



## Commercial Development Lots

Brookhaven Drive

Flemingsburg, Kentucky 41041

### Property Highlights

- Prime Development Opportunity
- +/- 4.623 AC second row lots (+/-2 AC Usable)
- Located at the intersection of Brookhaven and Windsor Drives near Elizaville Avenue
- Across the street from Fleming County Hospital with close proximity to Fleming County High School and downtown
- Nearby retailers include McDonald's, Wendy's, Taco Bell and Ace Hardware
- Located 17 miles south of Maysville, 31 miles northeast of Mt. Sterling and 38 miles northeast of Paris
- Zoned Commercial

### Offering Summary

Sale Price:	\$450,000
Lot Size:	4.623 AC

### For More Information

**Zach Smith, CCIM**

Senior Associate

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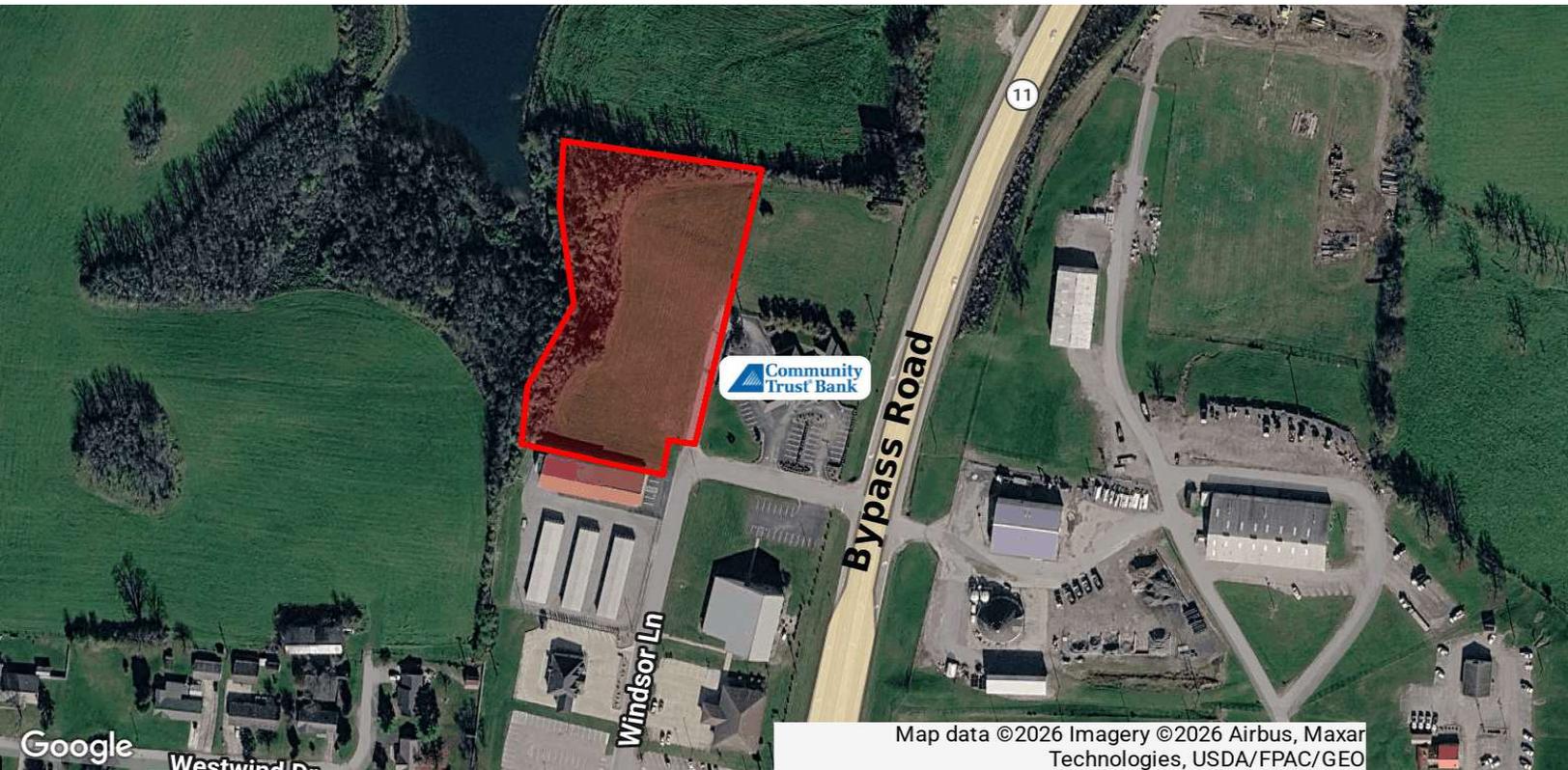
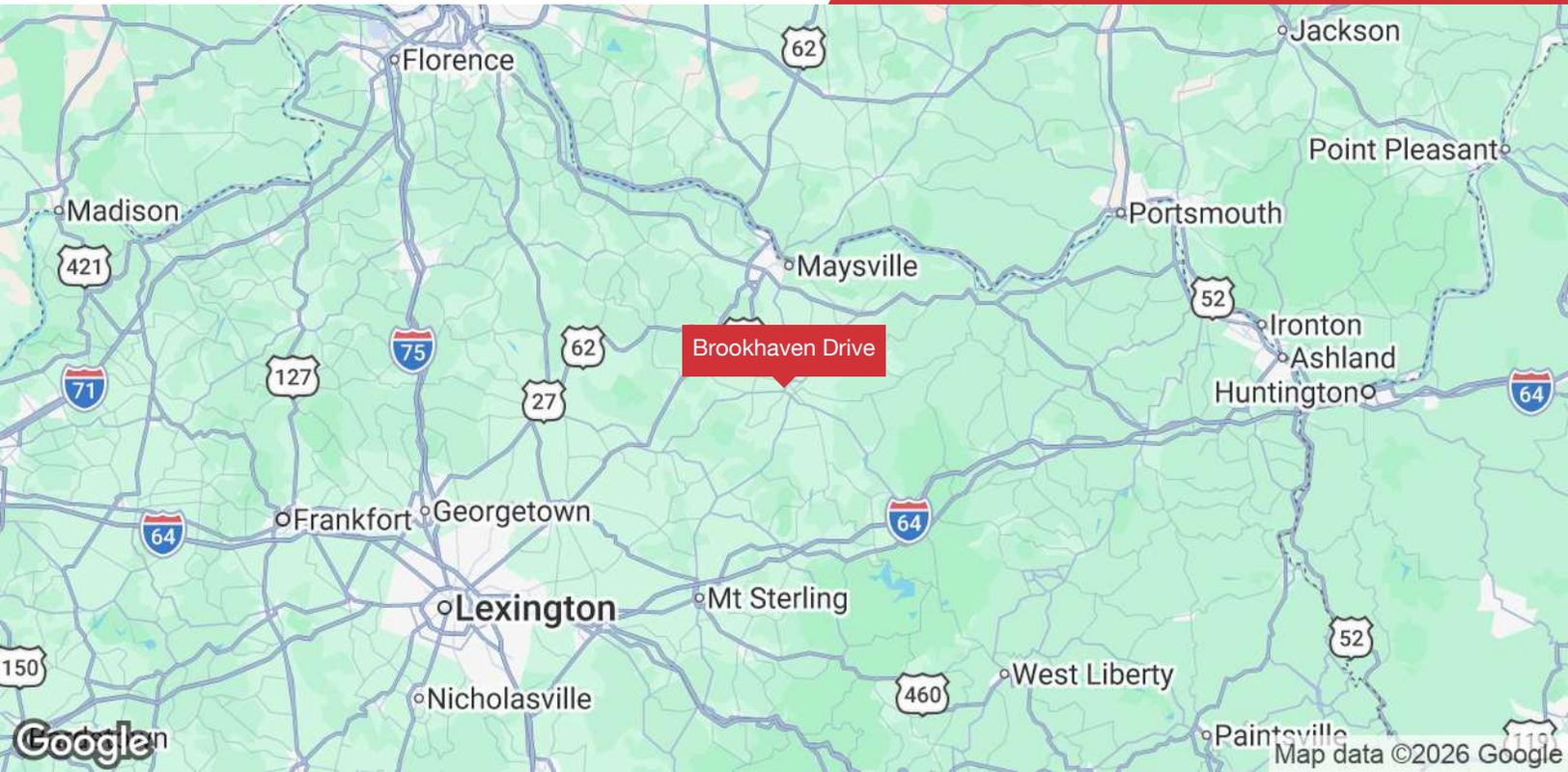
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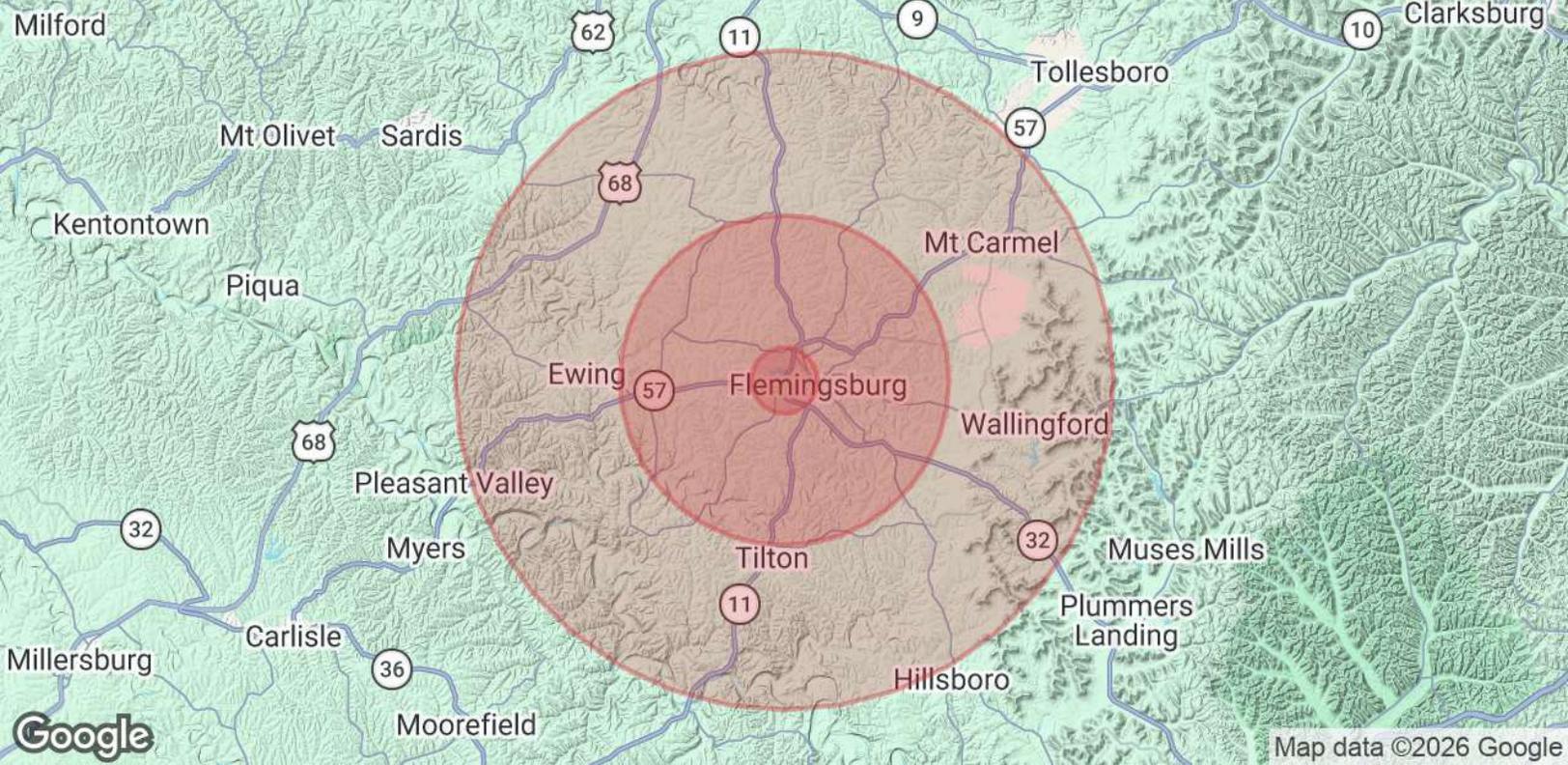
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Population	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	1,002	6,283	14,355
<b>Average Age</b>	45	42	41
<b>Average Age (Male)</b>	43	40	40
<b>Average Age (Female)</b>	46	43	42
Households & Income	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	437	2,593	5,624
<b># of Persons per HH</b>	2.4	2.5	2.5
<b>Average HH Income</b>	\$106,631	\$75,726	\$74,947
<b>Average House Value</b>	\$218,255	\$184,716	\$195,340

Demographics data derived from AlphaMap