



Medical Office Buildings

730-732 Elizaville Avenue

Flemingsburg, Kentucky 41041

Property Highlights

- +/-10,962 SF two-building medical office portfolio
- Front building includes waiting room, multiple offices, restrooms, and 3 spaces fit-up for various medical laboratories
- Rear building includes waiting room, multiple offices, 2 laboratory rooms, a lounge and restrooms
- Buildings are connected by a breezeway and would be conducive to several types of medical or office uses
- Directly adjacent to the Fleming County Hospital which has anchored healthcare in Fleming County for more than 60 years
- Fleming County Hospital operates a 24/7 emergency department along with a cardiology center, cancer care, surgery center, orthopedics, and medical related imaging services, potentially providing synergies to an adjacent medical user
- Flemingsburg is +/-65 miles Northeast of Lexington and +/-75 miles Southeast of Cincinnati, OH

Offering Summary

Sale Price:	\$800,000
Building Size:	10,962 SF
Lot Size:	1.7 Acres

For More Information

Zach Smith, CCIM

Senior Associate

O: 859 422 4406

zachsmith@naiisaac.com

Max Darby

Associate

O: 859 224 2000

mdarby@naiisaac.com

For Sale

10,962 SF | \$800,000

Two-Building Portfolio



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.

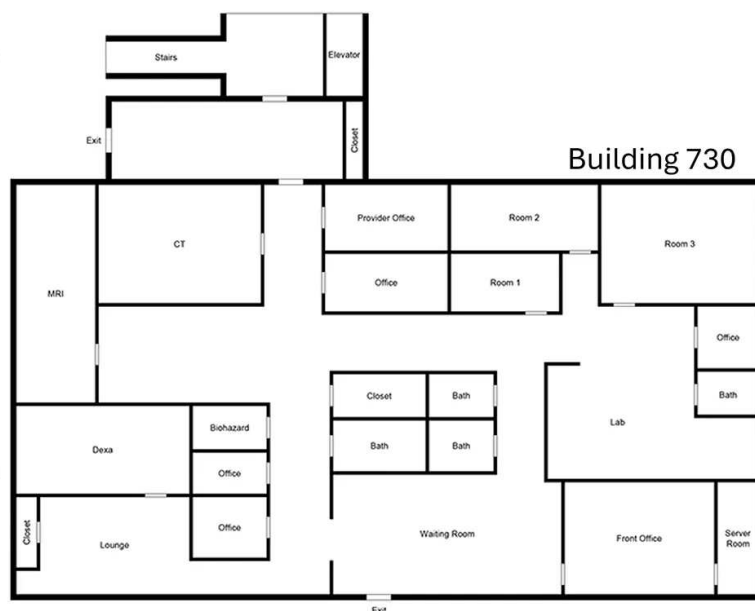
771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Building 732



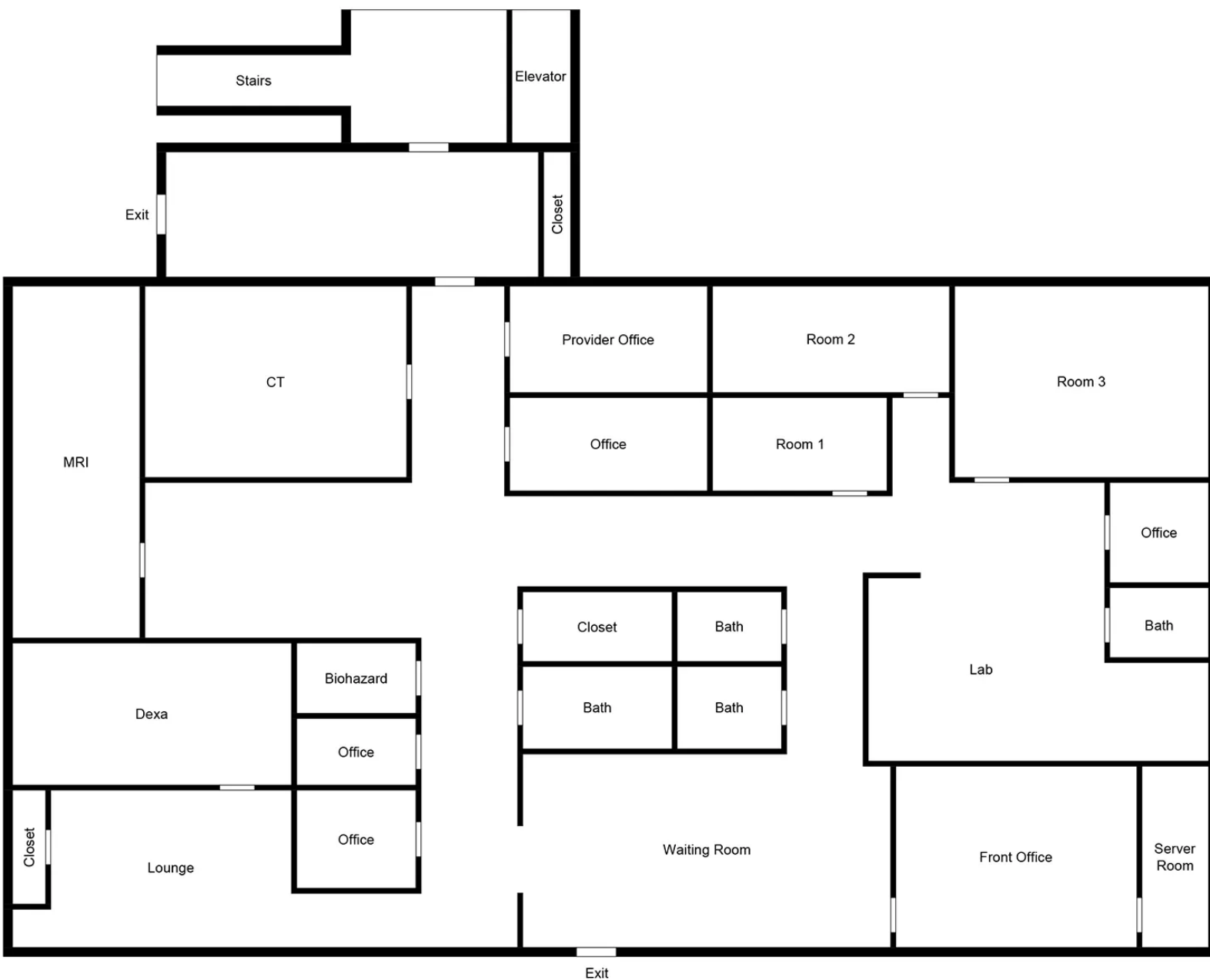
Building 730



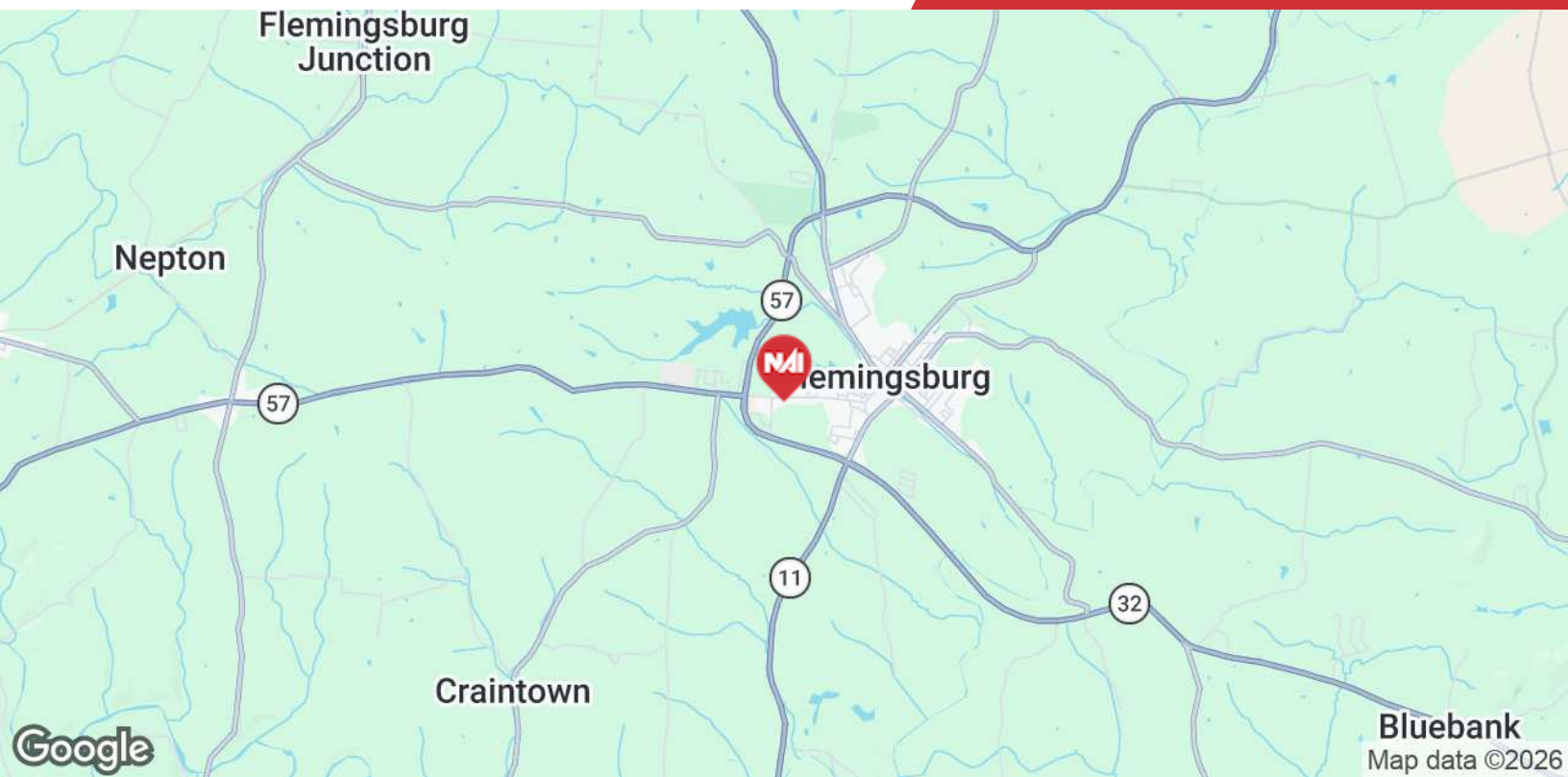
FLOOR PLAN

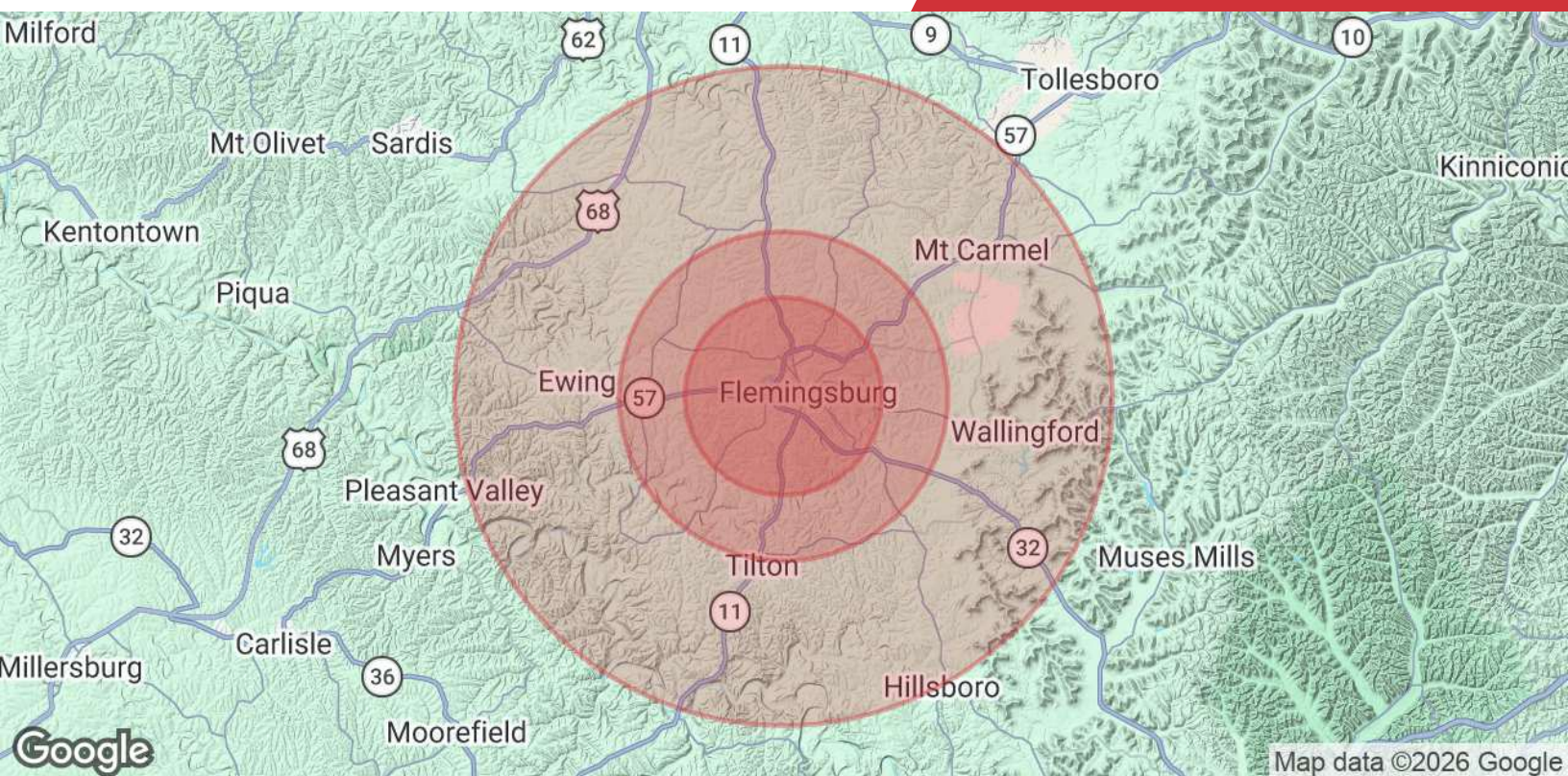
This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

730 & 732 Elizaville Avenue - Flemingsburg, KY 41041









Population

	3 Miles	5 Miles	10 Miles
Total Population	2,947	5,673	14,200
Average Age	34.6	37.6	39.9
Average Age (Male)	31.7	35.9	38.8
Average Age (Female)	38.4	39.8	41.2

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	1,135	2,195	5,385
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$59,380	\$65,328	\$69,401
Average House Value	\$152,710	\$146,471	\$141,983

2026 STDB Demographics