



Walmart Retail Plaza

191 Walmart Way
Maysville, Kentucky 41056

Property Highlights

- +/-69,500 SF Walmart shadow center located on AA Highway
- Center anchored by Walmart, Marshalls and Dollar Tree
- Other nearby retailers include Lowes, Kroger, Ross Dress For Less and Hobby Lobby
- Maysville is the retail and employment hub of a seven county area — Mason, Bracken, Robertson, Fleming and Lewis counties in Kentucky as well as Brown and Adams counties in Ohio
- Meadowview Regional Medical Center is a 100-bed, acute care, JCAHO accredited facility less than 2 miles from the center; Nearby Maysville Community and Technical College has +/-1,500 students
- Other tenants include Rack Room Shoes, Cato, Great Clips, T-Mobile, H&R Block, Sun Tan City and Sleep Outfitters
- Pylon signage available
- NNN's estimated to be \$2.17 PSF

Spaces

Suite 215

Lease Rate

\$17.00 SF/yr

Space Size

5,000 - 6,800 SF

Suite 219

\$19.00 SF/yr

1,800 - 6,800 SF

For More Information

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Suite	Tenant Name	Size SF
179	Sleep Outfitters	3,200 SF
183	Penn Station Subs	1,600 SF
185	Sun Tan City	2,400 SF
189	Lendmark Financial	2,400 SF
191	Dollar Tree	2,000 SF
195	Dollar Tree	8,440 SF
201	Nail Salon	1,500 SF
205	Lulu's Smoke Shop	4,017 SF
209	Cato	3,900 SF
215	AVAILABLE 2/1/26	5,000 SF
219	AVAILABLE	1,800 SF
221	T-Mobile	1,700 SF
223	Great Clips	1,500 SF
225	H&R Block	2,100 SF
229A	Marshalls	23,125 SF
229B	Rack Room Shoes	5,006 SF



Lease Information

Lease Type:	NNN est to be \$2.17 PSF	Lease Term:	Negotiable
Total Space:	1,800 - 6,800 SF	Lease Rate:	\$17.00 - \$19.00 SF/yr

Available Spaces

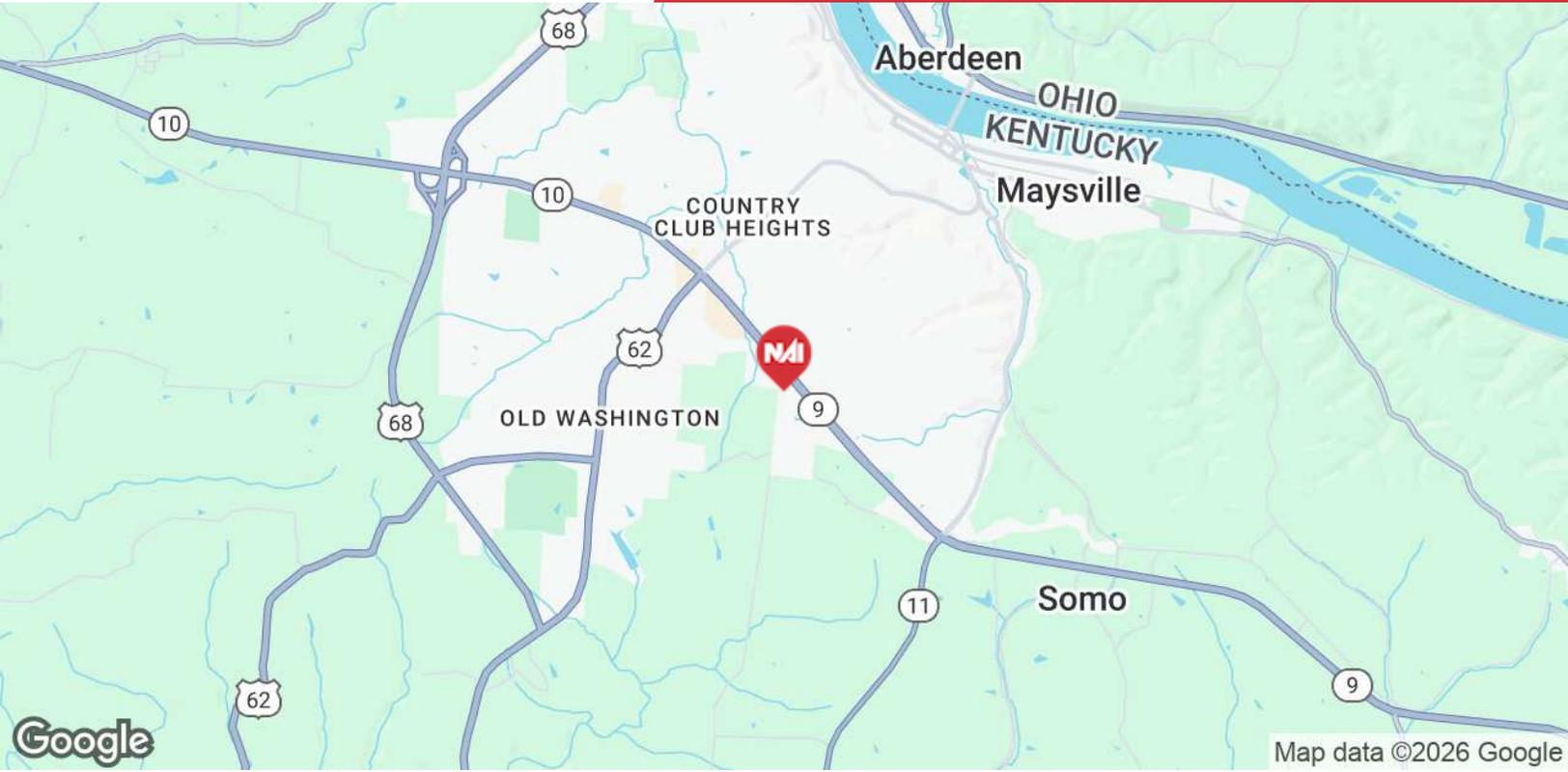
Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 215	5,000 - 6,800 SF	NNN	\$17.00 SF/yr	Available 2/1/26
Suite 219	1,800 - 6,800 SF	NNN	\$19.00 SF/yr	-



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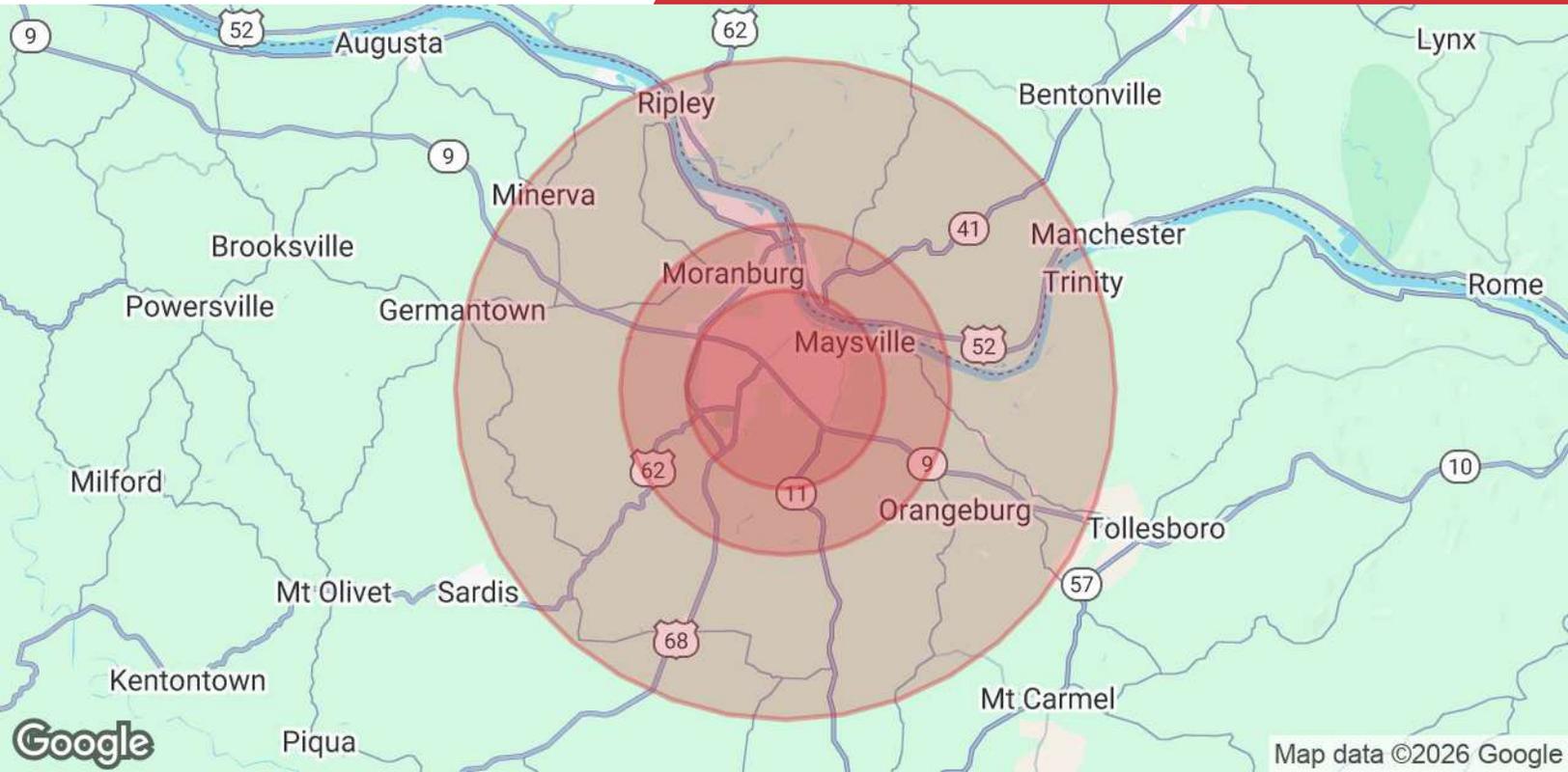
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Population

	3 Miles	5 Miles	10 Miles
Total Population	9,254	12,731	21,107
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	4,059	5,587	9,026
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$74,646	\$74,066	\$79,944
Average House Value	\$195,656	\$195,709	\$207,054

Demographics data derived from 2024 STDB