



BELLCORNERSTONE
Commercial Real Estate

38,000 SF STOREFRONT/WAREHOUSE
1776 STATE ROUTE 121, MAYFIELD, KY 42066

Asking: \$1,850,000



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EXECUTIVE SUMMARY

1776 STATE ROUTE 121,
MAYFIELD, KY 42066



TRIFECTA
REAL ESTATE

BELL CORNERSTONE
Commercial Real Estate

**Asking Price:
\$1,850,000**

Cap Rate	TBD
Current Structure	Owner Operator
Gross Leasable Area (GLA)	38,000 SF
Price/SF (GLA)	\$48.68
Year Built	1984
Lot Size	4.71 Acres
Parking Spaces	107
Zoning	B-1
Dock High Doors	3



Tap to view
Google Map

Sale Leaseback Opportunity Summary

Legal Tenant	Mayfield Hardware and Lumber
Lease Type	Negotiable
Roof	Negotiable
Structure	Negotiable
Ownership Interest	Fee Simple
Requested Lease Term	5 Years
Requested Lease Rate	Negotiable (Mkt \$3-5/PSF)
Requested Leased Area	19,000
Rent Increases	Negotiable
Lease Guaranty	Personal

Estimated Rent Schedule (NNN)

Base Term	Annual Rent	Rent / Month	Rent / SF	Cap Rate
Space 1 - 5 Years	\$76,000	\$6,333.33	\$4.00	
Space 2 - 5 Year	\$57,000	\$4,750.00	\$3.00	
TOTAL	\$133,000	\$11,083.00	\$3.50	7.20%

DEAL SUMMARY

1776 STATE ROUTE 121,
MAYFIELD, KY 42066



Trifecta Real Estate and BellCornerstone are pleased to present this sale-leaseback opportunity for the property located at 1776 KY-121 in Mayfield, Kentucky. This asset currently operates as a hardware store and offers exceptional visibility and scale for a wide range of commercial uses.

Property Overview

The property comprises a 38,000-square-foot freestanding building on a 4.71-acre lot. Originally built in 1984, the facility is designed to accommodate both retail and light-industrial warehousing operations. The ideal fit is a combination of storefront and warehousing/distribution. There is also an outdoor capacity of 8,200 SF, including covered outdoor storage and loading capabilities, with one loading dock and three dock-high doors. Plus, ample on-site parking with 107 spaces.

Strategic Location & Visibility

Located along a main commercial corridor, this property is ideally positioned for users seeking a high-profile presence in Western Kentucky. The site benefits from its proximity to major national anchors, local hubs, and nearby retailers, including a Walmart Supercenter and Lowe's Home Improvement, as well as the Wyatt Crossing Shopping Center, Mayfield Marketplace, and Towne Center.

Sale-Leaseback Opportunity

Currently 100% occupied by a single user, Mayfield Hardware and Lumber, this deal offers space and value-add flexibility for a new owner. The current user prefers to vacate up to 50% of the building (19,000 SF), allowing an investor to bring in a second tenant.



PARIS ROAD
14,200 VPD

**SUBJECT
PROPERTY**

S. CASTLEMEN BYPASS
10,300 VPD

KY-80
7,300 VPD



Wyatt Crossing
Shopping Center

Walmart

Mayfield
Marketplace

Towne Centre
Shopping Center

Lowe's HIW

T-Mobile

Signet FCU

FNB Bank
South

SUBJECT

Castleman
Tire





Parcel Map

Lot Size: 4.71 Acres

Parcel Number:
106.00.00.010.00

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Commercial Real Estate





MARKET OVERVIEW

Graves County, KY

In West Kentucky, Graves County stands out as a prime business location, leveraging its strategic location and business-friendly environment. The county benefits from significant transportation links, including Interstate 69 and Highway 45, as well as two river ports, enhancing connectivity across the Mississippi and Ohio River Valleys. This infrastructure supports diverse industries, from the world-renowned centrifugal air compressor repair sector to food processing and advanced manufacturing.

Recent years have seen substantial growth, with over 725 jobs created and \$111.5 million invested in recovery and development efforts. Economic indicators further underscore the area's vitality, with 1.6% job growth in 2022, an 8.6% wage increase, and a prime-age labor force participation rate of 79.50%. Graves County is poised for continued success with a labor force exceeding 150,000 within a 45-minute drive.

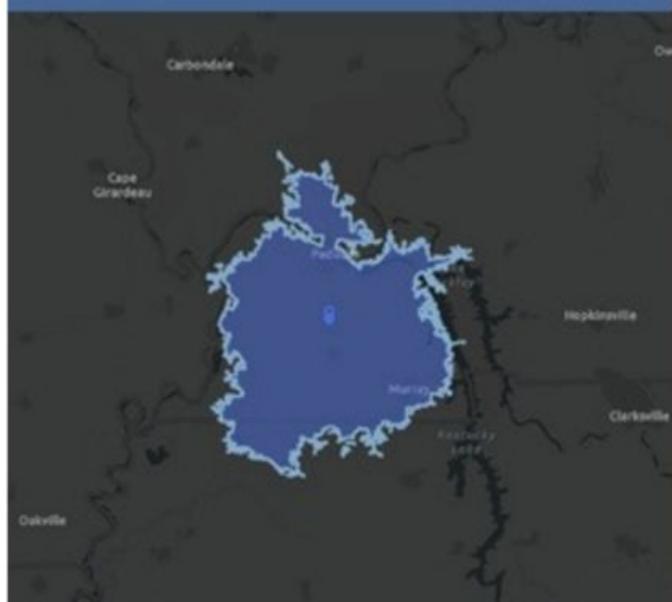
With low taxes and a commitment to industry support, Graves County's robust economic landscape makes it an attractive destination for investment and business expansion. Its strategic location and skilled, growing workforce make it an ideal choice for businesses seeking to thrive in a dynamic, supportive environment.



DEMOGRAPHIC PROFILE

200 Centech Dr, Hickory, Kentucky, 42051

Drive time of 45 minutes



Source: This infographic contains data provided by Esri (2023, 2028).

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EDUCATION

8.8%



37.0%
High School
Graduate



29.6%
Some College/
Associate's
Degree



24.6%
Bachelor's/Grad/
Prof Degree

INCOME

\$54,817

Median Household Income

\$33,016

Per Capita Income

\$116,491

Median Net Worth

EMPLOYMENT



53.8%



28.0%



18.3%

4.5%

Unemployment
Rate

KEY FACTS

231,131

Population

42.9

Median Age

96,579

Households

\$45,539

Median Disposable Income

HOUSEHOLD INCOME (\$)



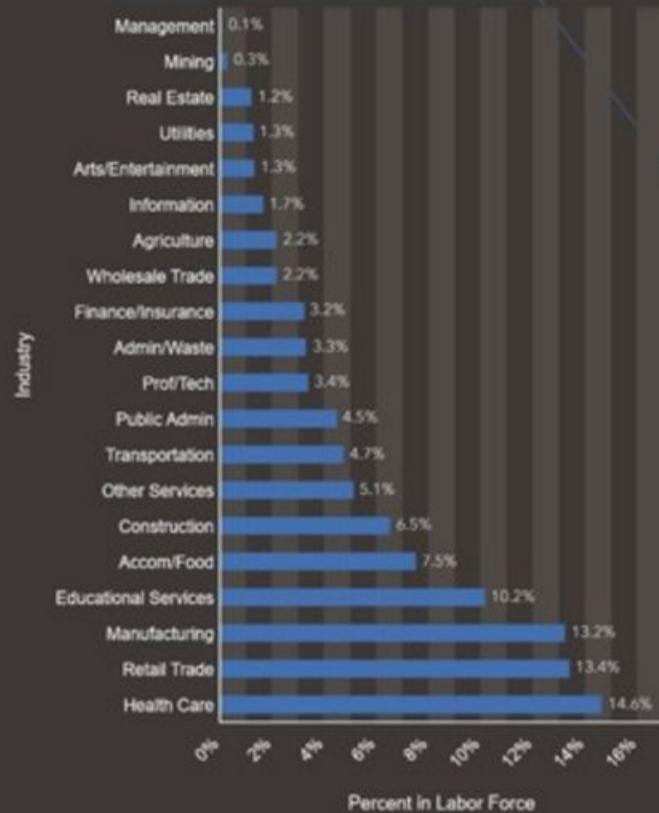
Economic Development Profile

200 Centech Dr, Hickory, Kentucky, 42051

Drive time of 45 minutes



Labor Force by Industry

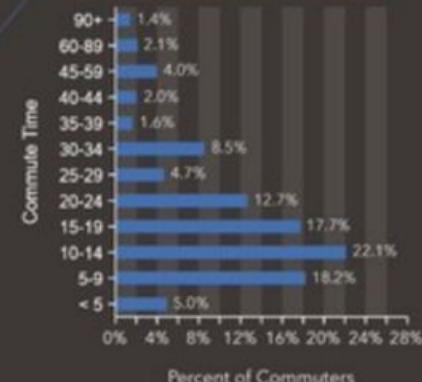


Workforce Overview

Employment



Commute Time: Minutes



Transportation to Work

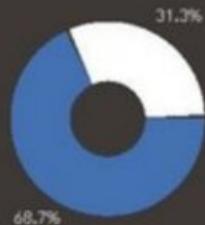
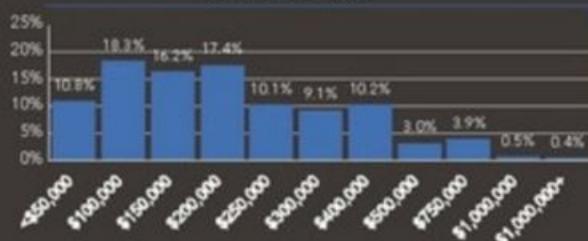


Businesses

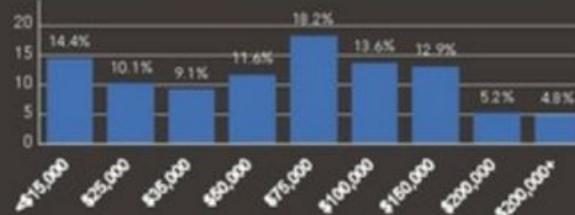


Home Ownership

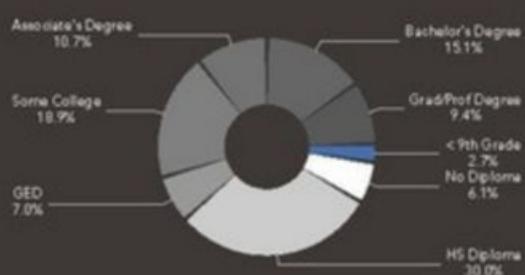
Home Value



Household Income



Educational Attainment



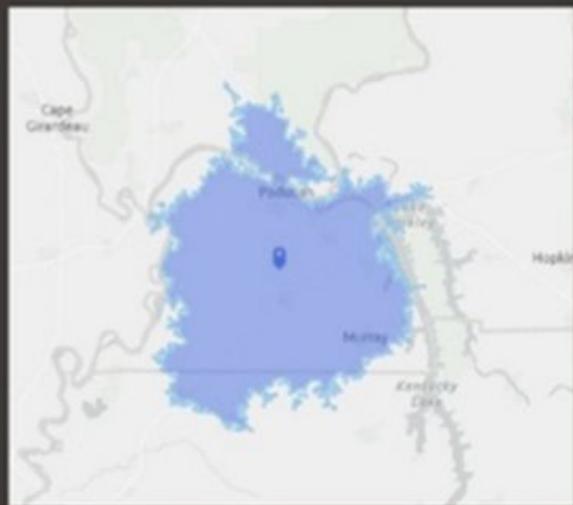
Community Overview

Tapestry segments

68	Salt of the Earth 13,914 households	14.4% of Households	▼
10B	Rooted 10,000 households	14.2% of Households	▼
12C	Small Town 12,000 households	9.3% of Households	▼

Key Facts

110,318	138	15,596
Total Housing Units	Housing Affordability Index	Households Below the Poverty Level
42.9	\$45,539	231,131
Median Age	Median Disposable Income	Total Population
68	36	79
Wealth Index	Diversity Index	Total Crime Index



POPULATION TRENDS AND KEY INDICATORS

231,131 Population 96,579 Households 2.30 Avg Size Household 42.9 Median Age \$54,817 Median Household Income \$163,438 Median Home Value 68 Wealth Index 138 Housing Affordability 36 Diversity Index

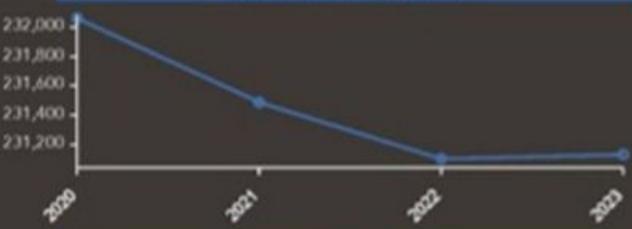
MORTGAGE INDICATORS



\$9,104 Avg Spent on Mortgage & Basics



17.9% Percent of Income for Mortgage



POPULATION BY AGE



Under 18 (19.2%) Ages 18 to 64 (58.7%)
Aged 65+ (22.2%)

POPULATION BY GENERATION



6.6%
Greatest Gen: Born 1945/Earlier



24.0%
Baby Boomer: Born 1946 to 1964



19.2%
Generation X: Born 1965 to 1980



21.4%
Millennial: Born 1981 to 1996



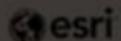
21.7%
Generation Z: Born 1999 to 2016



7.1%
Alpha: Born 2017 to Present



Housing: Year Built



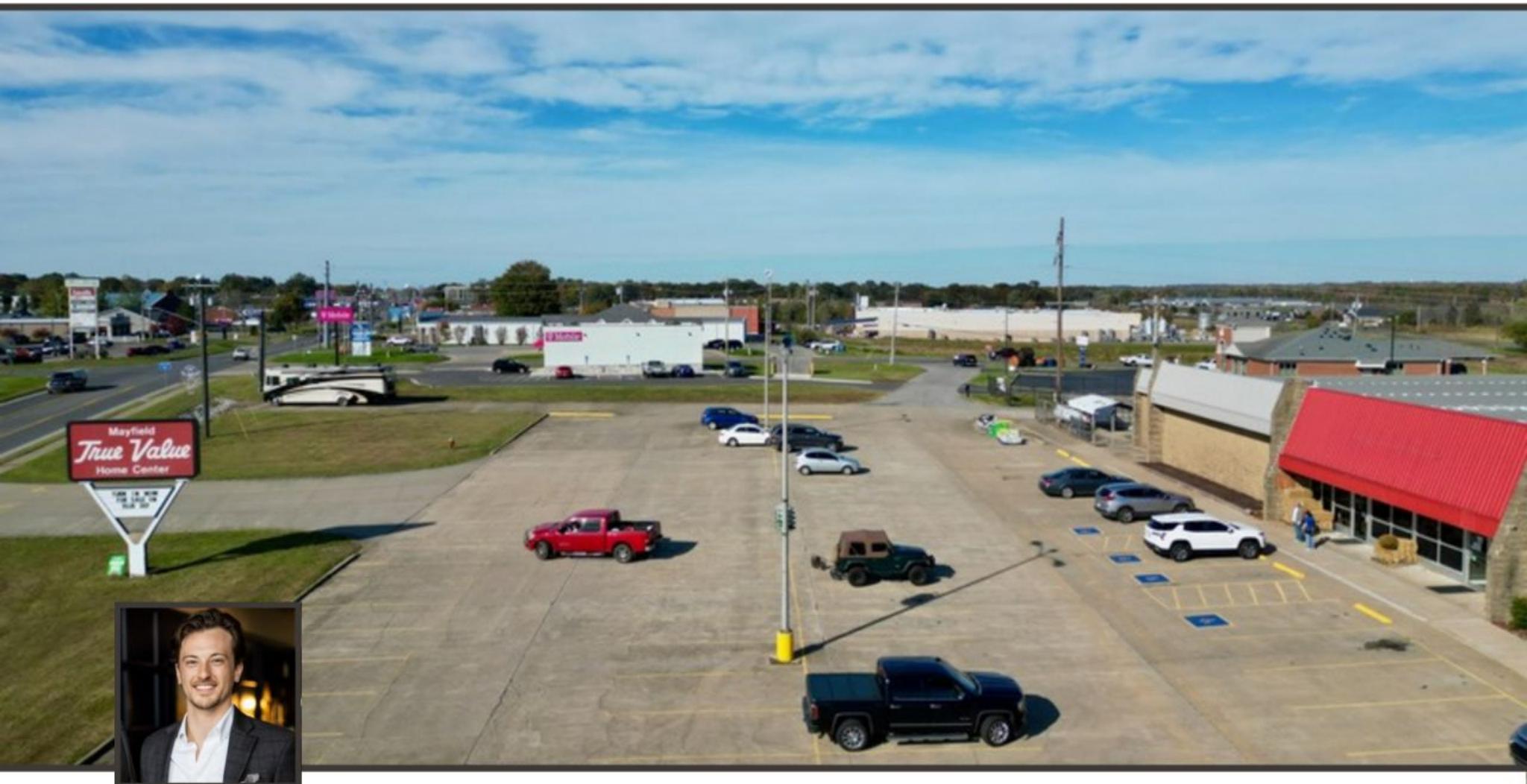
This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021).
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