

# FOR SUBLEASE - FREESTANDING RESTAURANT

480 Indian Mound Drive  
Mount Sterling, Montgomery County, Kentucky, 40353



**NAI** Isaac

For More Information:

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For Sublease

# Freestanding Restaurant

# Executive Summary



## Property Details

<b>Lease Rate</b>	CALL FOR DETAILS
<b>Lot Size</b>	1.3 Acres
<b>Building Size</b>	3,903 SF
<b>Lease Expiration</b>	9/30/31

## Location Map



## Demographics

	3 Miles	5 Miles	10 Miles
<b>Total Households:</b>	5,649	7,289	12,124
<b>Total Population:</b>	13,966	18,327	31,144
<b>Average HH Income:</b>	\$57,896	\$58,877	\$59,736
<b>Median HH Income:</b>	\$44,213	\$45,039	\$45,183



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Lexington, KY 40503  
859 224 2000 tel

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# Complete Highlights

## Property Highlights

- +/-3,903 SF freestanding restaurant on +/-1.3 AC
- Existing sublease expires 9/30/31
- Building constructed in 2016
- Ample parking with 48 spaces
- All kitchen equipment, walk-in cooler and freezer and dining room package in place
- Highly visible location in front of Lowes, across from Walmart Supercenter at signalized intersection
- Average daily traffic count of +/-15,763 ('16) on the Bypass
- Call for more details and rental rates!



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## Additional Photos



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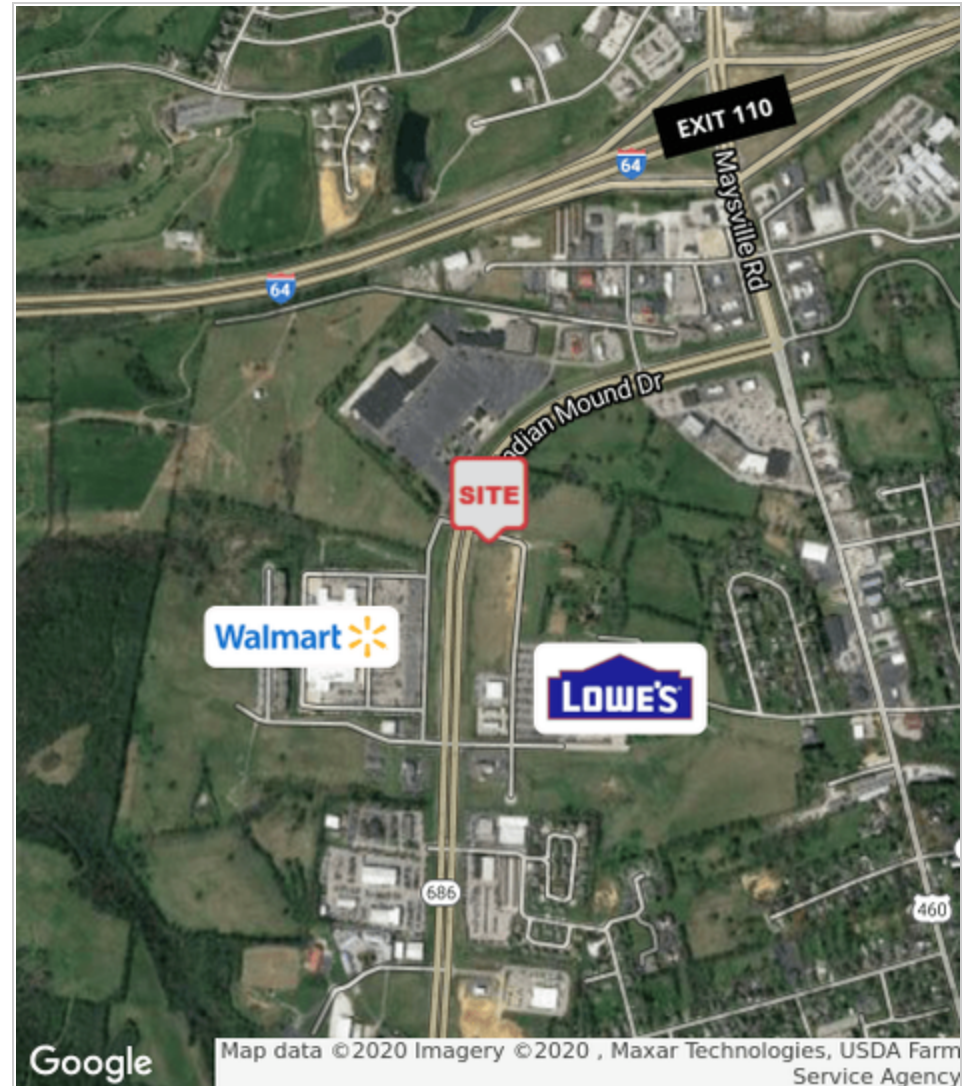




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# Freestanding Restaurant

# Location Maps



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# Aerial Photographs



Map data ©2019 Imagery ©2019 , Maxar Technologies, USDA Farm Service Agency



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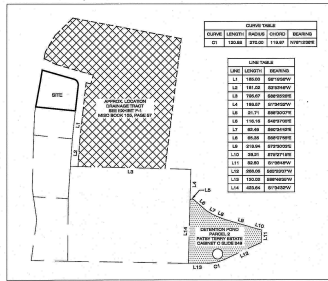
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# Site Plan



DETENTION POND & DRAINAGE TRACT  
NOT TO SCALE

### PROPERTY DESCRIPTION

**TITLE**  
88829 First 5A of Division of Terry Family Limited Partnership, below Robert Cline, as grantor on (see of record) in Plat C-2016-28, in the Office of the County Clerk of Montgomery County, Kentucky.

**TAXES**  
TOGETHER WITH AN APURTENANT non-enclosed 60' access easement over the Shared Drive as described and appurtenant to the Assessor's Comments, Conditions and Restrictions of record in Miscellaneous Book 105, Page 87, in the Office address.

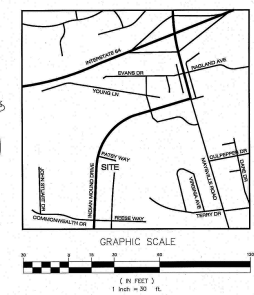
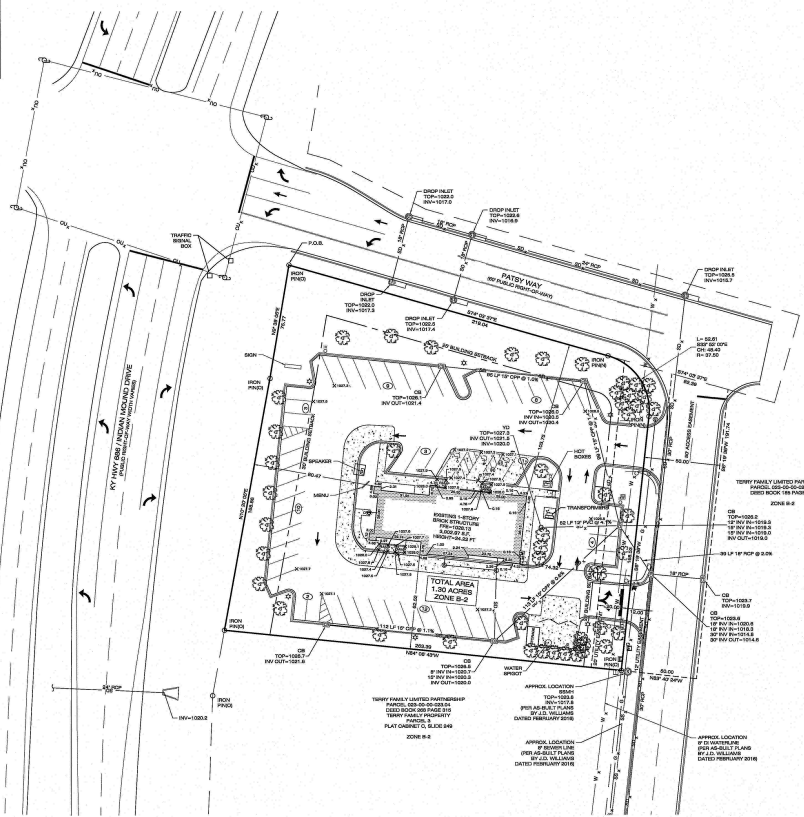
**TITLE**  
TOGETHER WITH AN APURTENANT non-enclosed easement for storage, storage building and detention pond as described and delineated in The Assessor's Comments, Conditions and Restrictions of record in Miscellaneous Book 105, Page 87, in the Office address.

### TITLE COMMITMENT - SCHEDULE B II

- (1) 010 Records: National Title Insurance Company, File No. 210228, Record #2, Effective Date: December 5, 2010
- (2) Assessor's Comments, Conditions and Restrictions of record in Deed Book 105, Page 87 and Miscellaneous Record 105, Page 87. Surveyor's opinion: Affects subject property and is blanket in nature of all shown.
- (3) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (4) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (5) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (6) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (7) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (8) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (9) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (10) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (11) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (12) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (13) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (14) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (15) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (16) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (17) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (18) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (19) Assessor's opinion: Affects subject property and is blanket in nature of all shown.
- (20) Assessor's opinion: Affects subject property and is blanket in nature of all shown.

**legend**

○	monument (peg)
●	monument (post)
▲	spot elevation
○	light standard
□	electric vault
■	electric meter
⊕	utility pole
—	gas wire
—	overhead utility line
—	telephone pocket
—	underground telephone line
—	sanitary sewer mainline
—	clean out
—	sanitary sewer line
—	water valve
—	water meter
—	post indicator valve
—	irrigation valve
—	monitoring well
—	water line
—	gas valve
—	gas meter
—	gas line
—	catch basin
—	storm lid
—	grease trap
—	corrugated metal pipe
—	corrugated plastic pipe
—	reinforced concrete pipe
—	isolated
—	sign
—	# of regular parking spaces
—	tree



- ### GENERAL NOTES
- (1) PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, ETTBACKS, AND RESTRICTIONS OF RECORD.
  - (2) THIS SURVEY PLAT DOES NOT WARRANT TITLE.
  - (3) ELEVATIONS ARE BASED ON KY STATE GRID, NAVD83.
  - (4) SURVEYOR'S FIELD NOTES: THIS PROPERTY USE IS ZONE B-2 (HIGHWAY BUSINESS PARKS, P-11 (TOWN), WHICH BEGINS AN EFFECTIVE DATE OF JANUARY 1, 2011, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
  - (5) THERE ARE NO OBSERVABLE ENCROACHMENTS.

- ### OBSERVABLE EVIDENCE
- TABLE A
- (1) No observable evidence of current earth moving work, building construction or existing.
  - (2) No observable evidence of site use as a solid waste dump, pump, sanitary landfill or cemetery.
  - (3) No observable evidence of violations as delineated by appropriate authorities.

### UTILITY INFORMATION

<b>ELECTRIC SERVICE</b> TERRY FAMILY PARTNERSHIP 400 N. WILSON DRIVE MT. STERLING, KY 40385 PHONE: 859-881-0200	<b>WATER &amp; SEWER SERVICE</b> MT. STERLING WATER & SEWER DEPARTMENT 400 N. WILSON DRIVE MT. STERLING, KY 40385 PHONE: 859-881-0200
<b>SEWER SERVICE</b> COURTESY SAN CO 2000 JOHN KY 20011 PHONE: 859-288-0200	<b>TELEPHONE SERVICE</b> TERRY FAMILY PARTNERSHIP 400 N. WILSON DRIVE MT. STERLING, KY 40385 PHONE: 859-881-0200

- ### ZONING INFORMATION
- (1) PROPERTY IS ZONED B-2 (HIGHWAY BUSINESS).
  - (2) BUILDING SETBACKS:  
FRONT - 30'  
SIDE - 10'  
REAR - 25'
  - (3) VERIFY FULL ZONING REGULATIONS BY CONTACTING:  
CITY OF MOUNTAIN LICK  
20 N. WILSON DRIVE  
MT. STERLING, KENTUCKY 40385  
PHONE: 859-881-0200

### SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed Surveyor in the State of Kentucky, do hereby certify that I am the author of this survey and that I am a member in good standing of the Kentucky Surveyors Association. I am not providing this survey as part of a real estate transaction. I am not providing this survey as part of a real estate transaction. I am not providing this survey as part of a real estate transaction.

DATE: 10-24-16

**MBI**  
MOUNTAIN BUILDING INC.  
480 INDIAN MOUND DRIVE  
MOUNT STERLING, KENTUCKY

**811**  
Call before you dig  
1-800-487-8888

**BOJANGLES RESTAURANTS, INC.**  
480 INDIAN MOUND DRIVE  
MOUNT STERLING, KENTUCKY

Montgomery County, Ky  
City of Mt. Sterling, Ky

Tax Parcel Id:  
Map: 023-00-00-023.04

Deed Ref(s):  
Book 208 Page 315

Plat Ref(s):  
Cabinet C Slide 249

Crew Chief: Z. Beason  
Drawn By: M. Bishara  
Appvd. By: J. Patterson

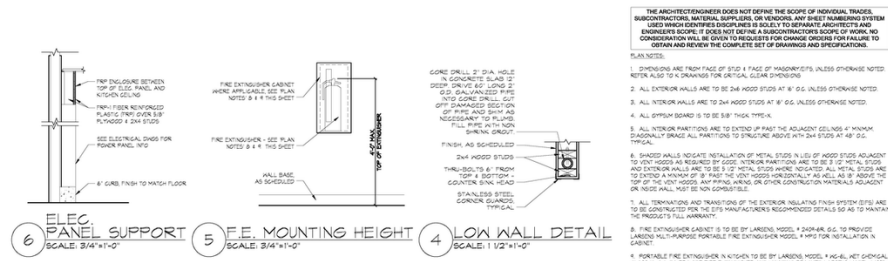
Field date: 9-26-16  
Drawing date: 10-24-16  
Levl. Revision:

Scale: 1" = 30'  
Job No. 150801  
Sheet: 1 OF 1

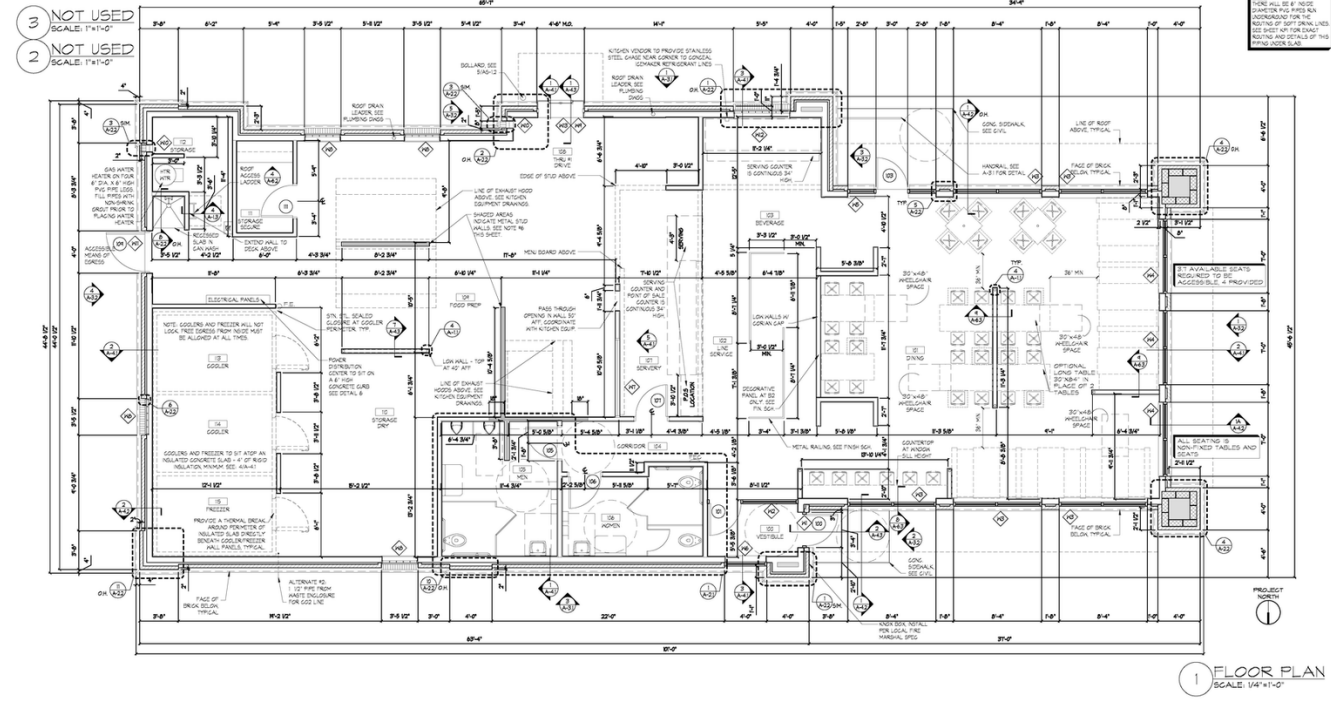


# For Lease Freestanding Restaurant

# Floor Plans



- THE ARCHITECT/ENGINEER DOES NOT DEFINE THE SCOPE OF MATERIALS, TRADES, SUBCONTRACTORS, MATERIAL SUPPLIERS, OR VENDORS. ANY SHEET NUMBERING SYSTEM USED WHICH DIFFERS FROM THIS IS SOLELY TO IDENTIFY ARCHITECTS AND ENGINEERS SCOPE. IF DOES NOT DEFINE A SUBCONTRACTORS SCOPE OF WORK, NO CONSIDERATION WILL BE GIVEN TO REQUESTS FOR CHANGE ORDERS FOR FAILURE TO OBTAIN AND REVIEW THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS.
1. DIMENSIONS ARE FROM FACE OF STUD. A FACE OF MANUFACTURERS UNLESS OTHERWISE NOTED. NOTE ALSO TO DRAWINGS FOR DETAIL, LEGAL DIMENSIONS.
2. ALL INTERIOR WALLS ARE TO BE 2" DIA HOOD STUDS AT 8' O.C. UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS ARE TO BE 2" DIA HOOD STUDS AT 8' O.C. UNLESS OTHERWISE NOTED.
4. ALL GYPSUM BOARD IS TO BE 5/8" THICK TYPE-X.
5. ALL INTERIOR PARTITIONS ARE TO EXTEND UP PAST THE ADJACENT CEILING AT MINIMUM. EXTERNALLY BRACE ALL PARTITIONS TO STRUCTURE ABOVE WITH 2" DIA STUDS AT 8' O.C. TYPICAL.
6. BRACE WALLS INDICATE INSTALLATION OF METAL STUDS. ALL 2" DIA HOOD STUDS ADJACENT TO VENT HOODS AS REQUIRED BY CODE. INTERIOR PARTITIONS ARE TO BE 3/2" METAL STUDS AND EXTERIOR WALLS ARE TO BE 3/2" METAL STUDS WHERE REQUIRED. ALL METAL STUDS ARE TO EXTEND A MINIMUM OF 3" PAST THE JOINT JOISTS HORIZONTALLY AS WELL AS BE ABOVE THE TOP OF THE HOODS AND FINISH WELLS OR OTHER CONSTRUCTION MATERIALS ADJACENT ON INSIDE WALL. MUST BE NON-COMBUSTIBLE.
7. ALL DEMONITION AND REVISIONS BY THE EXISTOR INSULATING FINISH SYSTEM ARE TO BE CONNECTED FOR THE EFS MANUFACTURERS RECOMMENDED DETAILS SO AS TO MAINTAIN THE PRODUCTS FULL WARRANTY.
8. FIRE EXTINGUISHER CABINET IS TO BE BY LANSING MODEL # 2004R. E.G. TO PROVIDE LANSING MULTIPURPOSE PORTABLE FIRE EXTINGUISHER MODEL # MP2 FOR INSTALLATION IN CABINET.
9. PORTABLE FIRE EXTINGUISHER IS NOTED TO BE BY LANSING MODEL # 40-AL. NET CHEMICAL CLASS A. E.G. TO PROVIDE FIRE EXTINGUISHER AND HOODING BRACKET LANSING MODEL # 1-SET.



**ESD**  
STRUCTURE TO INTERIOR SURFACE

4271 Remount Drive, Suite 500, Lexington, KY 40503  
Email: info@naisaac.com | Phone: 859.224.2000 | Fax: 859.224.2000

**BOUANGES' 8.5 RESTAURANT**  
805 INDIAN MOUND DR (HWY 686)  
MT. STERLING, KY

3.16

DATE: 03-08-18

REVISION 1

REVISION 2

REVISION 3

REVISION 4

PROJECT # 16-110

PROJECT NAME FLOOR PLAN & DETAILS

PROJECT ARCHITECT JDP

PROJECT ENGINEER WCH

DRAWN BY WCH

DATE: 03-08-18

PROJECT: BOUANGES' 8.5 RESTAURANT FLOOR PLAN

Sheet  
A-1.1-B



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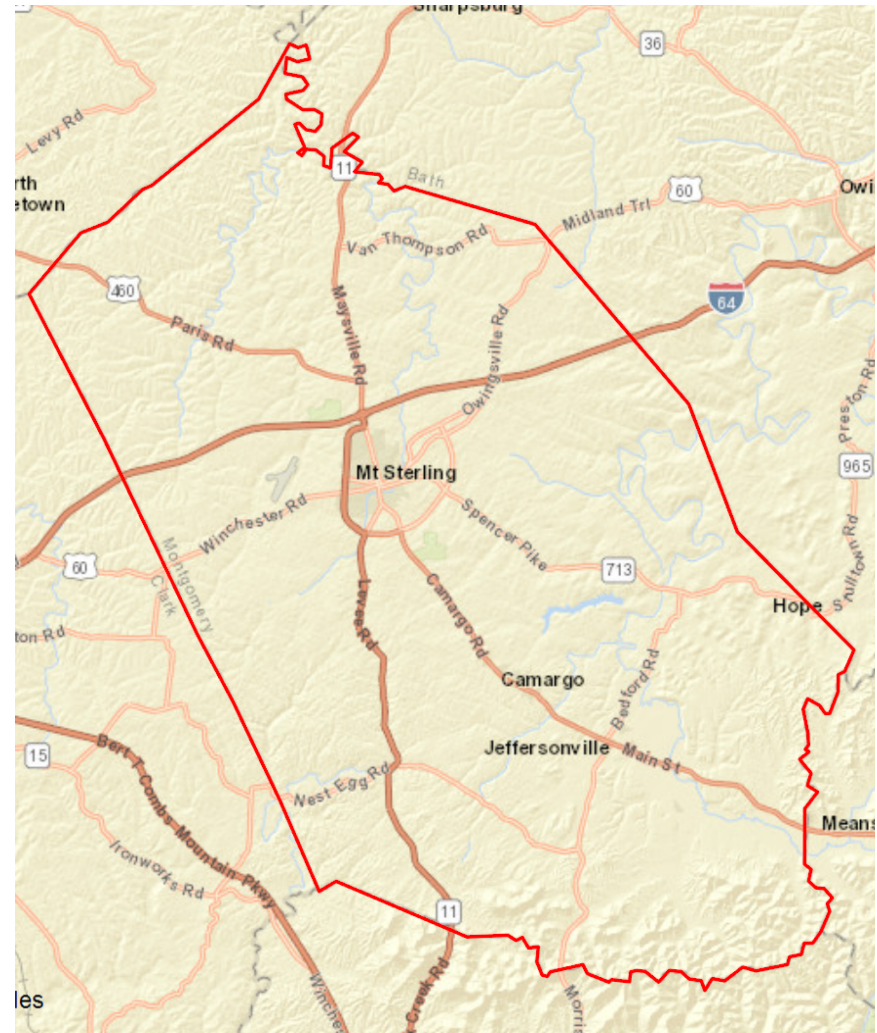
For Sublease

# Freestanding Restaurant

## Demographics Map

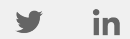
### Montgomery County Summary

TOTAL POPULATION	28,162
TOTAL HOUSEHOLDS	10,965
AVERAGE HH INCOME	\$57,474
MEDIAN HH INCOME	\$43,718
PER CAPITA INCOME	\$22,398



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