



## 1.1 AC Retail Lot

120 Pinecrest Road

Morehead, Kentucky 40351

Space

Lot

Rate

\$5,500 per month

Size

1.1 Acres

Type

NNN

### Property Highlights

- 1.1 AC lot with 1,580 SF building
- Situated in front of Pinecrest Plaza just off Flemingsburg Road near I-64 at Exit 137 at a signalized intersection
- Located across from new Starbucks and St. Claire Urgent Care
- 25 existing parking spaces
- Pole signage available
- Layout includes lobby, 3 private offices, breakroom, two restrooms and unfinished basement
- Retailers in the immediate area include Tractor Supply, Kroger, Lowes, Big Lots, Burke's Outlet, Cracker Barrel, Hardees, Bargain Hunt and Reno's
- Traffic count of +/-28,855 ('22) on Flemingsburg Road near the site
- Zoned B-2, Highway Business (<https://bit.ly/MoreheadKYZoning>)

### For More Information

**Jim Kemper**

Vice President

O: 859 422 4407

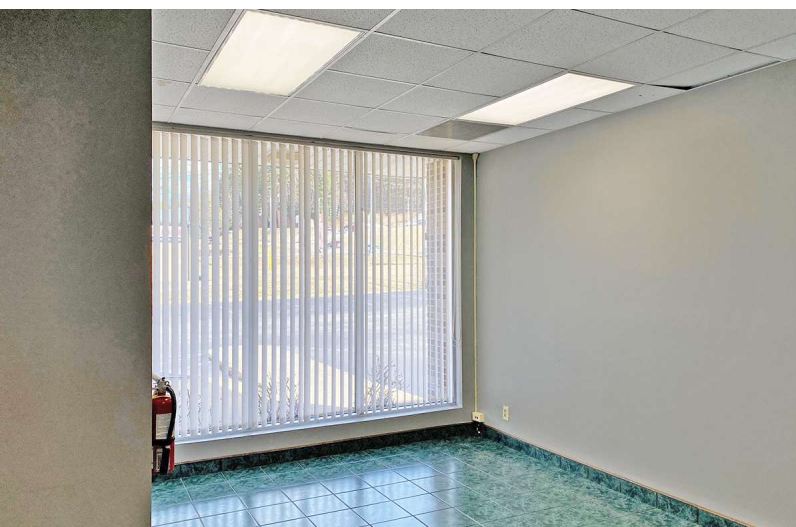
[jimkemper@naiisaac.com](mailto:jimkemper@naiisaac.com) | KY #189559





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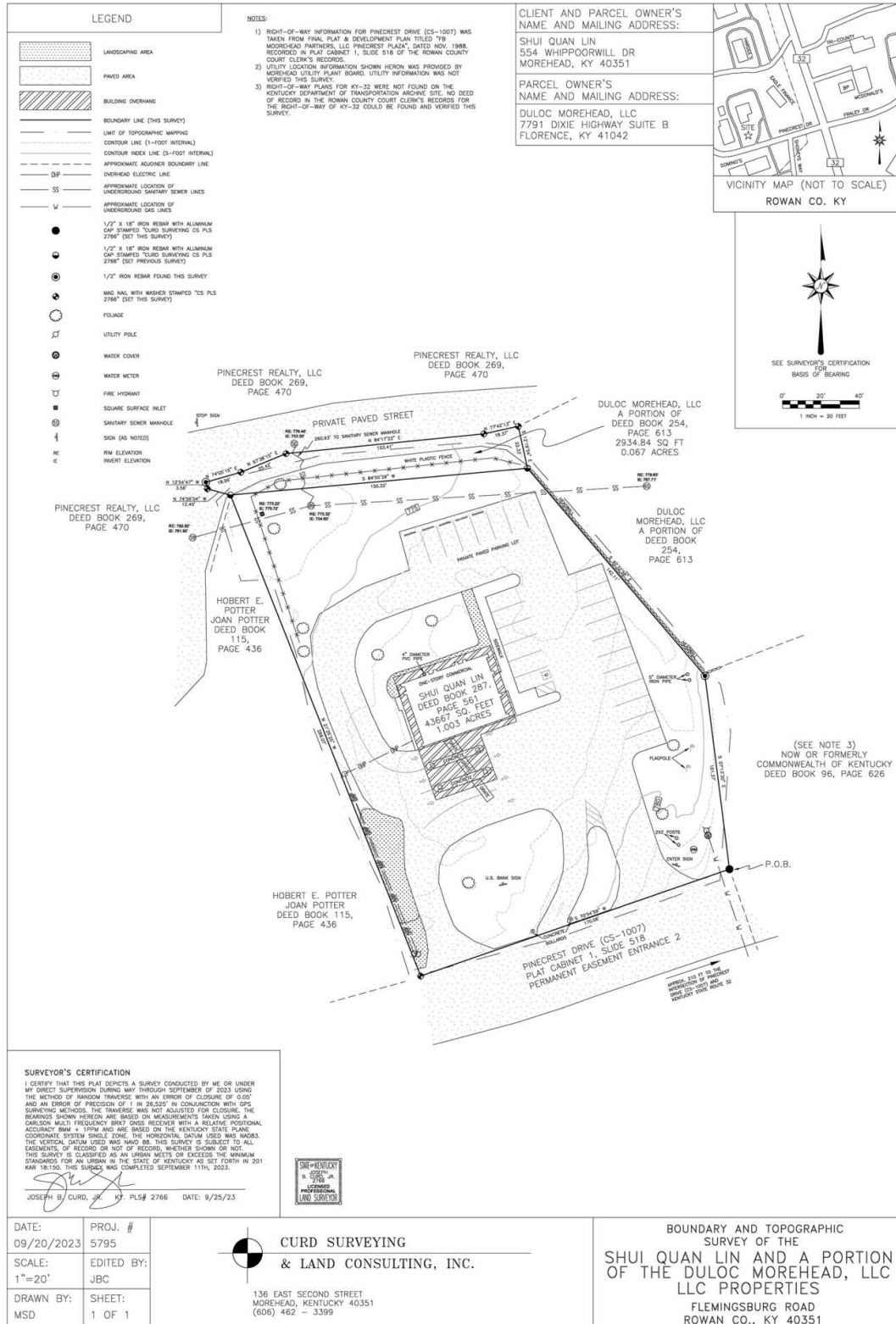
For Lease  
1.1 AC Lot  
\$5,500/Month NNN



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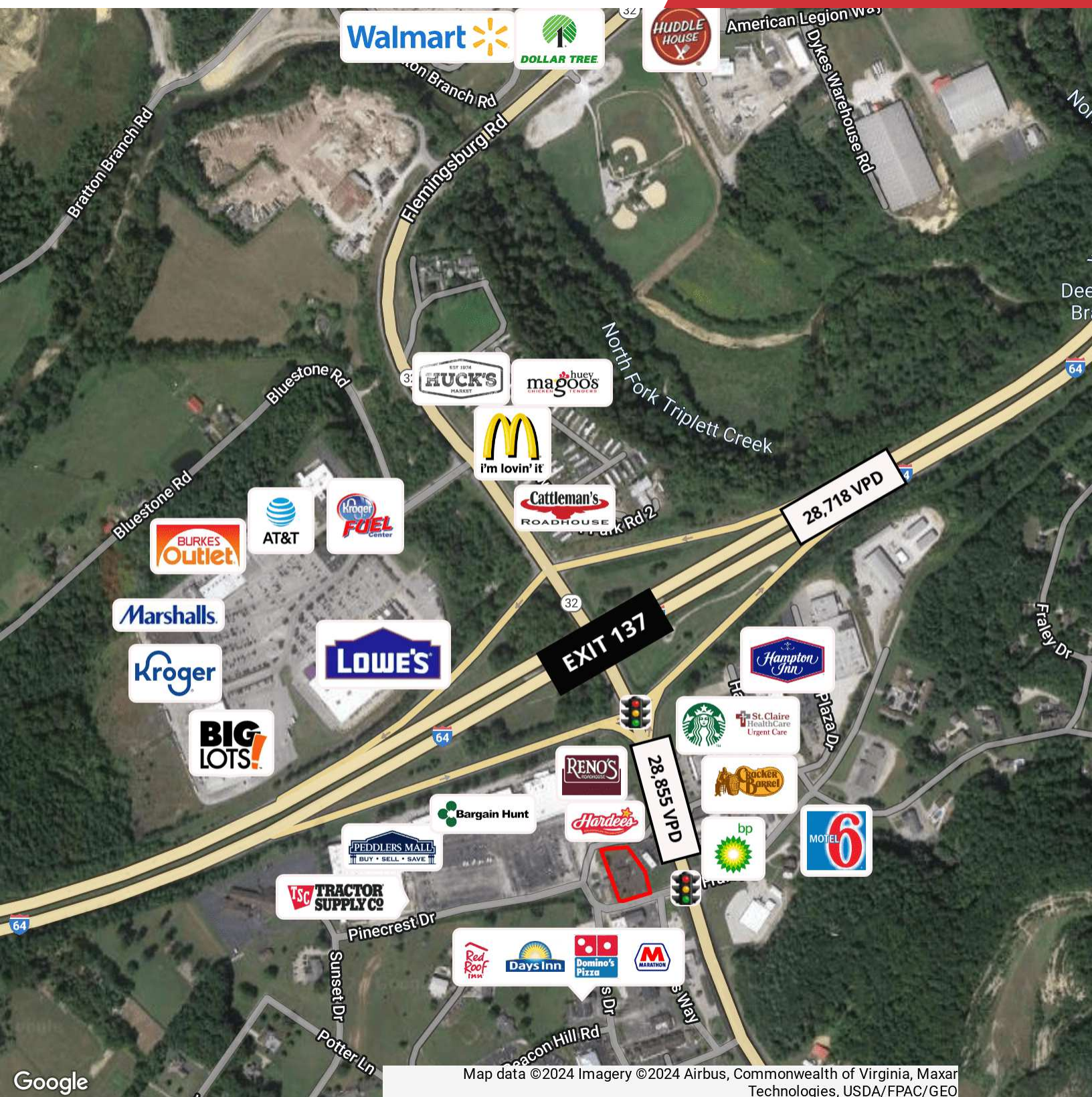








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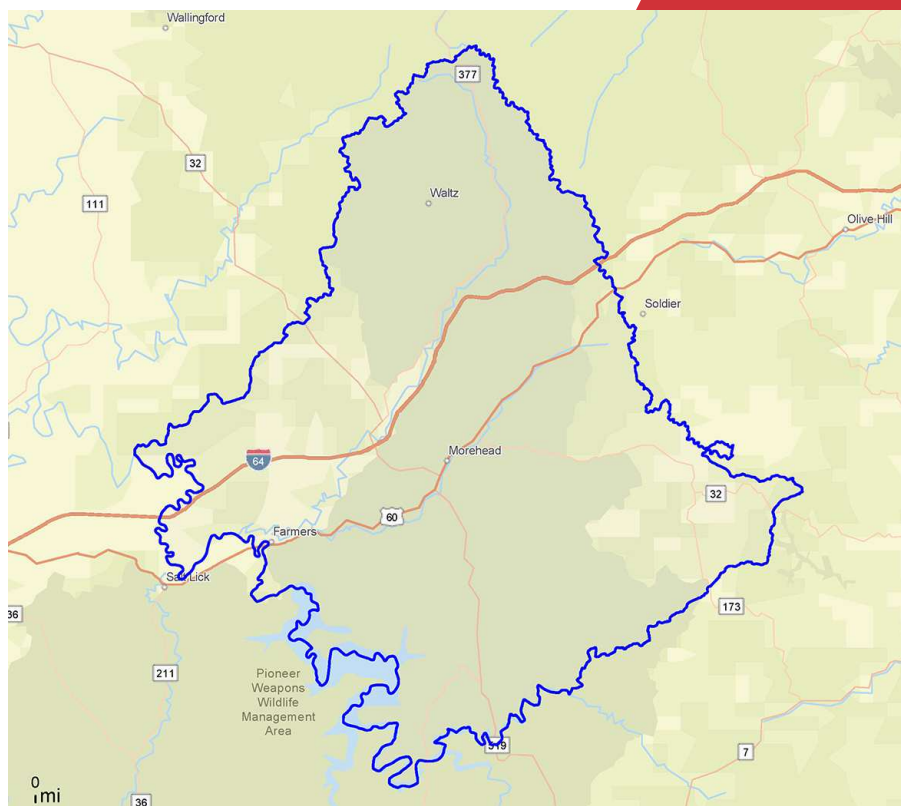
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## Rowan County Demographics

2023

Population

24,903

Households

9,245

Average Household Income

\$77,104