



Retail Development Lot

101 Stone Trace Drive

Mount Sterling, Kentucky 40353

Property Highlights

- +/-1.038 AC retail pad for ground lease or build-to-suit
- Located at entrance to the Silver Creek Development with direct frontage on Maysville Road
- Pad-ready site ready for immediate development
- Directly off of I-64 at Exit 110
- Area retailers, restaurants and hotels include Cattleman's Roadhouse, Ramada, Comfort Inn & Suites, Holiday Inn Express, Lee's Famous Recipe, McDonald's, Long John Silvers, KFC, Wendy's and more
- Close proximity to CHI Saint Joseph Hospital Mount Sterling, a 42-bed community hospital
- Zoned B-2 (<https://bit.ly/B-2ZoningRegs>)

Summary

Lease Rate:	Contact Agent
Lot Size:	1.038 Acres

For More Information

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**Boundaries are approximate; For illustration purposes only*



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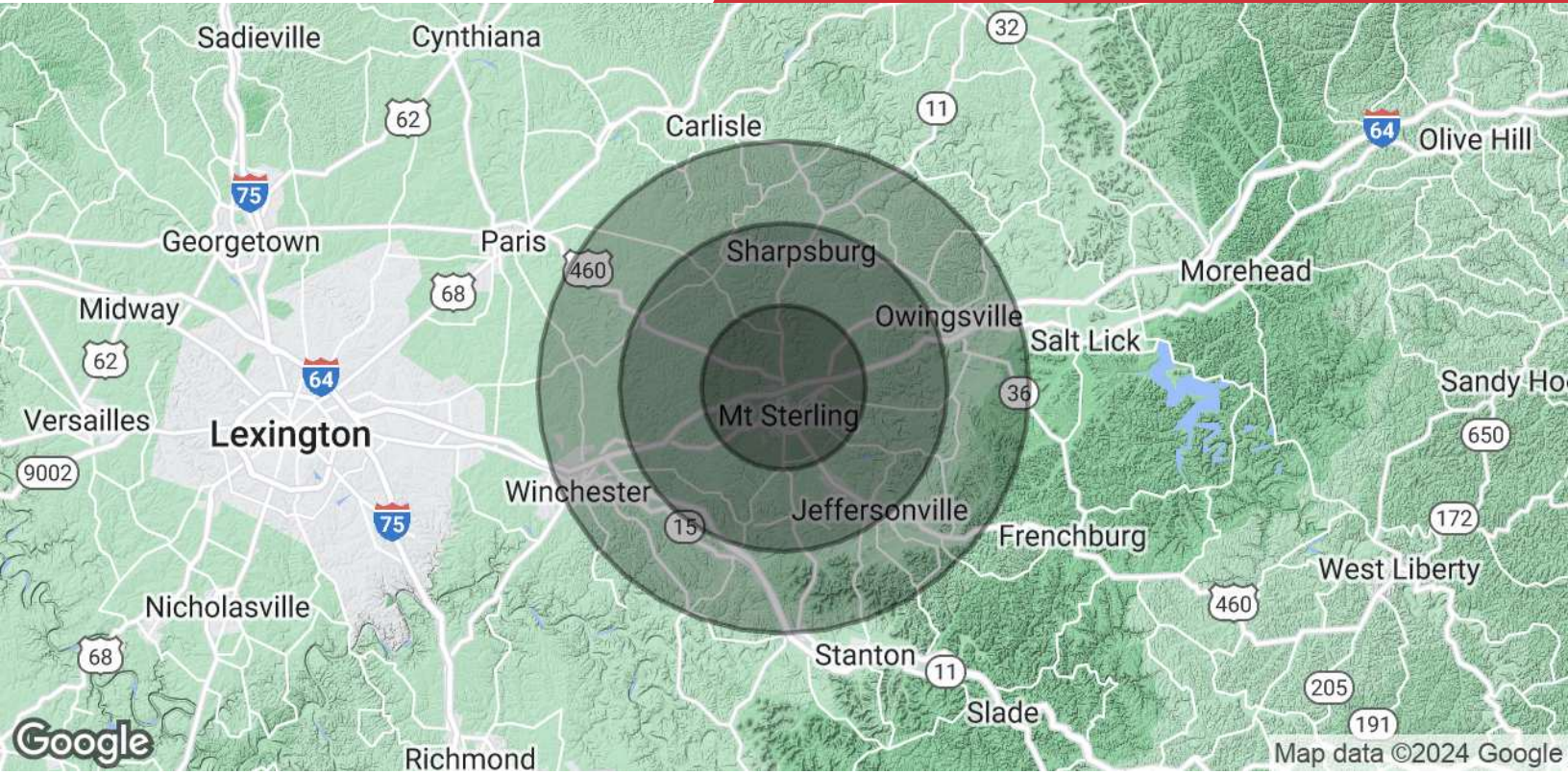
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Population	5 Miles	10 Miles	15 Miles
Total Population	19,063	31,357	66,115
Average Age	40	41	41
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	7,672	12,411	26,054
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$66,649	\$67,929	\$67,491
Average House Value	\$204,719	\$203,375	\$194,348

2023 STDB