



## Freestanding Building W/Drive-Thru

638 Northview Drive  
Mount Sterling, Kentucky 40353

### Property Highlights

- 1,800 SF freestanding building with drive-thru on 0.3 AC
- Adjacent to McDonald's just off Maysville Road with easy access to I-64
- Close proximity to Saint Joseph Mount Sterling Hospital (42 beds), Wendy's, Taco Bell, Applebee's, Arby's and more
- Mount Sterling, Kentucky is the county seat of Montgomery County and located 21 miles east of Winchester and 28 miles east of Lexington
- Rental Rate: \$3,000 per month NNN
- Sale Price: \$650,000

### Summary

<b>Sale Price:</b>	\$650,000
<b>Lease Rate:</b>	\$3,000/month NNN
<b>Building Size:</b>	1,800 SF
<b>Lot Size:</b>	0.3 Acres

### For More Information

**Paul Ray Smith, Jr**

Executive Vice President

O: 859 422 4401

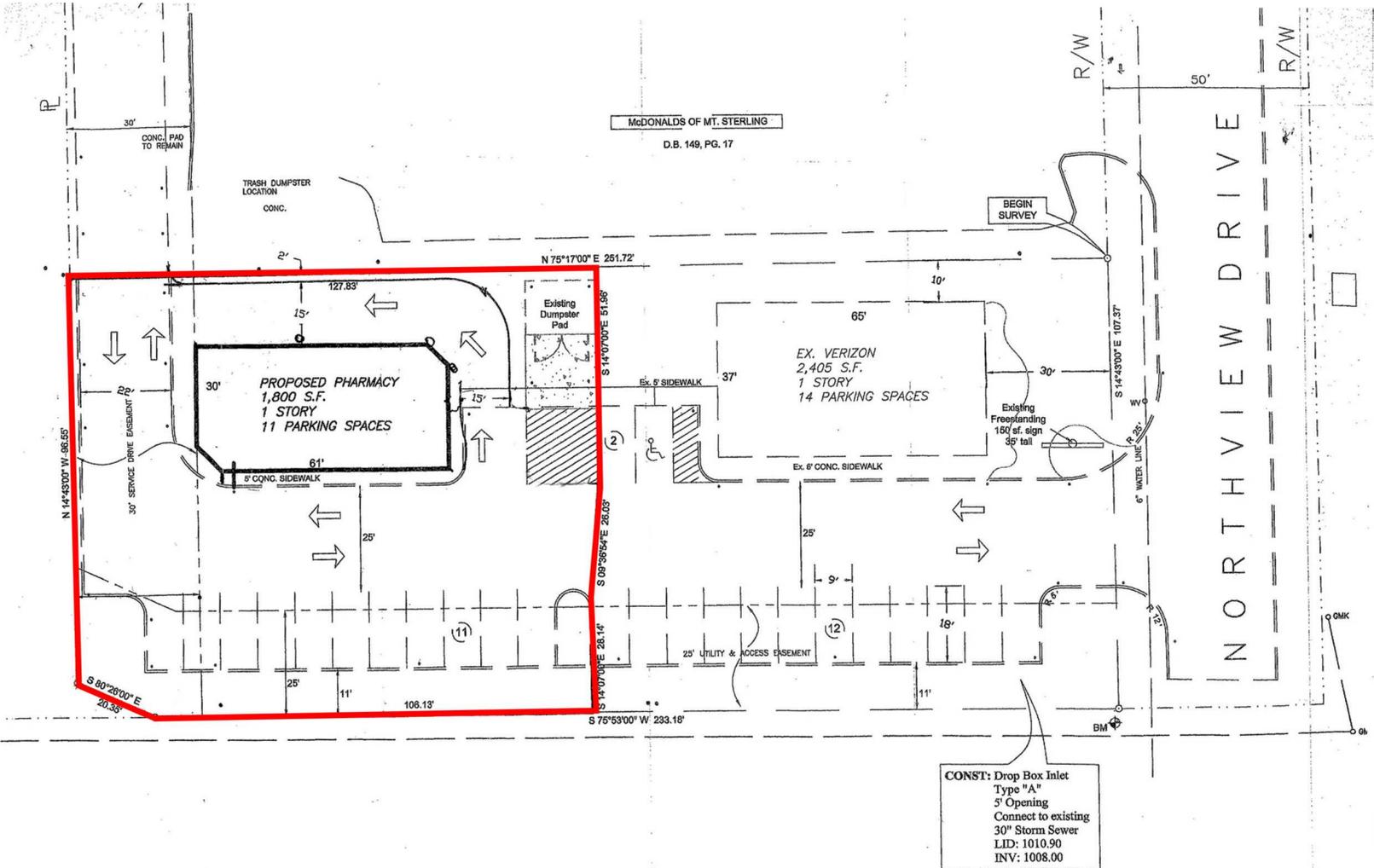
prsmith@naiisaac.com | KY #183529

For Sale & Lease  
Freestanding Building w/Drive-Thru  
1,800 SF on 0.3 AC



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

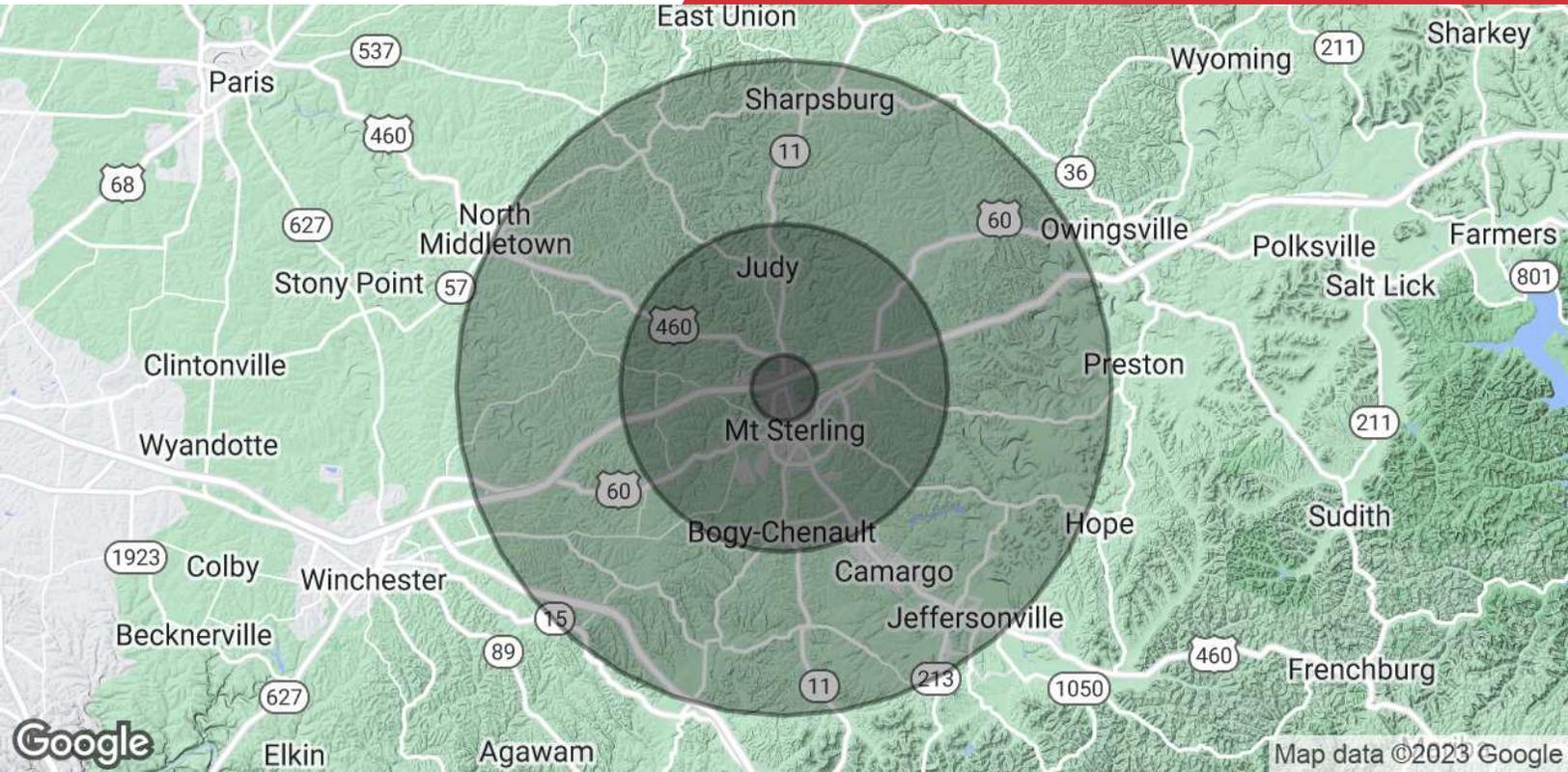
771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)





NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
 Lexington, KY 40503  
 859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



Population	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	3,234	19,027	31,323
<b>Average Age</b>	39.5	40.6	40.3
<b>Average Age (Male)</b>	36.5	37.4	37.1
<b>Average Age (Female)</b>	43.0	42.7	42.5
Households & Income	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	1,361	7,660	12,406
<b># of Persons per HH</b>	2.4	2.3	2.3
<b>Average HH Income</b>	\$71,487	\$66,579	\$67,786
<b>Average House Value</b>	\$145,504	\$121,315	\$124,589

\* Demographic data derived from STDB 2023