



Morehead High Visibility I-64 Lot

Hampton Way
Morehead, Kentucky 40351

Property Highlights

- 0.87 AC lot for sale or ground lease
- High visibility location just off I-64 at Exit 137
- Interstate pole signage available
- Situated between Cracker Barrel and new Starbucks and in front of Hampton Inn
- Kroger, Walmart, Lowes and several hotels are located at this Exit
- This will be the only Starbucks location within 40 miles
- Traffic count of +/-29,809 VPD at Exit 137 on KY 32 and +/-21,221 VPD on I-64
- Owner will also consider build-to-suit for qualified tenants

Offering Summary

Sale Price:	\$775,000
Lease Rate:	\$62,000.00 per year NNN (Ground Lease)
Lot Size:	0.87 Acre

For More Information



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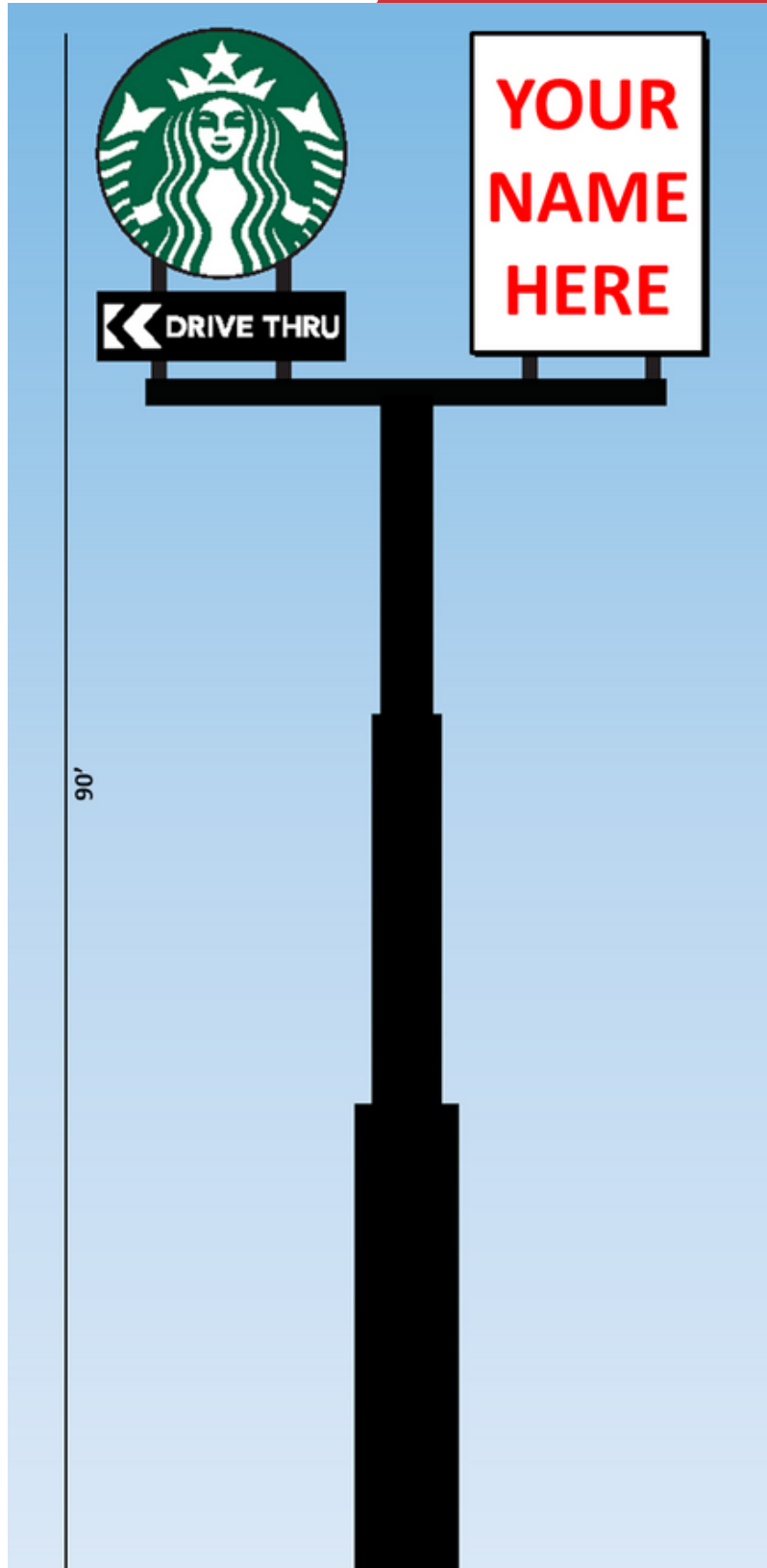
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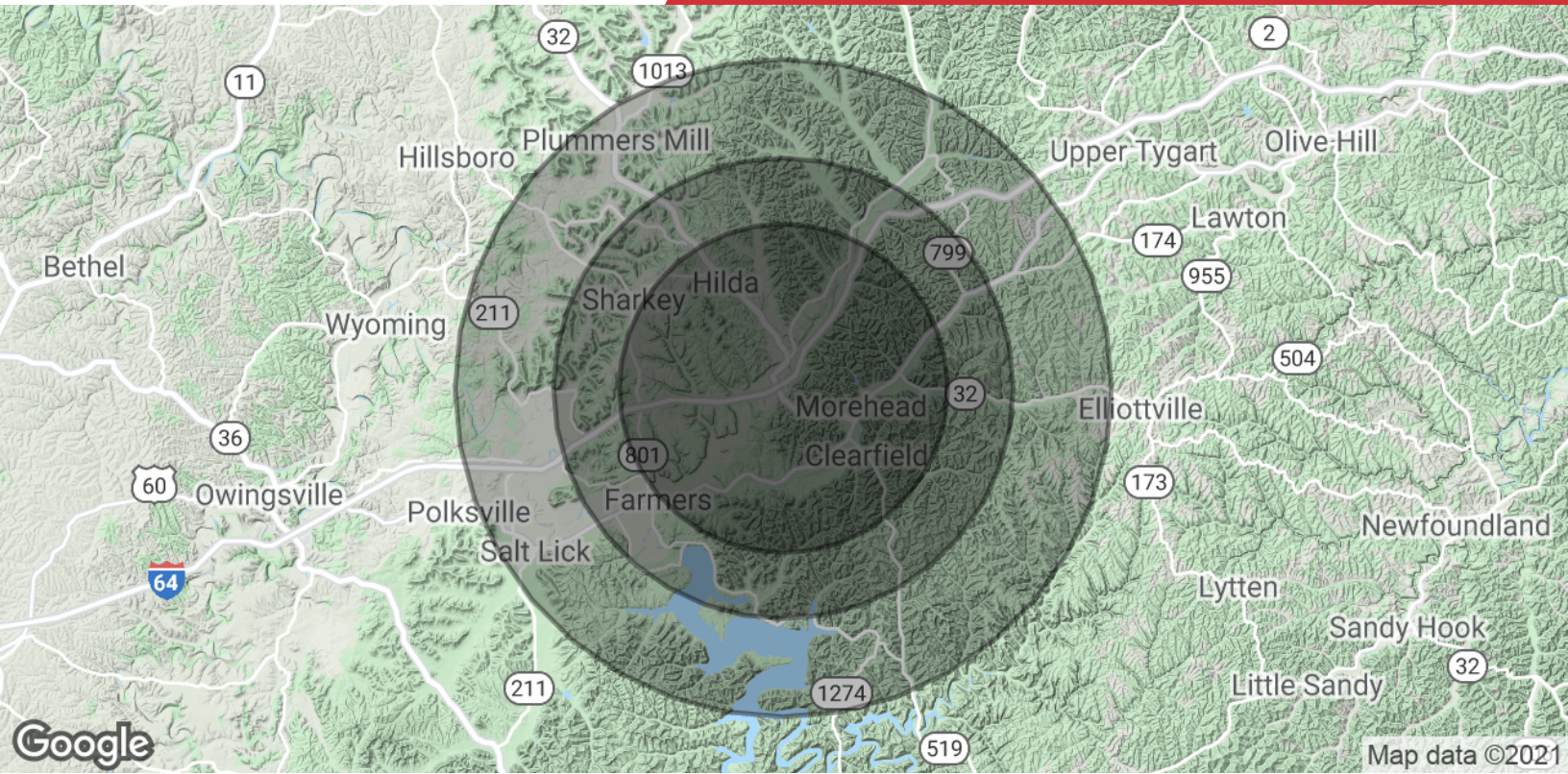


Location Overview

- Morehead State University - enrollment of more than 11,000 students and is one of the Top 25 Universities in the south
- Maysville Community and Technical College, Rowan Campus - enrollment of more than 840 students
- St. Claire Regional Medical Center - the second largest employer in the region, over 1,300 staff members and 159 beds; generates \$37.5M in Regional Economic Activity
- Cave Run Lake, Daniel Boone National Forest - an amazing recreational attraction and eastern Kentucky's largest lake
- 500 acre MMRC Regional Industrial Park
- A public school system rated one of the top 100 in the nation







Population	5 Miles	7 Miles	10 Miles
Total Population	17,339	20,780	26,607
Average age	25.0	27.2	29.8
Average age (Male)	24.8	26.4	28.9
Average age (Female)	25.1	27.9	30.9
Households & Income	5 Miles	7 Miles	10 Miles
Total households	6,300	7,673	10,032
# of persons per HH	3.0	2.9	2.8
Average HH income	\$55,605	\$56,312	\$53,571

* Demographic data derived from STDB 2020