



Freestanding Building

33 Windsor Drive
Flemingsburg, Kentucky 41041

Property Highlights

- +/-1,538 SF former bank building on +/-1.054 AC
- +/-167' of frontage
- Situated near the intersection of Ky Route 57 & 32 adjacent to McDonald's
- Close proximity to Fleming County Hospital, Fleming County High School and downtown
- One drive-thru window and ATM lane with ample parking with 15 spaces
- Potential uses include local restaurant, retail or law office
- Located 17 miles south of Maysville, 31 miles northeast of Mt. Sterling and 38 miles northeast of Paris
- Sale Price: \$199,000

Offering Summary

Sale Price:	\$199,000
Building Size:	1,538 SF
Lot Size:	1.054 Acres

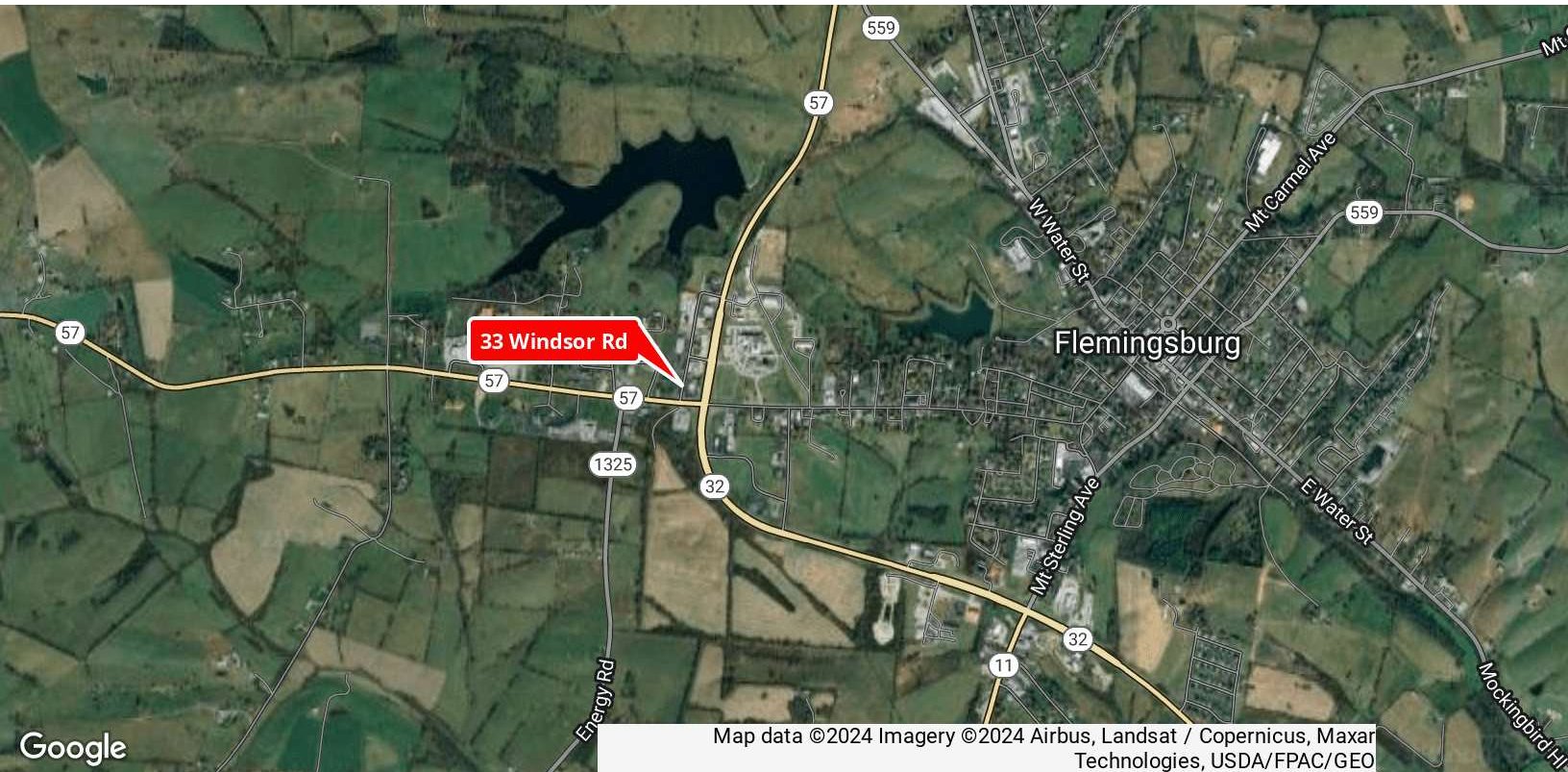
For More Information

Chad Voelkert

Vice President

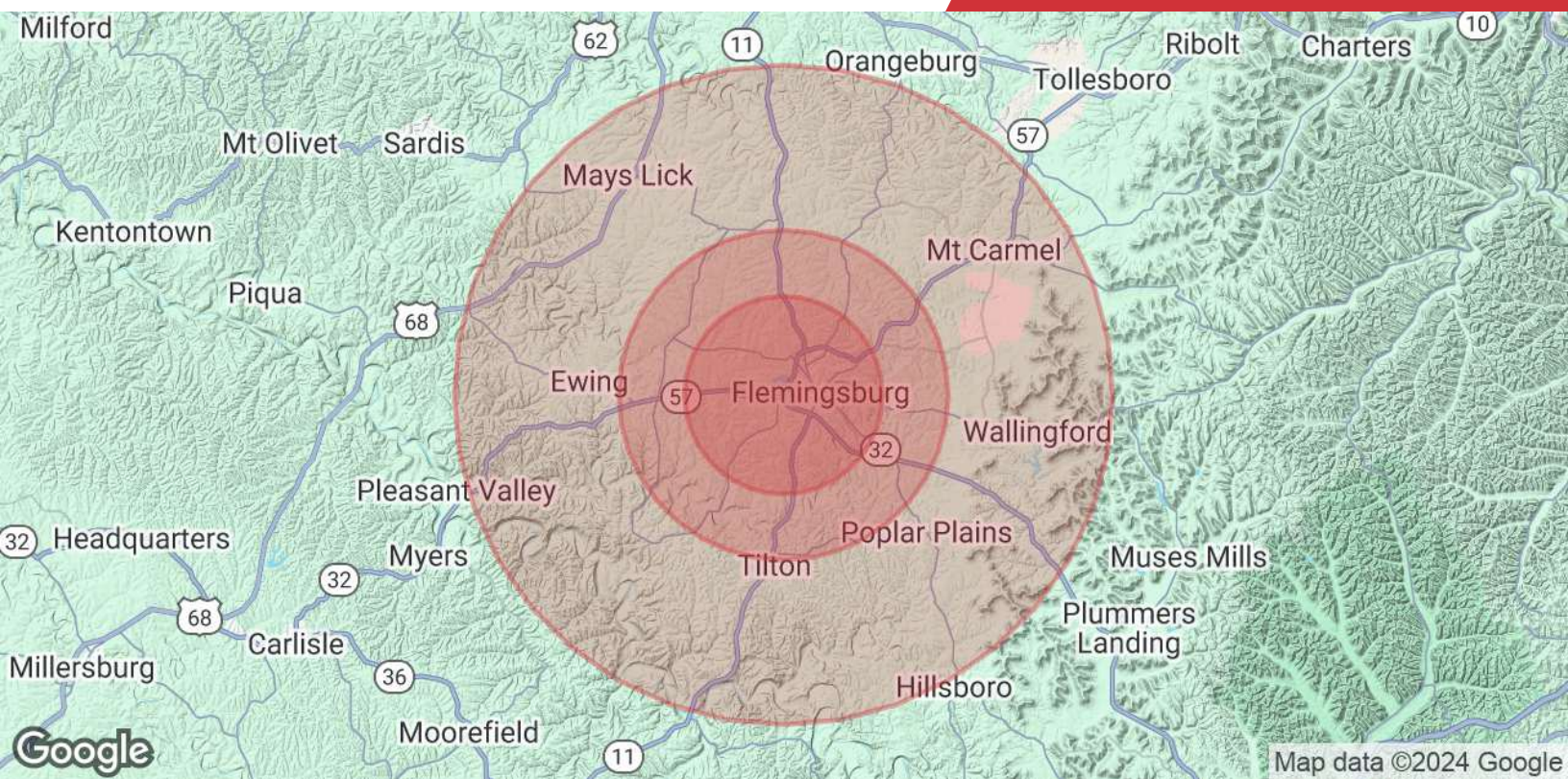
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Population	3 Miles	5 Miles	10 Miles
Total Population	4,108	6,450	13,393
Average Age	42	42	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	42
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	1,694	2,610	5,268
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$75,296	\$74,958	\$76,515
Average House Value	\$185,199	\$185,371	\$195,340

Demographics data derived from STDB 2024