



BELLCORNERSTONE
Commercial Real Estate

38,000 SF STOREFRONT/WAREHOUSE

1776 STATE ROUTE 121, MAYFIELD, KY 42066

Asking: \$1,850,000



BOR: Keanu Murphy
270-970-7467
keanu@trifectares.com
License: 244632

Listing Team:
Daniel Lynch
315-498-1600
dlynch@bellcornerstone.com

Keith Saville
315-692-0082
ksaville@bellcornerstone.com



EXECUTIVE SUMMARY

1776 STATE ROUTE 121,
MAYFIELD, KY 42066



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,
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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

HWY 45 N
17,000 VPD



CRACKER BARRELL, HAPTON INN,
HUCKS, BP, LINWOOD CHEVROLET,
PURCHASE FORD, YOUNGBLOOD'S
RV, POCKET'S GAS

I-69
12,000
VPD

Mayfield ReBuild
Area

S. CASTLEMEN BYPASS
10,300 VPD

Subject Property



Parcel Map

Lot Size: 4.71 Acres

Parcel Number:
106.00.00.010.00



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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.



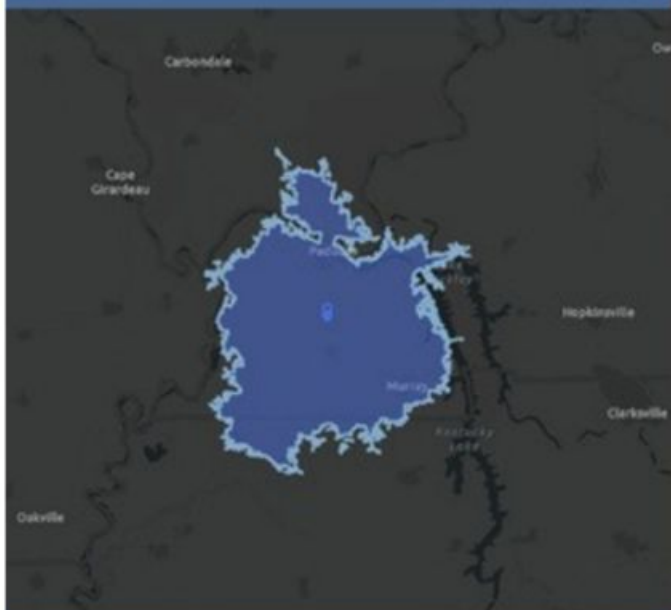
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DEMOGRAPHIC PROFILE

200 Centech Dr, Hickory, Kentucky, 42051

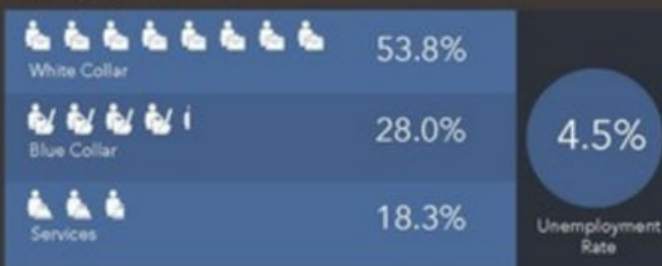
Drive time of 45 minutes



EDUCATION



EMPLOYMENT



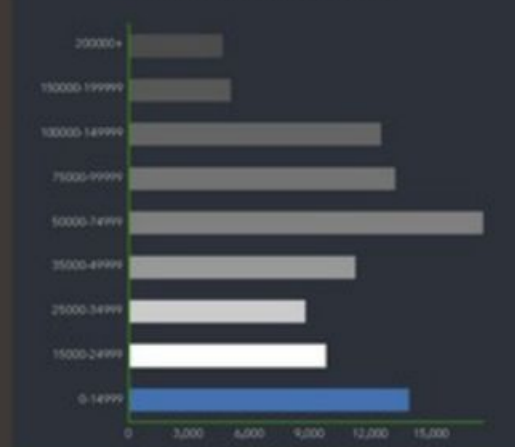
KEY FACTS



INCOME



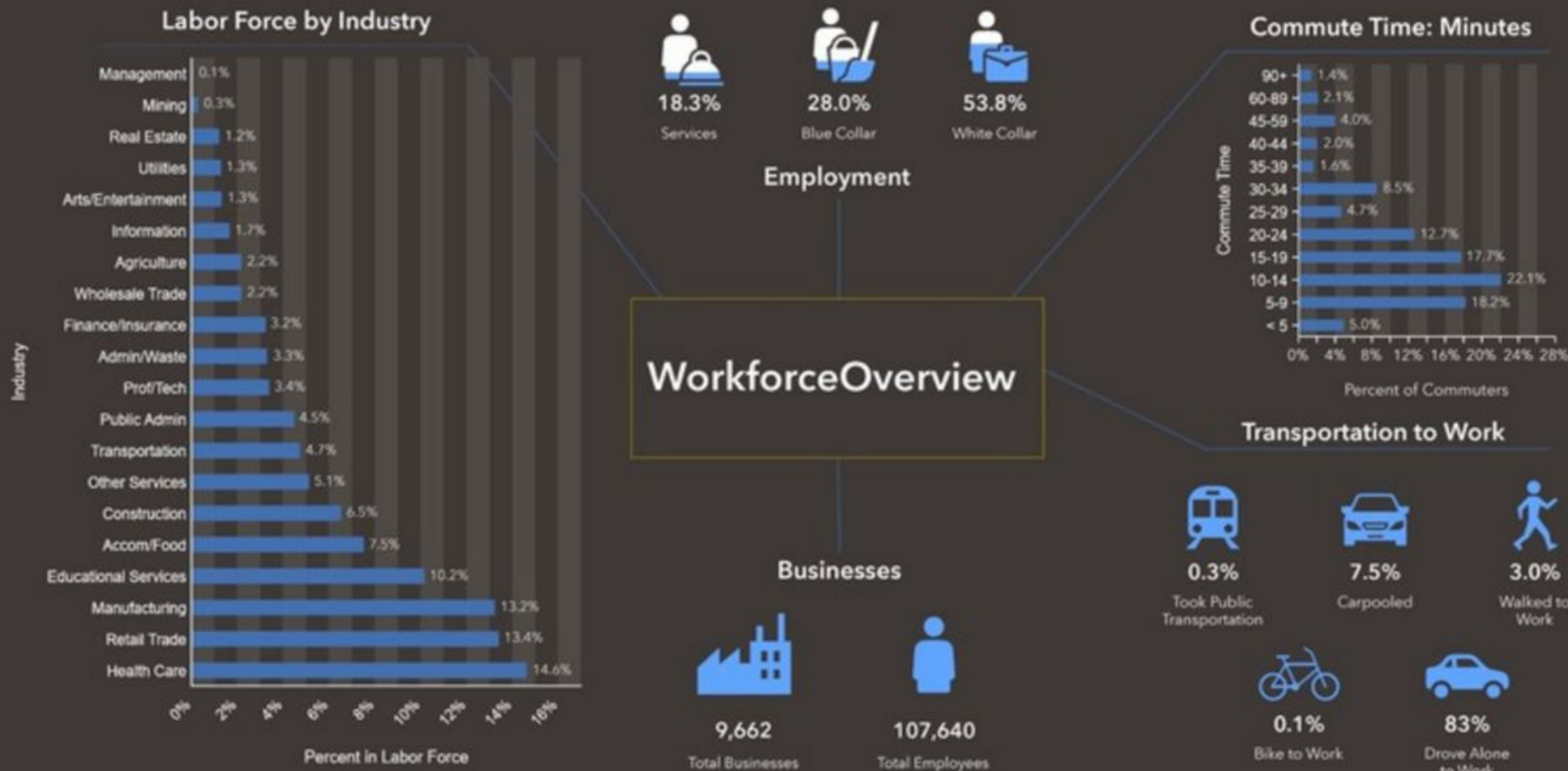
HOUSEHOLD INCOME (\$)



Economic Development Profile

200 Centech Dr, Hickory, Kentucky, 42051

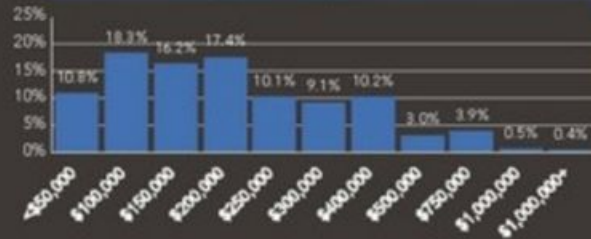
Drive time of 45 minutes



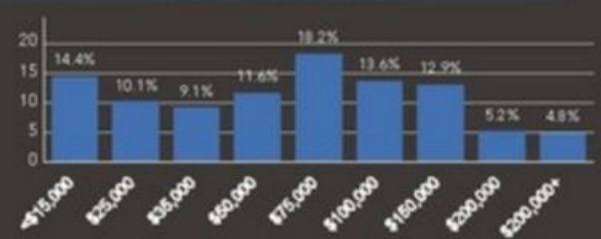
Home Ownership



Home Value



Household Income



Community Overview

Educational Attainment



Key Facts

110,318

Total Housing Units

138

Housing Affordability Index

15,596

Households Below the Poverty Level

42.9

Median Age

\$45,539

Median Disposable Income

231,131

Total Population

68

Wealth Index

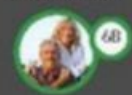
36

Diversity Index

79

Total Crime Index

Tapestry segments



48

Salt of the Earth

13,914 households

14.4% of Households



106

Rooted Rural

households

14.2% of Households



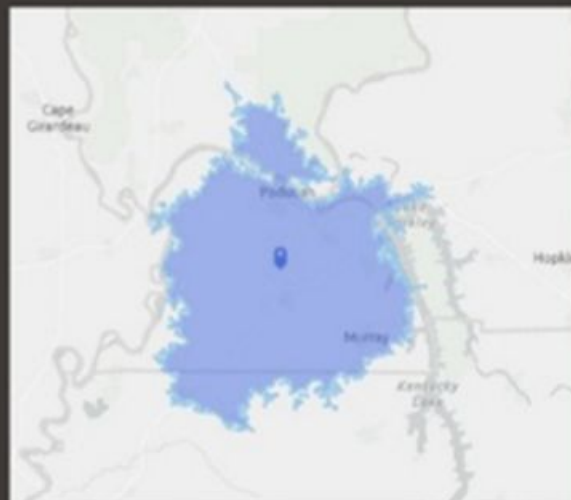
120

Small Town Sincerity

households

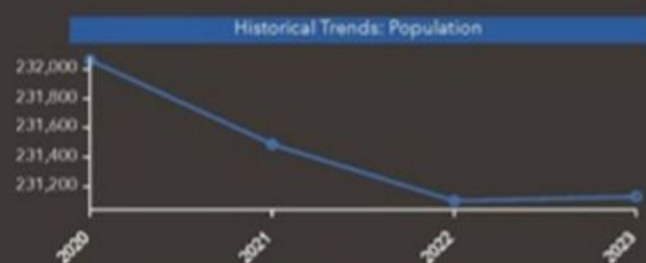
9.3% of Households

POPULATION TRENDS AND KEY INDICATORS

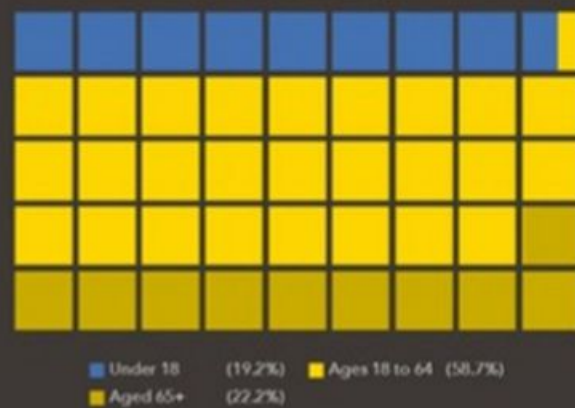


231,131	96,579	2.30	42.9	\$54,817	\$163,438	68	138	36
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



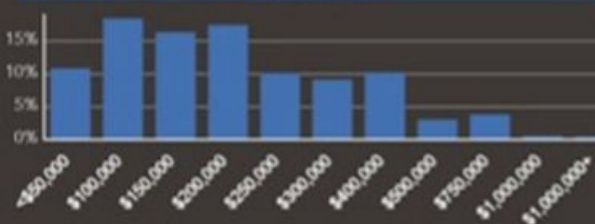
POPULATION BY AGE



POPULATION BY GENERATION



Home Value



Housing: Year Built





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