



LEASE

Morehead, KY New Construction Retail

15 VIKING DRIVE
Morehead, KY 40351

PRESENTED BY:

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PROPERTY SUMMARY

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market the opportunity to lease up to 5,895 square feet of new construction retail space located at 15 Viking Drive in Morehead, KY.

The property sits next to a top tier Walmart and would be considered in the best retail stretch of Morehead with Walmart, Lowes, and Kroger all within the same 3 minute drive, many retailers in the area are in the top 10% of their companies nationwide. With T-Mobile and a yet to be announced recently signed tenant as co-tenants, ownership is seeking retail uses of all kinds to complete the tenant synergy that this corridor has created.

Additionally, Ownership would be willing to subdivide the remaining vacancy to two tenants if desired.

For more information please contact Weston Lockhart at weston.lockhart@svn.com // 859.317.3538 or John Bunch, SIOR at john.bunch@svn.com // 859.433.8911.



PROPERTY HIGHLIGHTS

- 1 Walmart Shadow Anchor Retail Center
- 2 Stellar Surrounding Retailer Rankings Per Placer AI - Walmart (Nationwide: 280 / 3,833, Kentucky: 7/83) Dollar Tree (Nationwide: 1,125 / 7,672, Kentucky: 11/143), Speedway (Nationwide: 149 / 2,651, Kentucky: 14/134)
- 3 Flemingsburg Road VPD: 19,470, I-64 VPD: +/- 23,972
- 4 Home of Morehead State with enrollment of roughly 9,000 students

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE: NNN

-

LEASE TERM:

Negotiable

TOTAL SPACE: 2 SUITES - 2,617 SF +
3,278 SF = TOTAL OF 5,895 SF

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LEASE RATE:

\$18/SF (NNN)

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Morehead, KY New Construction Retail - Suite 2 and 3 combined	-	5,895 SF	NNN	\$18.00 SF/yr	-
Morehead Retail, Suite 2	-	2,617 SF	NNN	\$18.00 SF/yr	-
Morehead Retail, Suite 3	-	3,278 SF	NNN	\$18.00 SF/yr	-

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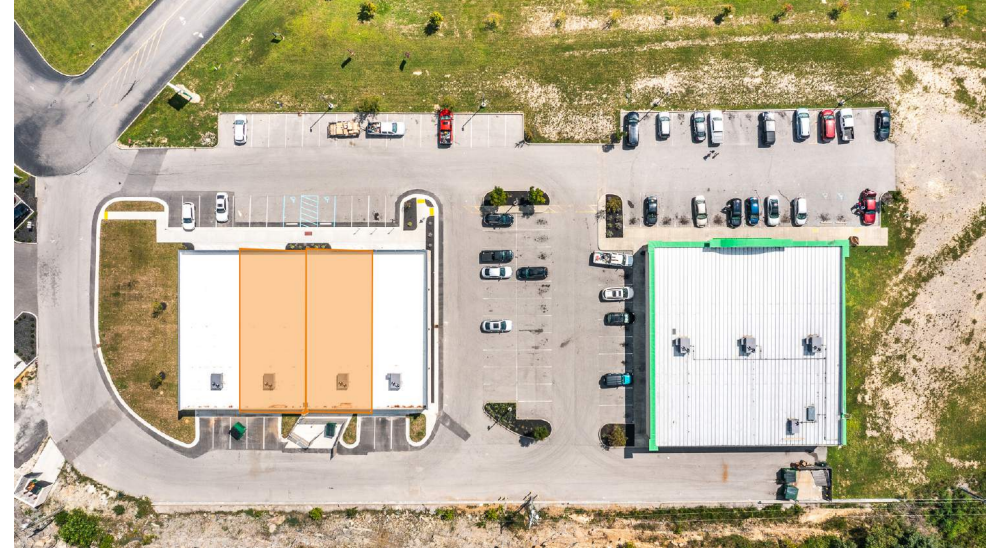
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ADDITIONAL PHOTOS



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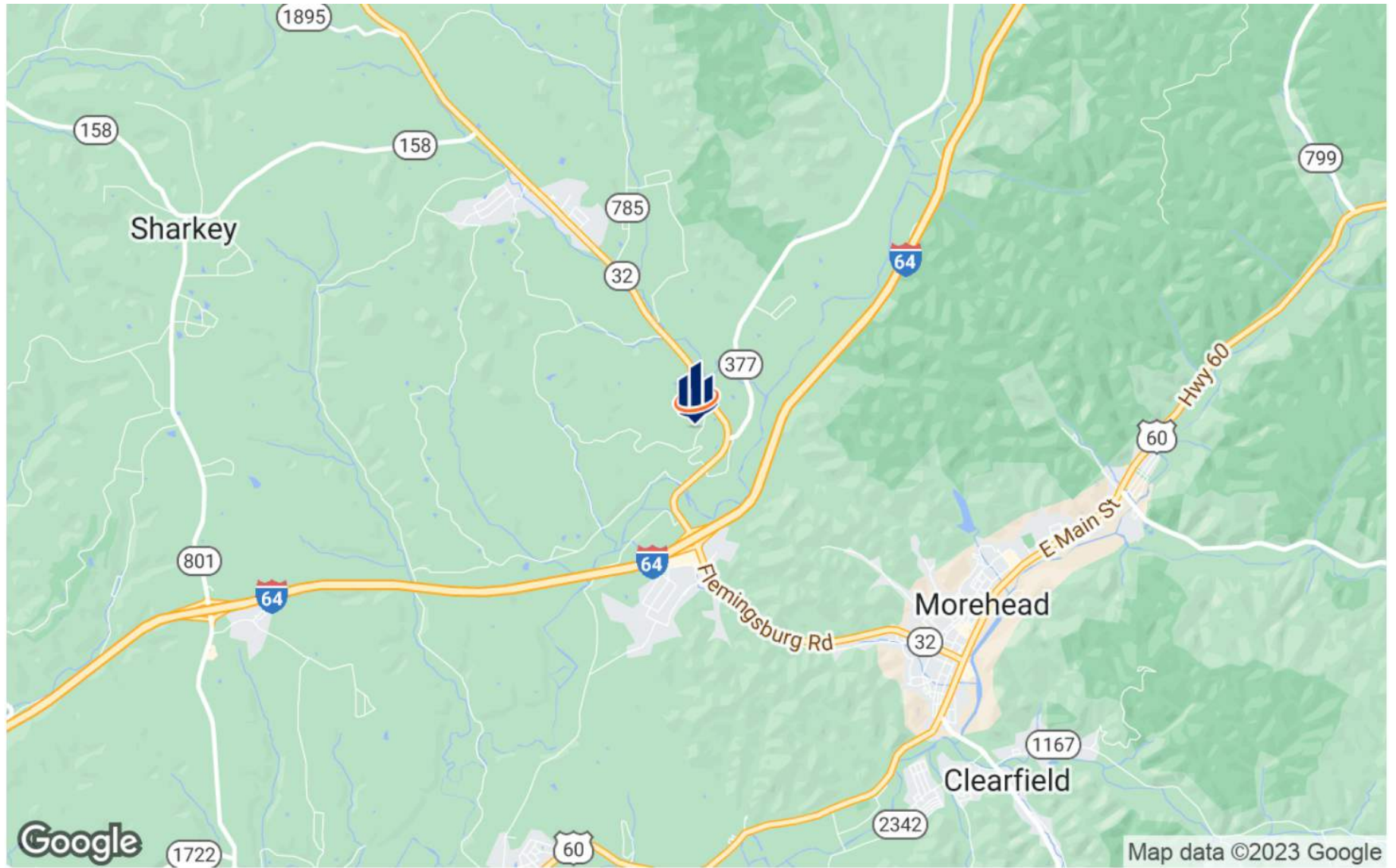
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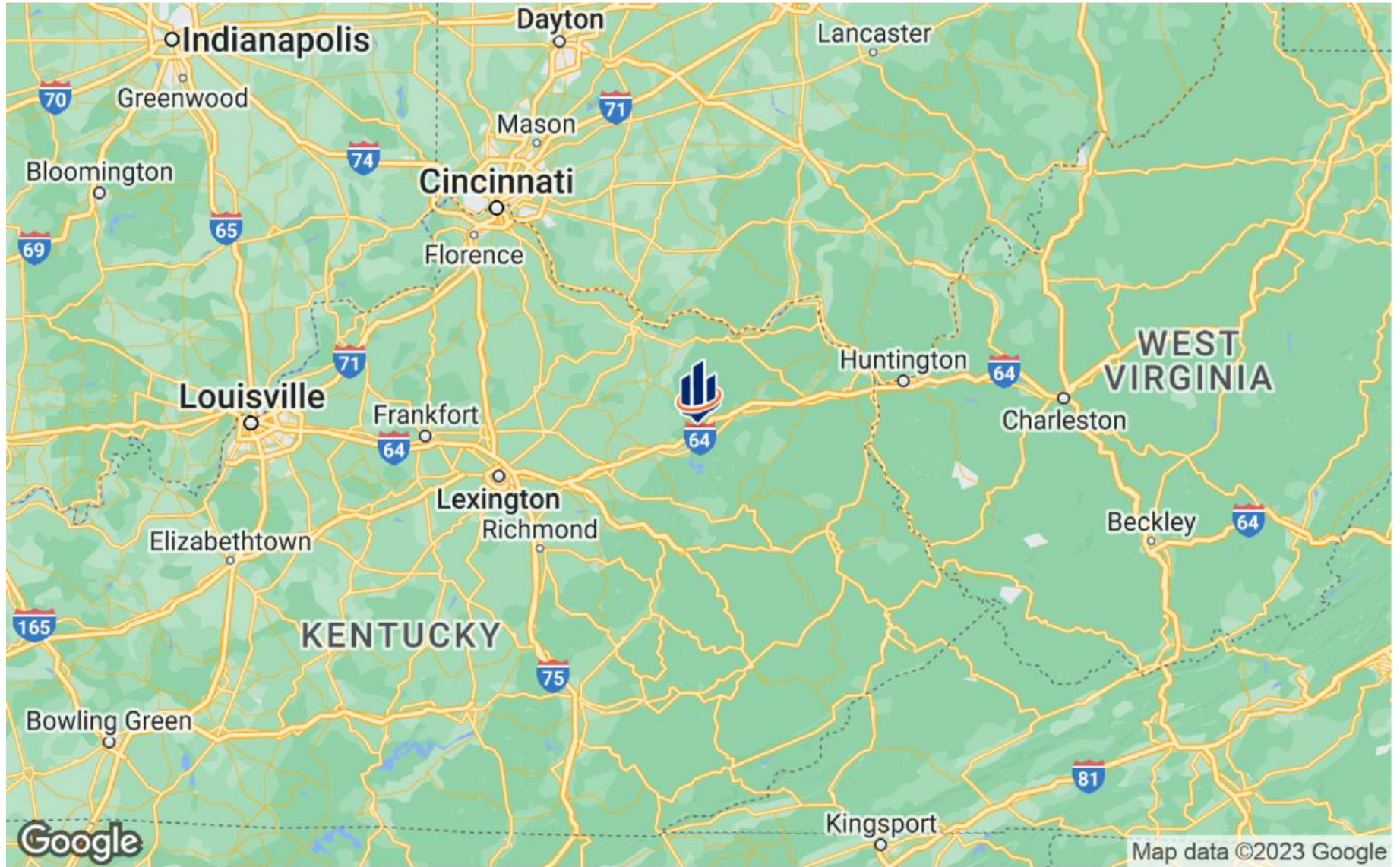
LOCATION MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

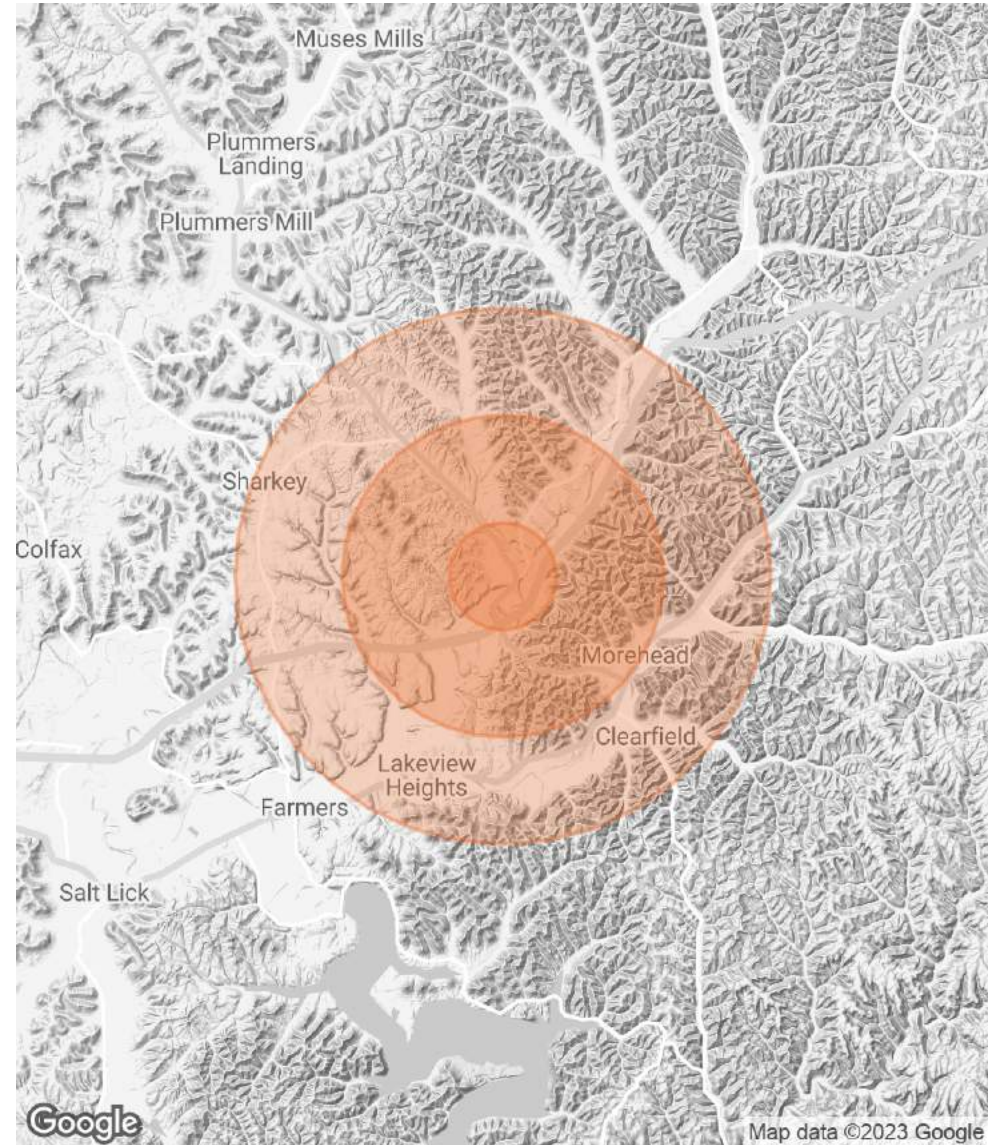
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	354	8,498	14,698
AVERAGE AGE	34.4	28.3	32.1
AVERAGE AGE (MALE)	33.3	27.4	31.8
AVERAGE AGE (FEMALE)	35.3	29.7	33.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	139	2,728	5,927
# OF PERSONS PER HH	2.5	3.1	2.5
AVERAGE HH INCOME	\$66,903	\$60,236	\$58,078
AVERAGE HOUSE VALUE	\$164,877	\$160,676	\$144,003

* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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