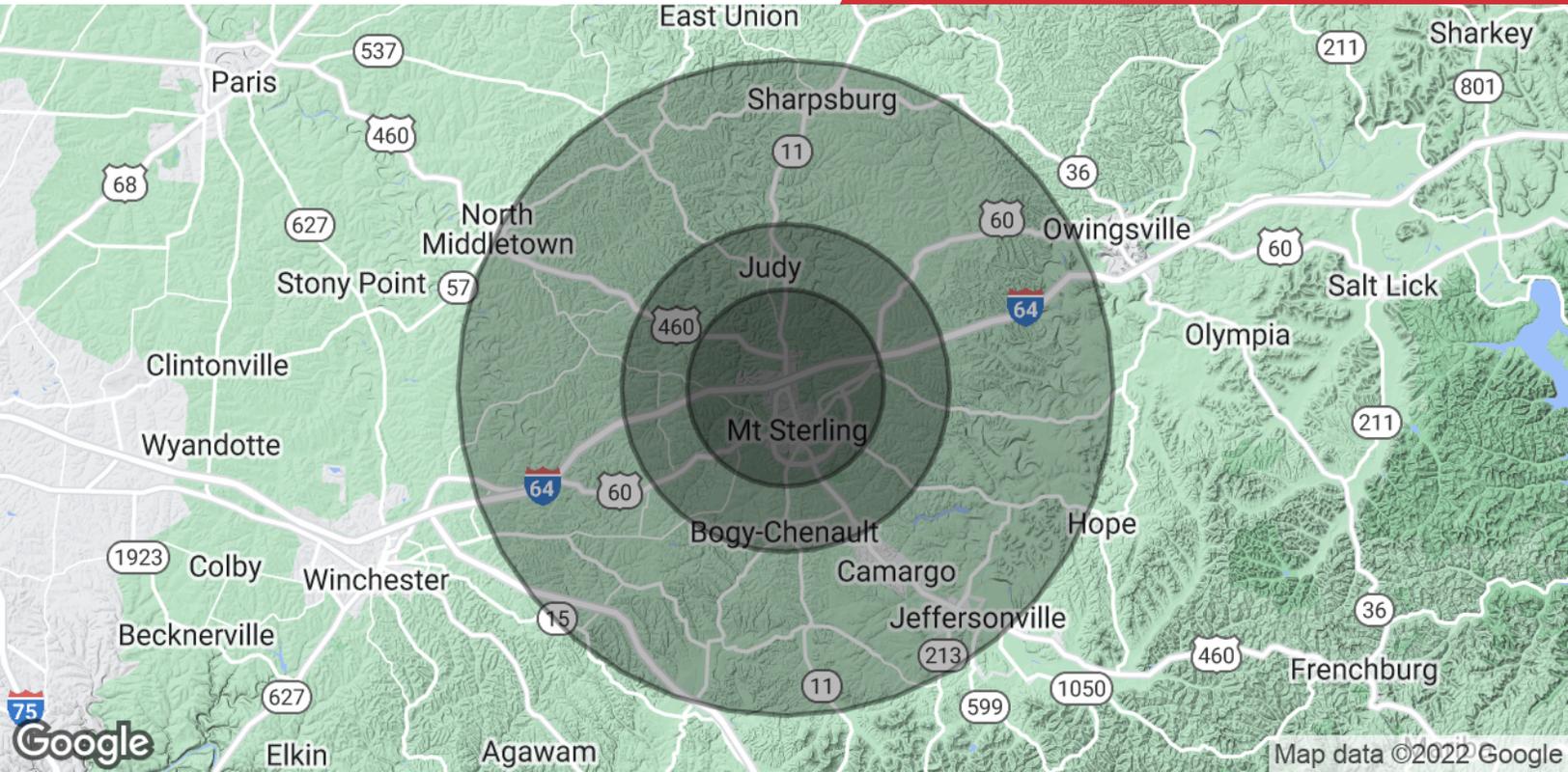
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Population	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	13,743	18,659	30,975
<b>Average age</b>	38.8	38.0	38.5
<b>Average age (Male)</b>	37.5	36.6	37.5
<b>Average age (Female)</b>	41.1	40.2	40.3
Households & Income	3 Miles	5 Miles	10 Miles
<b>Total households</b>	5,587	7,440	12,089
<b>Average HH income</b>	\$62,286	\$63,074	\$62,638
<b>Average house value</b>	\$161,200	\$157,964	\$153,928

\* Demographic data derived from STDB 2021