



# Paducah Center

2929 James Sanders Blvd  
Paducah KY 42001

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Robbins Properties

Principal

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## ROBBINS PROPERTIES

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

# HIGHLIGHTS

- Excellent Access at signalized intersection
- Anchored by TJ Maxx, PetSmart, Office Depot, Books-A-Million, Dollar Tree
- Excellent Location just off I-24 and between Wal-Mart and Mall
- Ample Parking
- Regional Center drawing from three states
- 3,360 SF formerly occupied by Catherines and adjacent to TJ Maxx
- 1,201 SF formerly occupied by Adecco
- Vacant space is available immediately



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
A-2	Vacant	1	3,360	NNN	Rate is negotiable
D	Vacant	1	1,201	NNN	Rate is negotiable

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## PROPERTY FEATURES

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CURRENT OCCUPANCY	97.00%
TOTAL TENANTS	12
BUILDING SF	123,628
GLA (SF)	123,502
LAND SF	624,650
LAND ACRES	14.34
YEAR BUILT	1999
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	636
PARKING RATIO	5.14/1000
NUMBER OF PADS	1
CORNER LOCATION	Yes
NUMBER OF INGRESSES	6
NUMBER OF EGRESSES	6

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## NEIGHBORING PROPERTIES

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NORTH	Commercial
SOUTH	Commercial
EAST	Commercial
WEST	Commercial

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## TENANT INFORMATION

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MAJOR TENANT/S	TJ Maxx, PetSmart, Office Depot, Books-A-Million
LEASE TYPE	NNN

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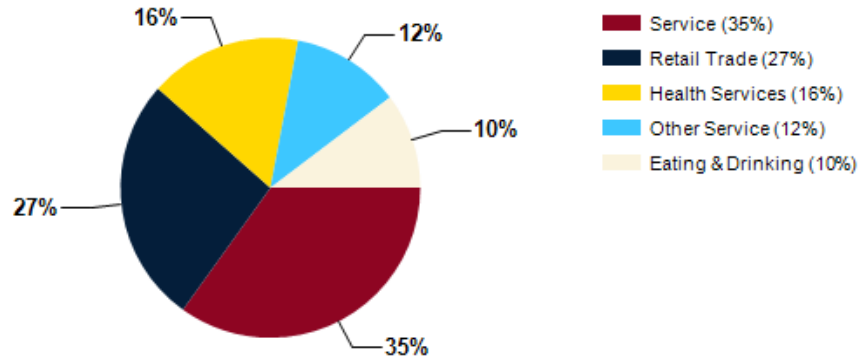




## Location

- The Center is strategically located between the Kentucky Oaks Mall, Wal-Mart Super Center and Home Depot just off I-24. This is a regional retail trade area drawing shopper from the surrounding state area. The estimated trade area is over 275,000 persons.

## Major Industries by Employee Count

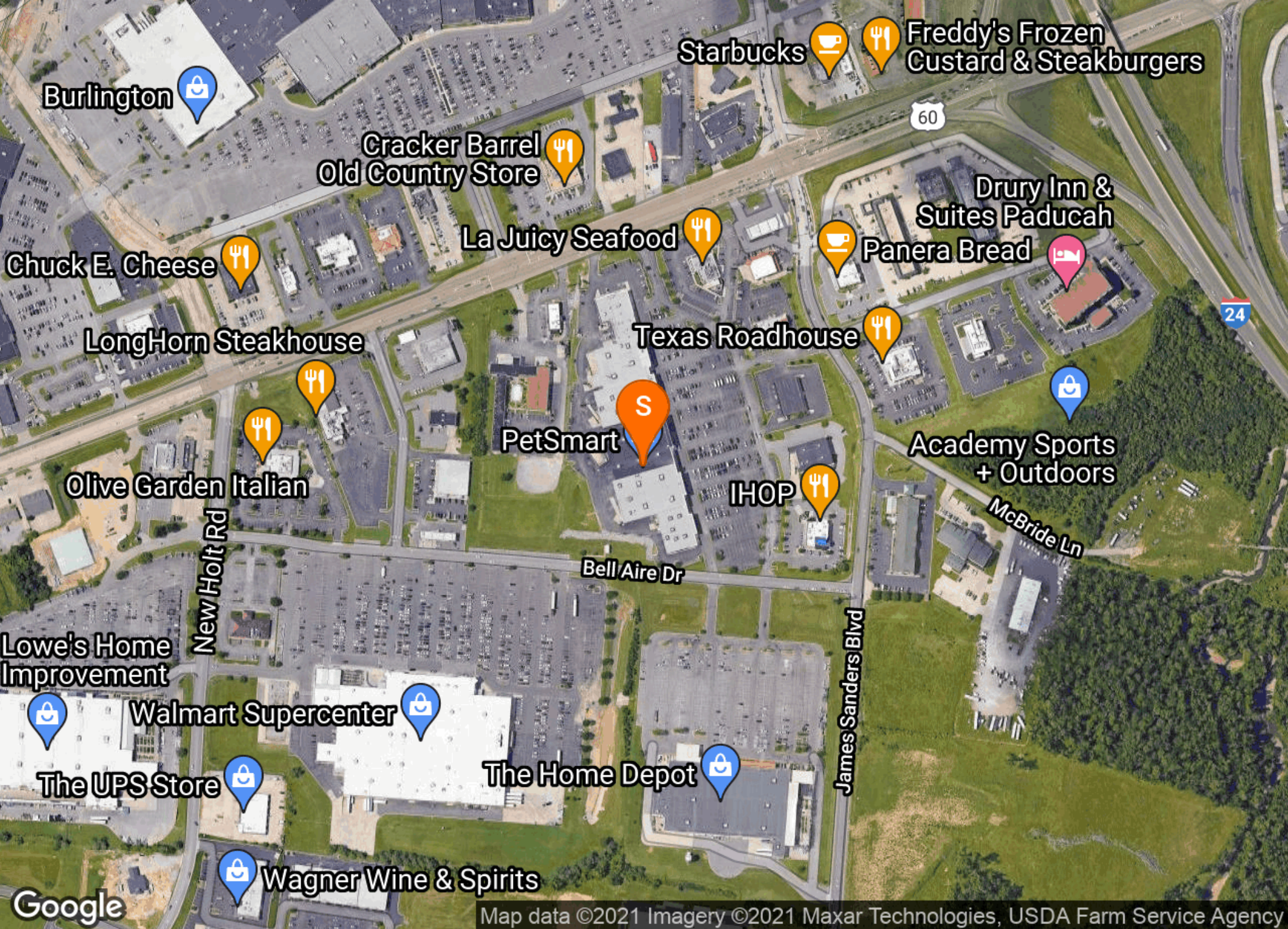


## Largest Employers

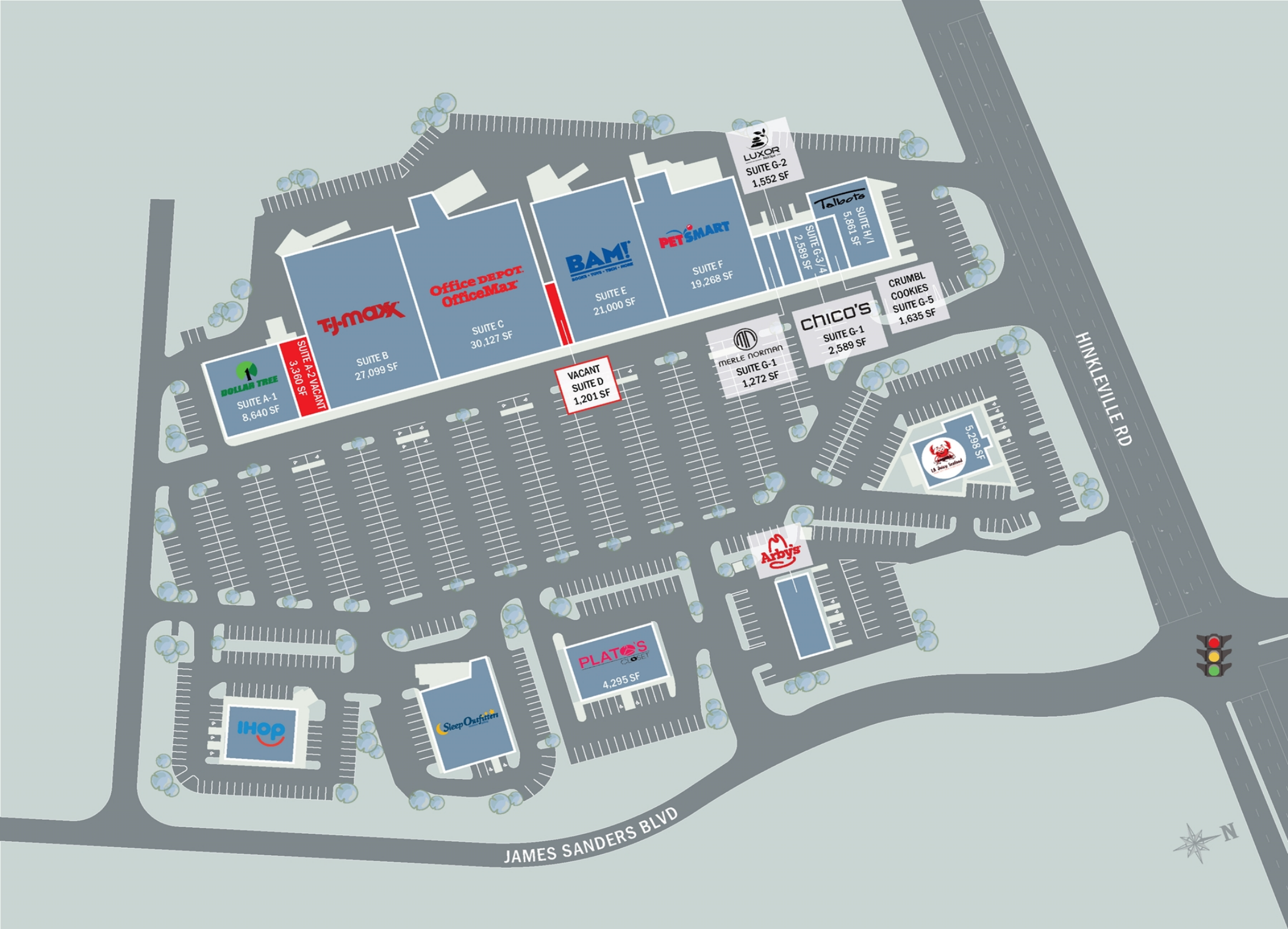
Baptist Health Paducah	1,655
Mercy Health-Lourdes	1,550
McCracken County Public Schools	1,121
Marquette Transportation	1,430
James Marine	860
Wal-Mart Associates, Inc.	728
Paducah Public Schools	448
City of Paducah	405











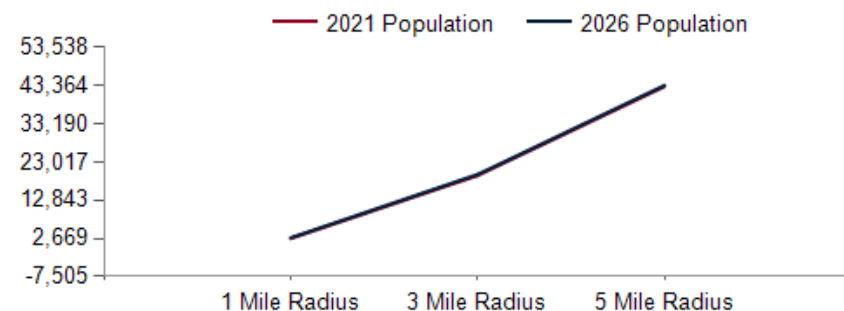




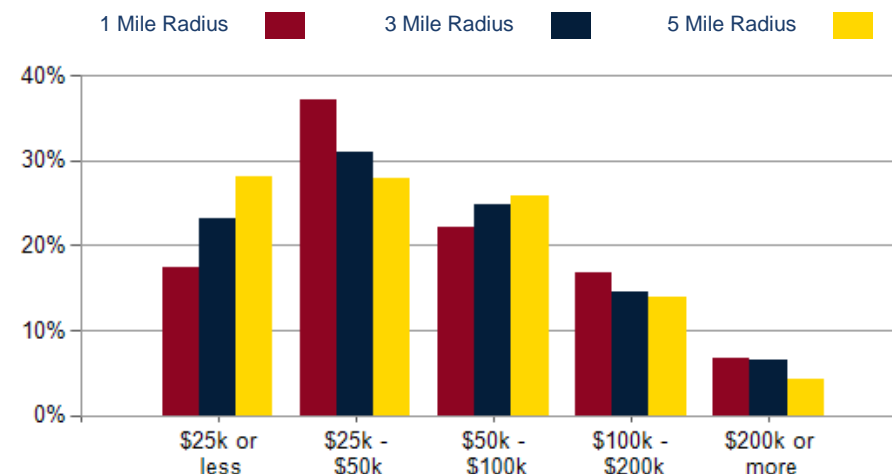
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,954	18,006	41,884
2010 Population	2,149	18,396	41,940
2021 Population	2,669	19,402	43,079
2026 Population	2,817	19,679	43,364
2021-2026: Population: Growth Rate	5.45%	1.40%	0.65%

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	94	874	2,766
\$15,000-\$24,999	155	1,171	2,648
\$25,000-\$34,999	252	1,463	2,926
\$35,000-\$49,999	282	1,287	2,450
\$50,000-\$74,999	260	1,457	3,352
\$75,000-\$99,999	57	740	1,624
\$100,000-\$149,999	206	1,054	2,150
\$150,000-\$199,999	35	239	521
\$200,000 or greater	97	570	836
Median HH Income	\$45,566	\$44,691	\$41,796
Average HH Income	\$74,895	\$73,155	\$64,781

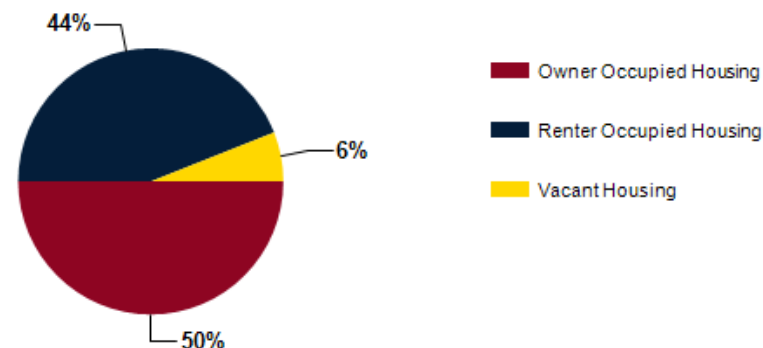
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,023	8,387	19,958
2010 Total Households	1,128	8,274	18,590
2021 Total Households	1,437	8,854	19,271
2026 Total Households	1,530	9,022	19,451
2021 Average Household Size	1.85	2.15	2.18
2021-2026: Households: Growth Rate	6.30%	1.90%	0.95%



2021 Household Income



2021 Own vs. Rent - 1 Mile Radius

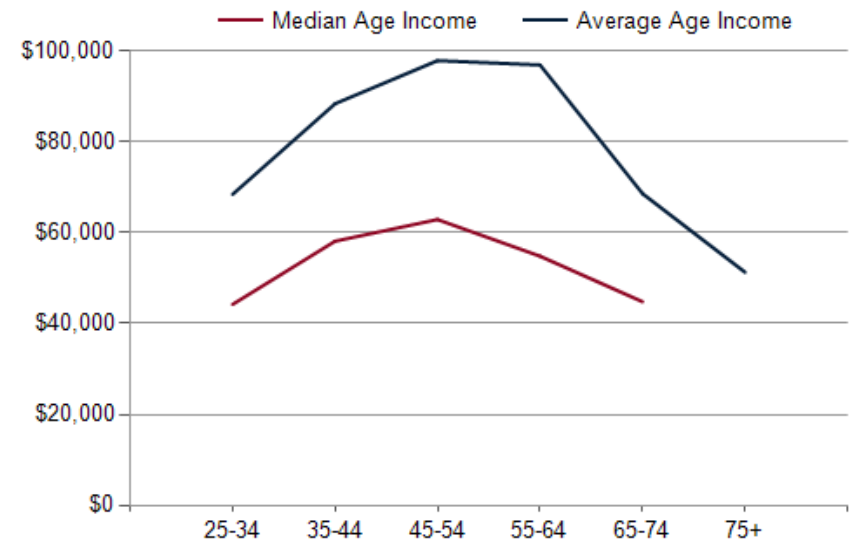
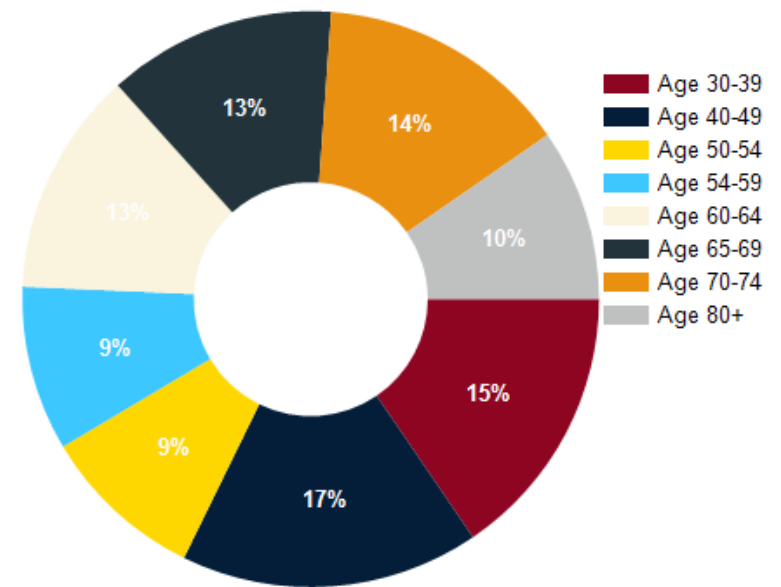


Source: esri



2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	120	1,031	2,507
2021 Population Age 35-39	146	1,120	2,613
2021 Population Age 40-44	135	1,043	2,511
2021 Population Age 45-49	153	1,101	2,511
2021 Population Age 50-54	158	1,141	2,586
2021 Population Age 55-59	159	1,250	2,920
2021 Population Age 60-64	217	1,386	3,053
2021 Population Age 65-69	220	1,344	2,914
2021 Population Age 70-74	244	1,238	2,487
2021 Population Age 75-79	166	873	1,787
2021 Population Age 80-84	117	650	1,224
2021 Population Age 85+	115	817	1,461
2021 Population Age 18+	2,313	15,625	34,429
2021 Median Age	52	45	44
2026 Median Age	53	46	45

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,221	\$41,092	\$41,364
Average Household Income 25-34	\$68,463	\$62,006	\$59,378
Median Household Income 35-44	\$58,138	\$55,896	\$55,025
Average Household Income 35-44	\$88,418	\$82,357	\$74,799
Median Household Income 45-54	\$62,915	\$57,746	\$56,174
Average Household Income 45-54	\$97,911	\$90,564	\$80,811
Median Household Income 55-64	\$54,840	\$53,993	\$46,545
Average Household Income 55-64	\$96,947	\$88,105	\$71,420
Median Household Income 65-74	\$44,803	\$51,021	\$43,469
Average Household Income 65-74	\$68,618	\$76,954	\$65,411
Average Household Income 75+	\$51,307	\$49,887	\$43,828



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*Exclusively Marketed by:*

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