

OFFERING MEMORANDUM

RETAIL SPACE - FOR SALE

1776 KY 121, Mayfield, KY 42066

FOR SALE: \$1,850,000



38,000 SF + 8,200 SF COVERED OUTDOOR STORAGE | 4.71 AC | B-1 ZONING

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OFFERING MEMORANDUM

1776 KY 121

Mayfield, KY 42066

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective subtenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sublease and its terms, and any negotiations or discussions with respect to the transaction (collectively, “Confidential Information”) are confidential.

Prospect agrees that it shall, and that it shall cause Prospect’s representatives to, maintain and protect the confidentiality of all Confidential Information.

Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect’s behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

1776 KY 121 Mayfield, KY 42066

BellCornerstone is pleased to present a unique sale and lease opportunity at 1776 KY 121 in Mayfield, Kentucky. Currently operated as a hardware store, this 38,000 square foot freestanding building, along with 8,200 SF of covered outdoor storage space offers exceptional visibility, flexibility, and scale for a wide range of commercial uses. The property sits on 4.71 acres along a main commercial corridor, making it ideal for retailers, service providers, or light industrial users seeking a prominent and visible presence in Western Kentucky.



MARKET OVERVIEW

Mayfield, KY

Mayfield is a small city in southwestern Kentucky and serves as the county seat of Graves County. It anchors the Mayfield micropolitan area, which sits within the Paducah-Mayfield combined statistical region. Economically, the region is relatively rural and agricultural, with manufacturing, retail, and healthcare as key local employment sectors. The city acts as a regional hub for surrounding rural communities. Its position in the “Purchase” region of Western Kentucky gives it geographic relevance linking Tennessee, Kentucky, and southern Illinois. Culturally, Mayfield is a modest small city with local retail, schools, community institutions, and regional services. It also suffered serious damage from the December 2021 tornado outbreak, impacting housing and physical infrastructure (which may still affect recovery and redevelopment dynamics).



DEMOGRAPHIC SUMMARY

MAYFIELD, KY

POPULATION

Mayfield
9,713

State: Kentucky 4.5 Million

MEDIAN AGE

Mayfield
37.1 Years

State: Kentucky 39.1 Years

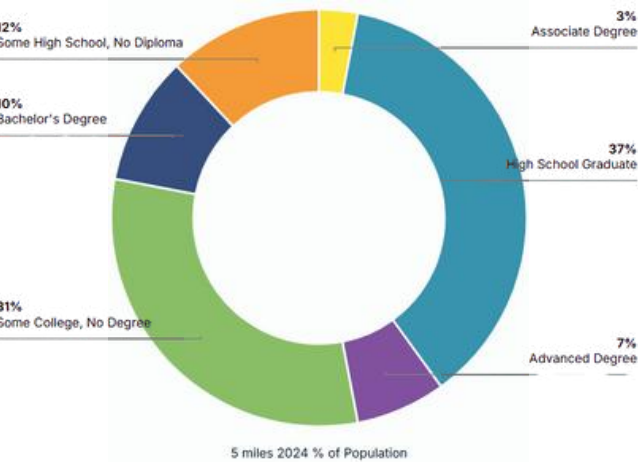
MEDIAN HOUSEHOLD INCOME

Mayfield
\$41,458

State: Kentucky \$62,417

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Kentucky at large.



2024 STATISTICS

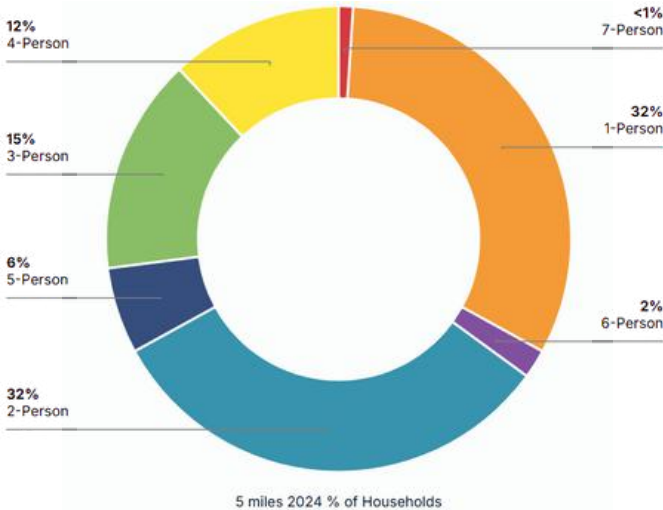
	2 Mile	5 Mile	10 Mile
Population 2024	8,426	16,761	27,003
Total Households	3,347	6,733	10,820
Avg Household Size	2.4	2.4	2.4
Avg Household Income	\$47,915	\$57,251	\$62,498

ECONOMIC INDICATORS

5.7% Mayfield
Unemployment Rate

4.6% U.S.
Unemployment Rate

HOUSEHOLDS



Mayfield
6,015

State: Kentucky 1.792 Million



Average
Household Size

LOCATION OVERVIEW



AIRPORT PROXIMITY

Mayfield-Graves County Airport (M25):

Located about 3 miles northeast of downtown Mayfield, this general aviation facility primarily serves private aircraft, flight training, and business aviation. It does not offer scheduled commercial service but is a convenient option for local air access.

Barkley Regional Airport (PAH): Situated in Paducah, Kentucky, approximately 27 miles north of Mayfield, Barkley Regional is the nearest commercial airport. It offers daily commercial flights connecting to major hubs, along with cargo and general aviation services.

Cape Girardeau Regional Airport (CGI):

Located about 65 miles north of Mayfield in Cape Girardeau, Missouri, this airport provides scheduled passenger service to hubs such as Chicago O'Hare through regional carriers. It is a practical option for travelers seeking additional domestic flight connections.

Evansville Regional Airport (EVV): About 120 miles northeast of Mayfield in Evansville, Indiana, EVV offers multiple daily flights to major U.S. hubs including Atlanta, Charlotte, Dallas/Fort Worth, and Chicago. It is the largest commercial airport within a two-hour drive, making it a strong alternative for broader connectivity.



HIGHWAY ACCESS

U.S. Route 45: North-south highway passing through Mayfield and continuing to Paducah to the north.

Kentucky Route 80 (KY 80): East-west state highway that has a bypass around Mayfield; a new 4-lane bypass section opened in 2020 to improve regional connectivity.

Kentucky Route 121 (KY 121): Runs through Mayfield, connecting to other counties and towns.

Kentucky Route 97 (KY 97): Serves as a connector route entering Mayfield from southeast rural areas.

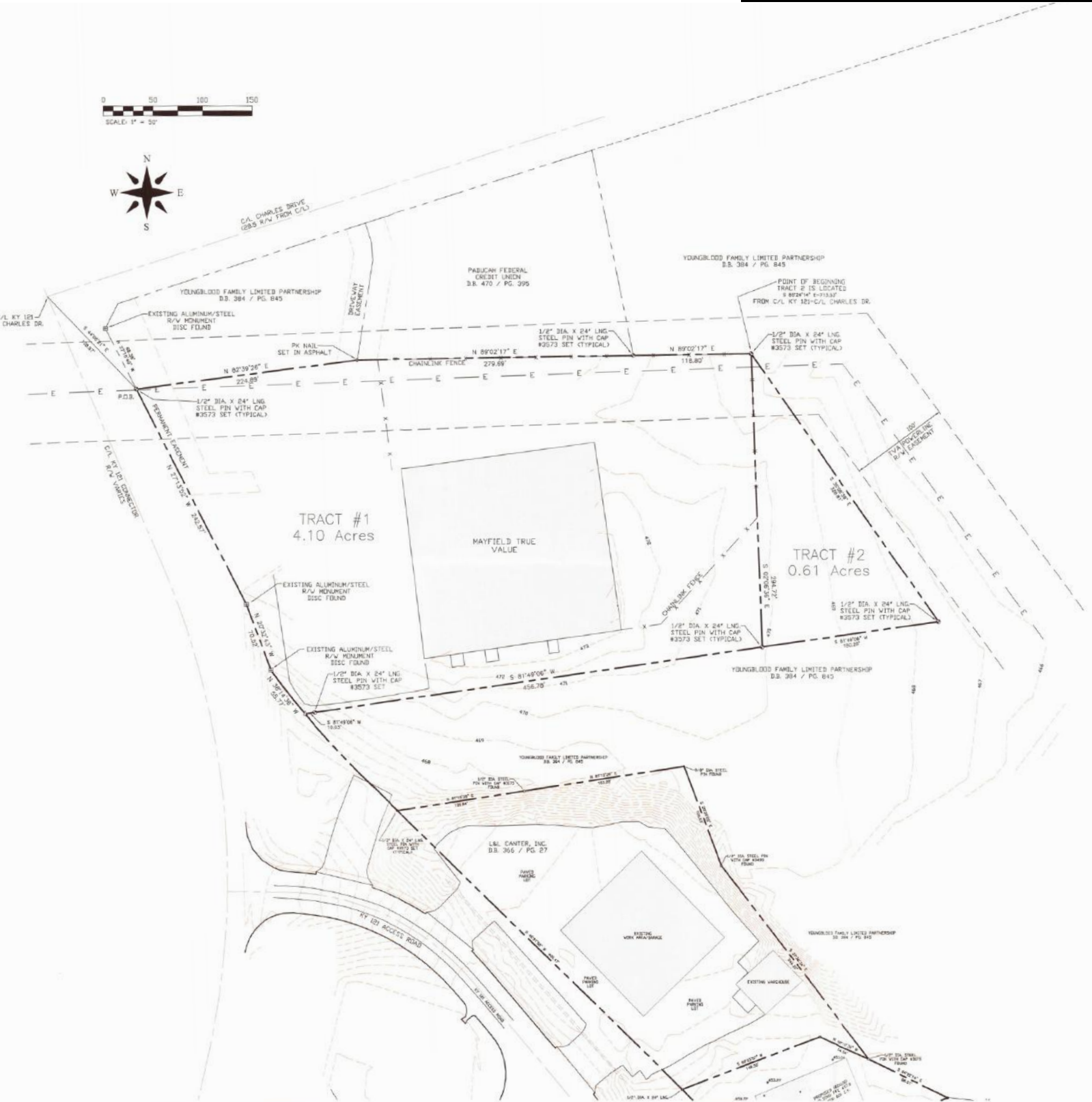
SITE OVERVIEW

SITE

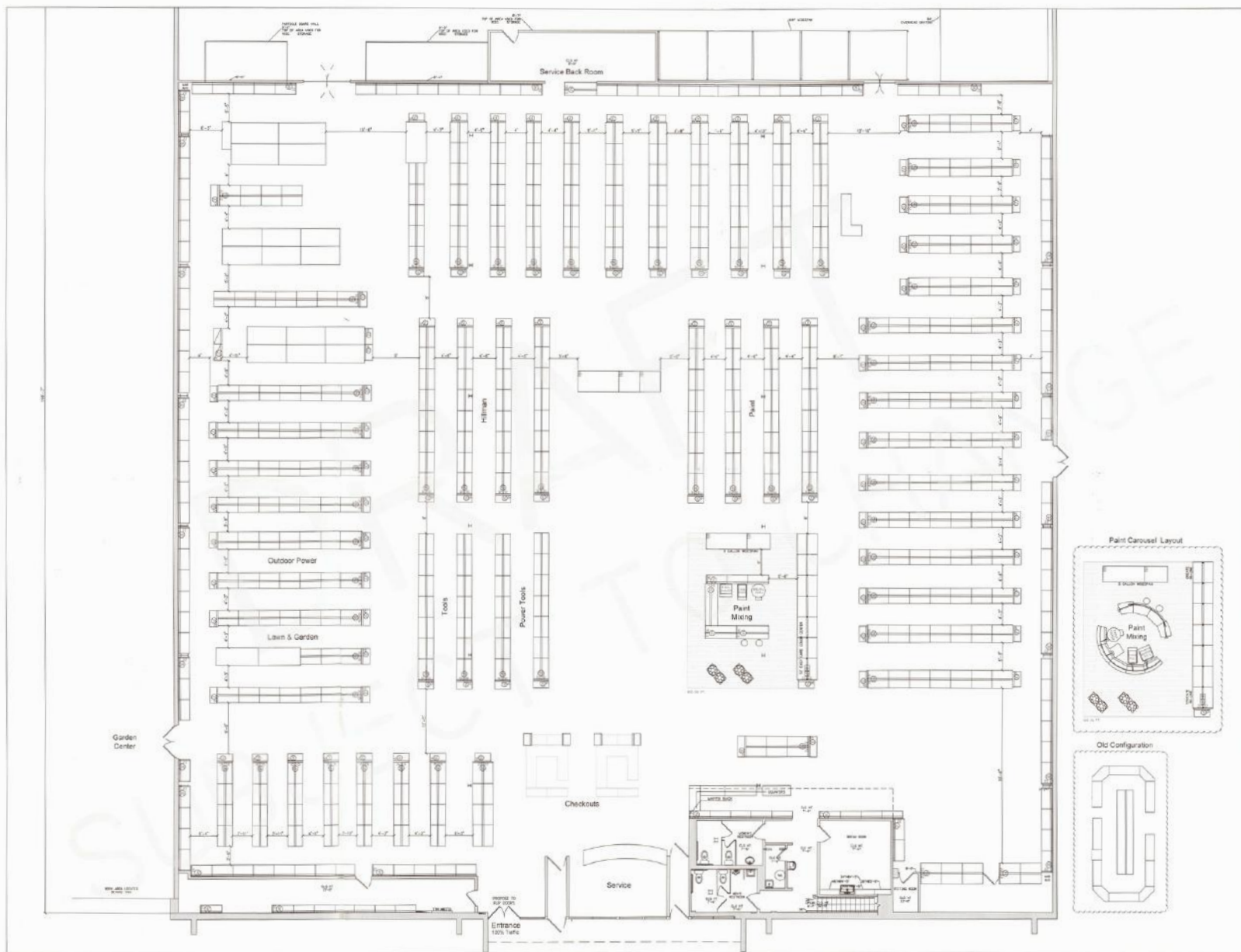
Property Type:	Retail
Parcel #:	106.00.00.010.00 & 11.00
Year Built:	Main Store - 1984 Rear Cantilever Shed - 2022
Total SF:	46,200 Total 38,000 SF Building 8,200 SF Covered Outdoor Storage
Acres:	4.71
Stories:	1
Parking:	102 Spaces
Foundation:	Concrete
Central HVAC	
Wet Sprinkler system	
Site Coverage Ratio:	22.5%



SITE SURVEY



FLOOR PLAN







5X TOP SALES
POWER
BROKER

BELLCORNERSTONE
Commercial Real Estate

2019 2020 2021
2022 2023

BELLCORNERSTONE
Commercial Real Estate

**We Sell BIG
Buildings. *FAST.***

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