



Signalized Corner Lot

190 Flemingsburg Road
Morehead, Kentucky 40351

Property Highlights

- +/-0.35 AC corner lot with +/-1,000 SF existing freestanding building
- Existing infrastructure can be reutilized or razed for redevelopment
- Excellent frontage at the corner of Flemingsburg Road and West 2nd Street
- Adjacent to St. Claire Regional Medical Center, the second largest employer in the region over 1,300 staff members and 159 beds
- Morehead State University is less than a mile away with enrollment of 9,000+ students and 405 employees
- Combined traffic count of +/-28,878 VPD at the signalized intersection
- Contact agent for details

Available

Lease Rate:	Contact Agent
Building Size:	1,000 SF
Lot Size:	0.35 Acres

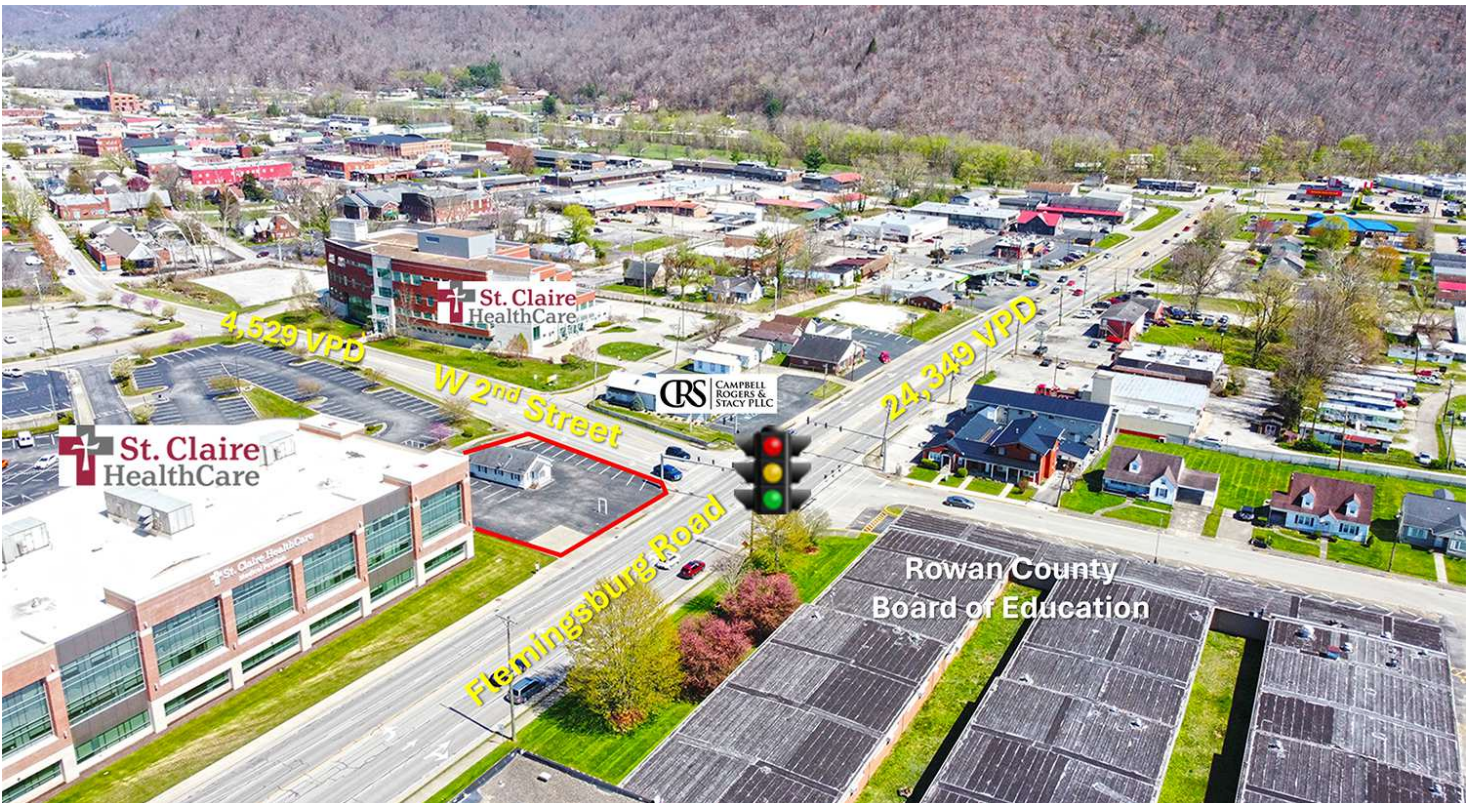
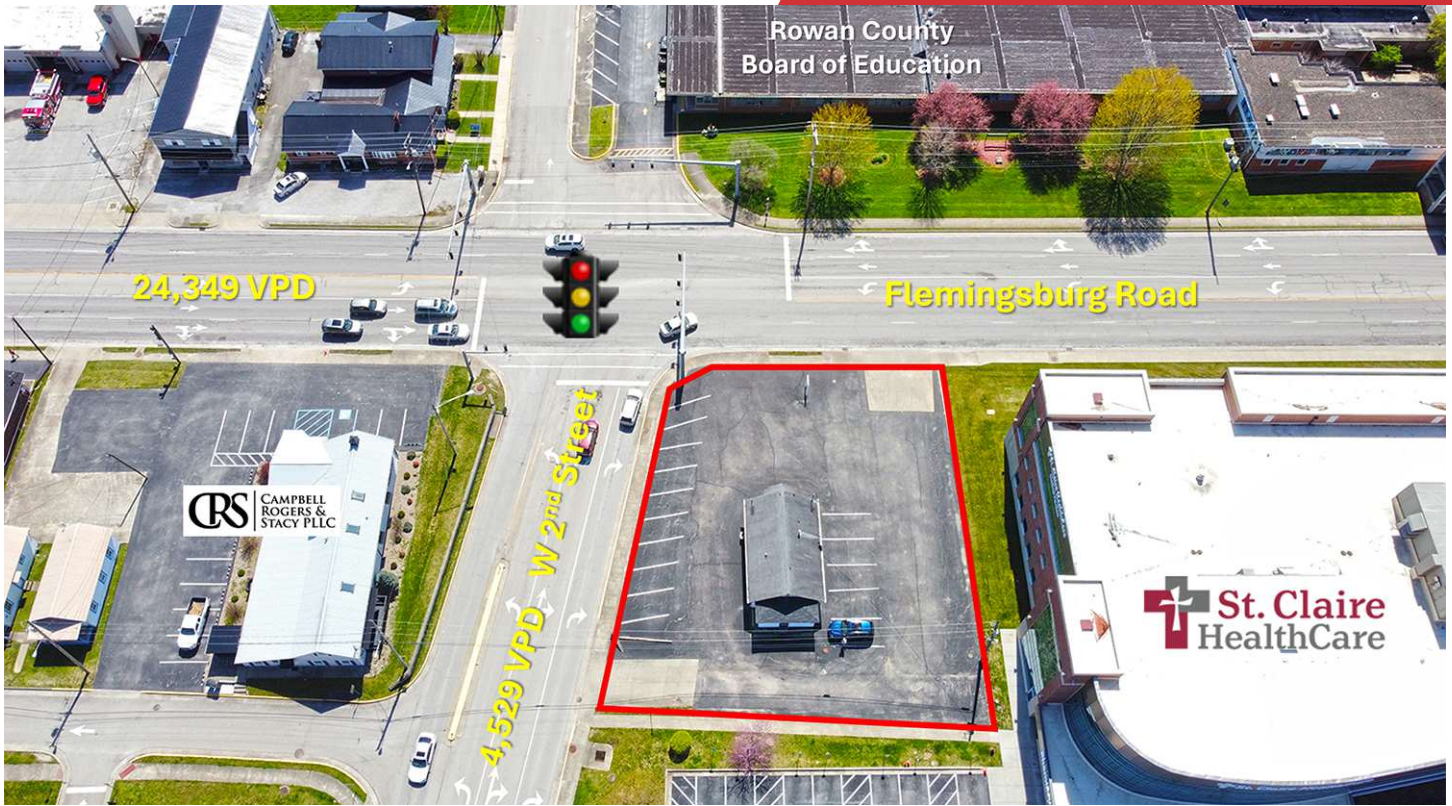
For More Information

Zach Smith

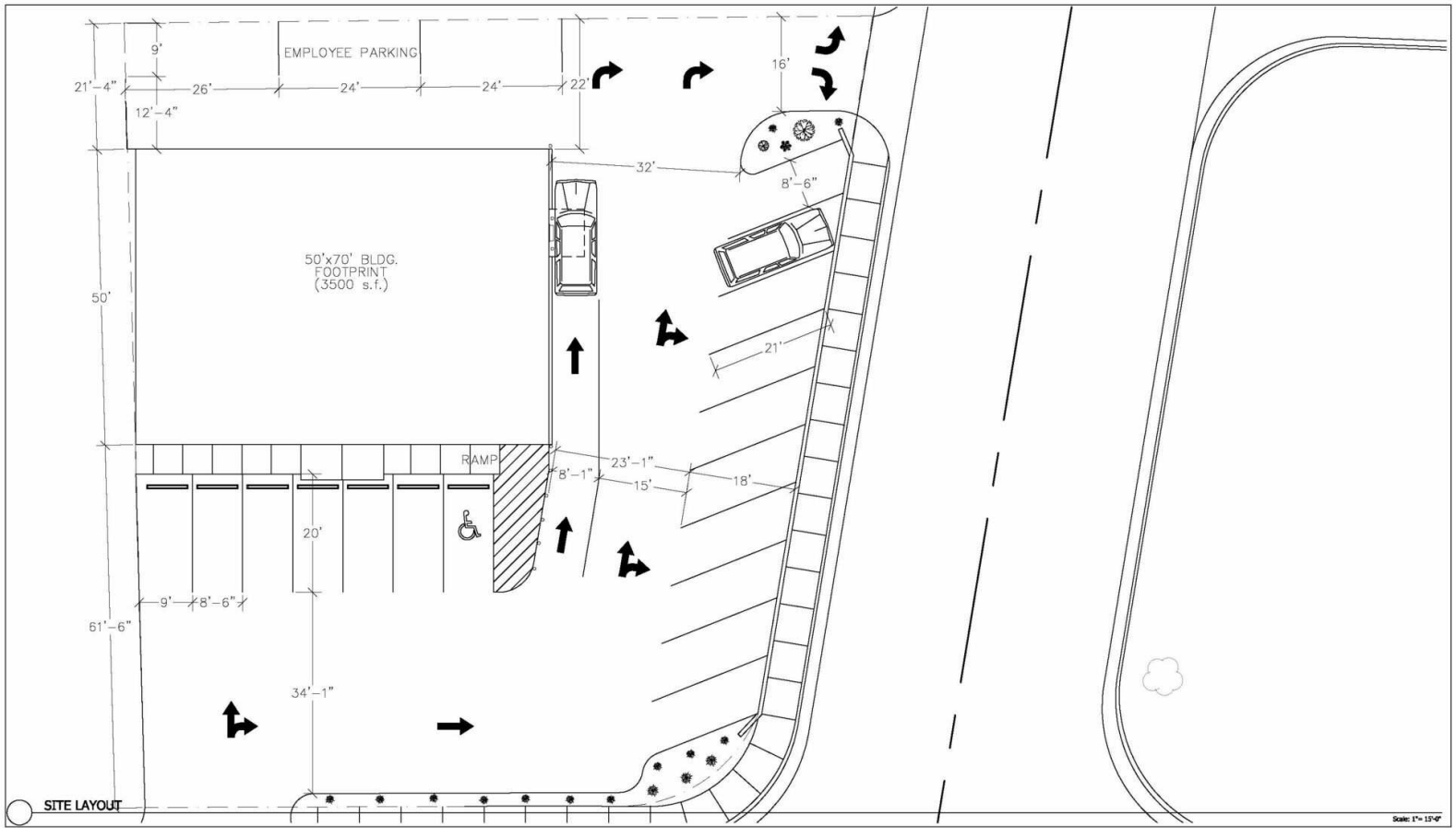
Senior Associate

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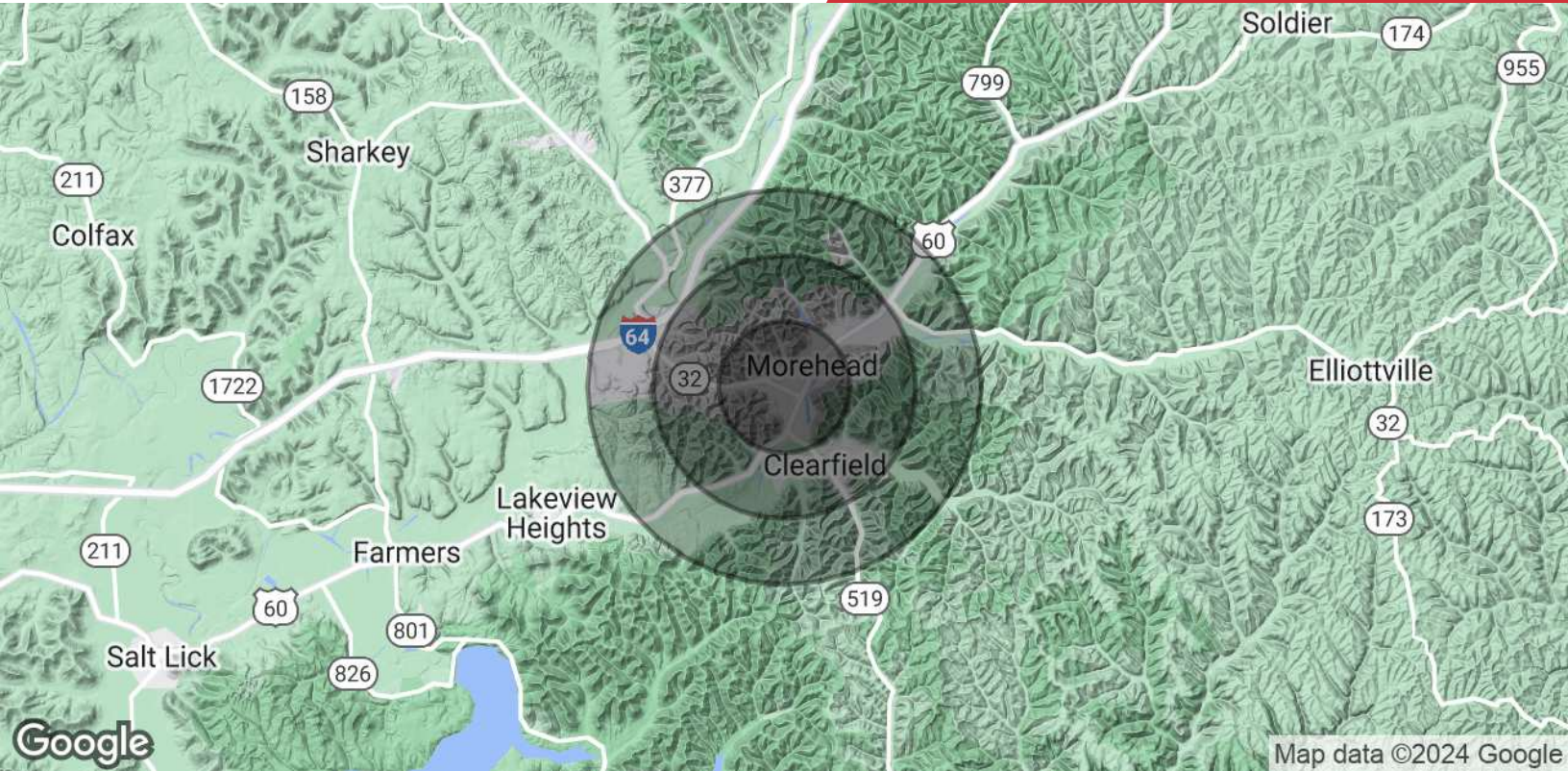


PACKS' INC.
GENERAL CONTRACTOR CONSTRUCTION MANAGER
174 BALDRIDGE ROAD • MOREHEAD, KENTUCKY 40351
PH-606.784.4108 • FAX-606.784.9300

LEASE PROPERTY - Kentucky Hwy. 32
PROPOSED NEW BUILDING
MOREHEAD, KENTUCKY 40351
ROWAN COUNTY

DESCRIPTION :		DRAWING NUMBER
SITE LAYOUT		SD-7.2
SCALE: 1"=10'-0"		
ARCH. PROJ. NO.	RWD	
DRAWN BY :	STAFF	
DATE :	12-18-12	
REVISION :		





Population	1 Mile	2 Miles	3 Miles
Total Population	4,304	8,032	10,268
Average Age	23.1	25.5	27.7
Average Age (Male)	23.1	25.9	27.9
Average Age (Female)	23.7	26.6	29.1
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,202	2,700	3,867
# of Persons per HH	3.6	3.0	2.7
Average HH Income	\$42,814	\$47,740	\$47,944
Average House Value	\$146,932	\$137,233	\$131,828

* Demographic data derived from 2023 STDB