

For Lease

Shoppes of Maysville



165-169 Walmart Way
Maysville, Mason County, Kentucky, 41056

For More Information:

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Executive Summary



Property Details

Available SF	+/-4,577 SF
Lease Rate	NEGOTIABLE
Building Size	+/-9,000 SF

Location Map



Demographics

	5 Miles	10 Miles	20 Miles
Total Households:	5,560	9,291	27,641
Total Population:	13,171	22,576	69,139
Average HH Income:	\$61,633	\$64,114	\$59,870
Median HH Income:	\$37,321	\$40,126	\$38,523



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Complete Highlights

PROPERTY HIGHLIGHTS

- +/-9,000 SF Walmart shadow-anchored center in Maysville, Kentucky
- Center anchored by Walmart and Goody's with an adjacent Lowe's
- 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; With a convergence of rail, river, and highway accessibility, and a labor market approaching 200,000, Maysville is an excellent location for business and industry
- 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 in the center include Dollar Tree, Hibbett Sports, Cato, GameStop, Great Clips, T-Mobile, H&R Block, Sun Tan City, Penn Station Subs and Sleep Outfitters
- Suite 169: +/-4,577 SF for lease
- Pylon signage available
- Rental Rate: \$18.00 PSF NNN



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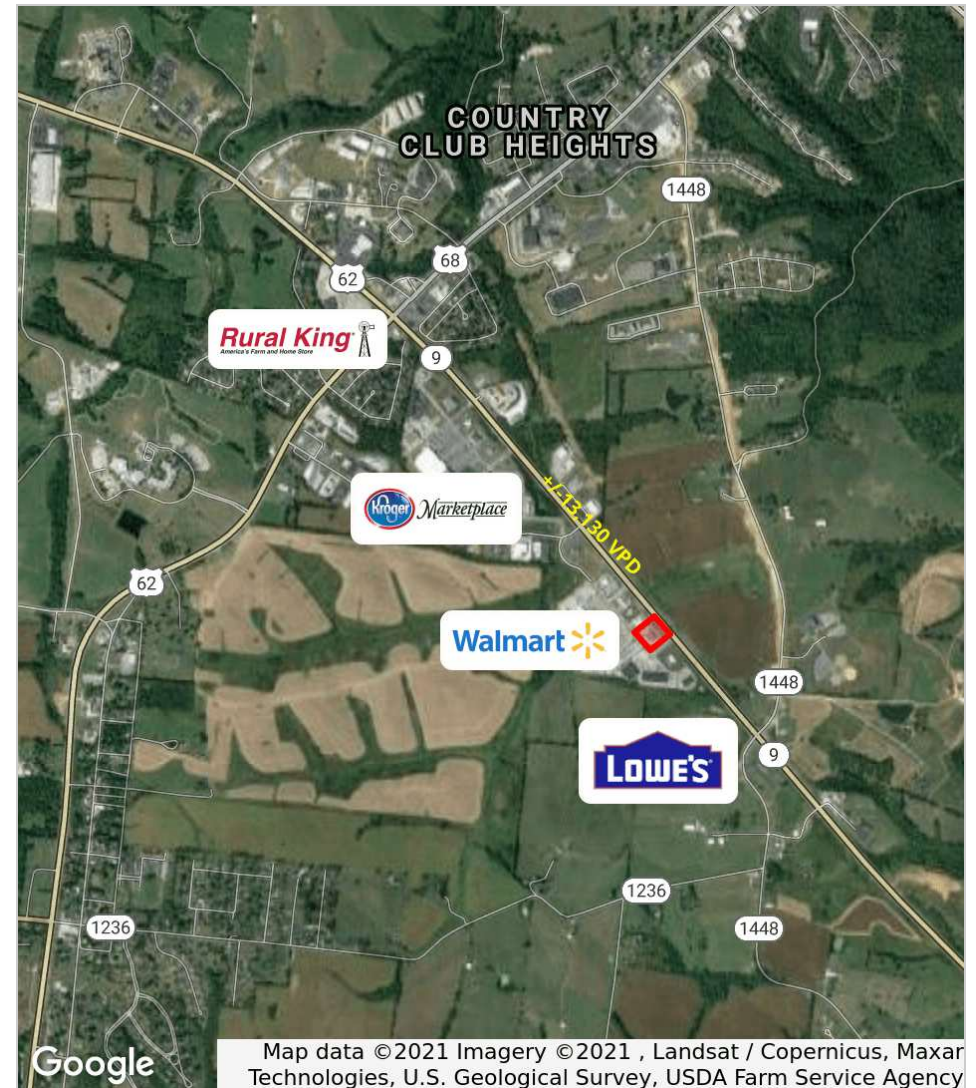
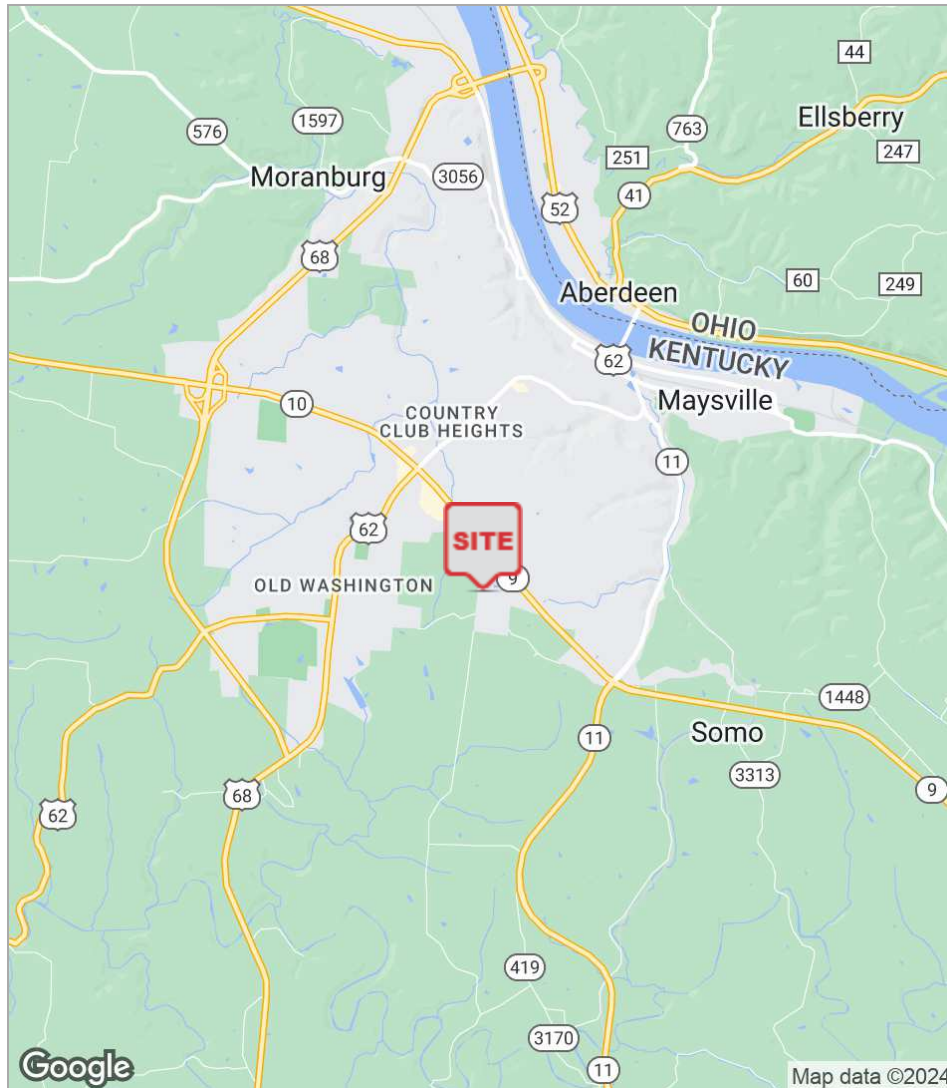
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Location Maps



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Shoppes of Maysville

Retailer Map



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Aerial Photographs



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Additional Photos



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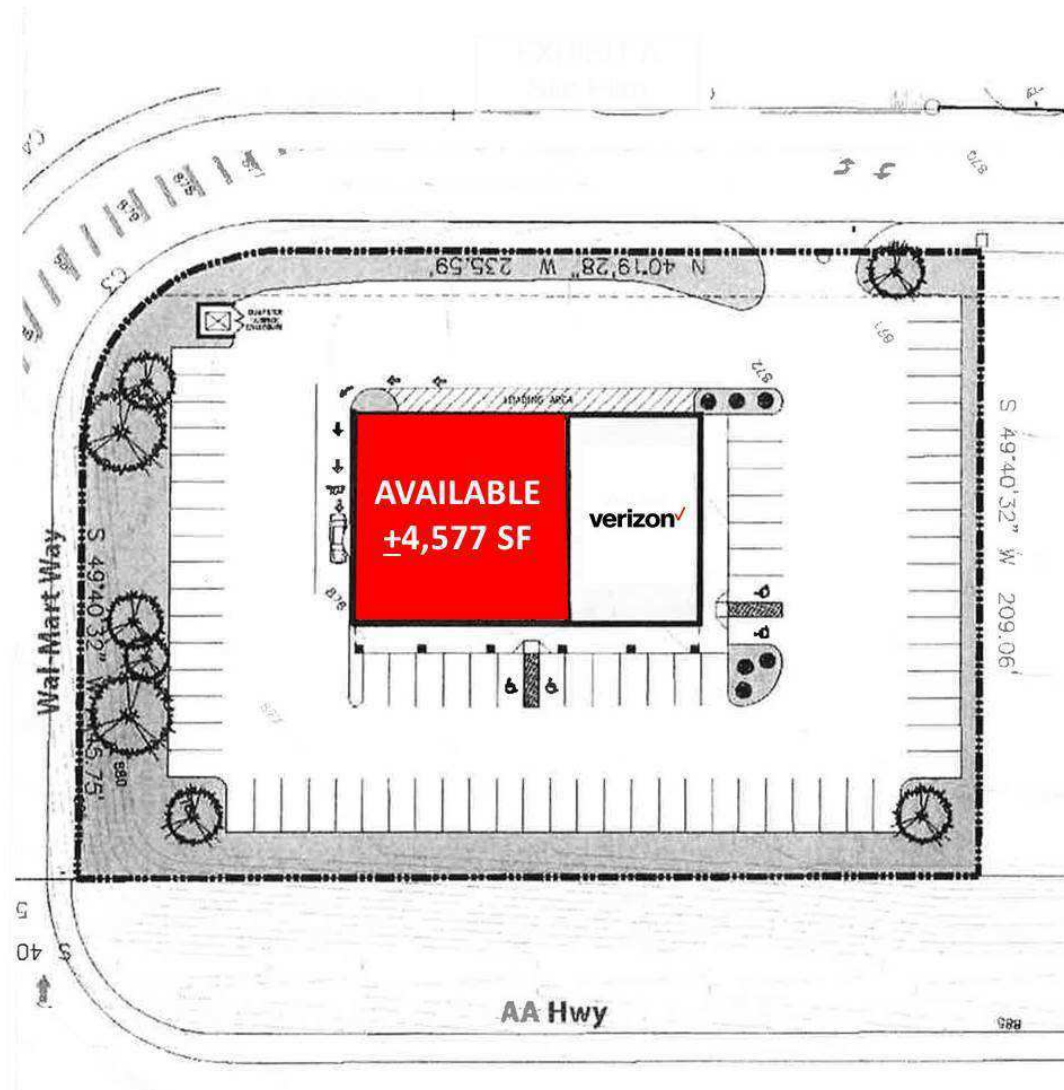
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Site Plan



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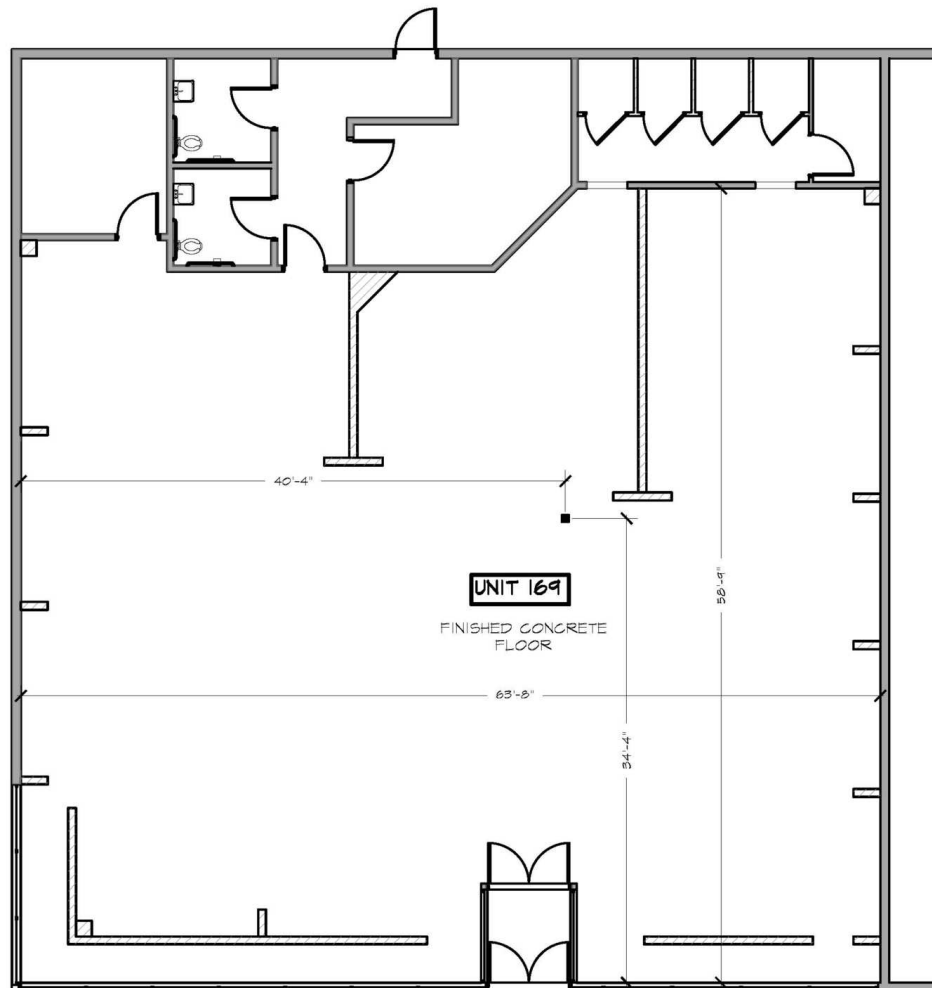
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Floor Plans



GENERAL NOTES:

DOCUMENT IS FOR REPRESENTATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION.

WALLS AND DEMISING WALLS ARE ASSUMED TO HAVE A THICKNESS OF 6"

BOTTOM OF STRUCTURAL BAR-JOIST IS $\pm 13'-10"$ +/- A.F.F.

ALL DIMENSIONS ARE APPROXIMATE, FIELD VERIFY.

ALL SQUARE FOOTAGE BASED ON BOMA CALCULATIONS. ALL SQUARE FOOTAGE MEASUREMENTS ARE TAKEN FROM THE CENTER OF THE PROPOSED DEMISING WALL TO THE FACE OF THE PROPOSED EXTERIOR WALLS. THESE ESTIMATES ARE IN CLOSE APPROXIMATION TO ACTUAL SQUARE-FOOTAGE.

 INDICATES 7" PARTITION HEIGHT $\pm 11'-0"$ A.F.F.



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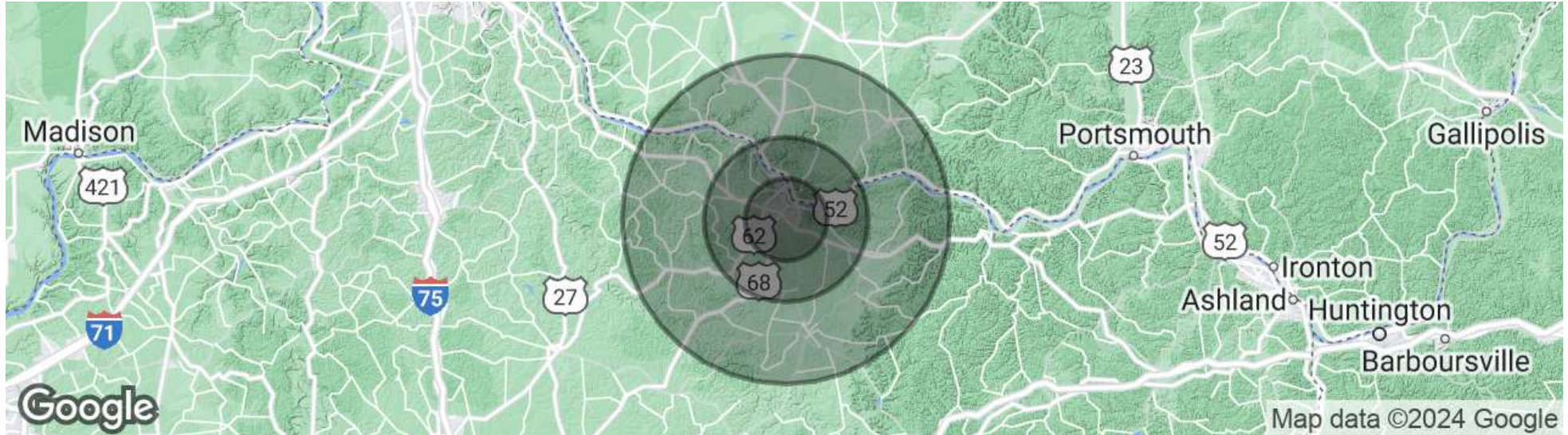
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Demographics Map & Report



POPULATION

	5 MILES	10 MILES	20 MILES
Total population	13,171	22,576	69,139
Median age	40.4	40.4	40.0

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total households	5,560	9,291	27,641
# of persons per HH	2.6	2.6	2.6
Average HH income	\$61,633	\$64,114	\$59,870
Average house value	\$86,180	\$104,543	\$118,937

* Demographic data derived from 2020 ACS - US Census



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