

RETAIL SPACE FOR LEASE

📍 2828 Park Ave | Paducah KY 42001

RENTAL RATE

- \$8.50 PSF - Triple Net

KEY HIGHLIGHTS

- 6,920± SF stand-alone commercial building
- Formerly Advance Auto Parts, ideal for retail or service businesses
- Sits on 0.92 acres along a high-traffic corridor
- Spacious and flexible layout to accommodate various business needs
- Climate-controlled interior (fully heated and cooled)
- One overhead door for easy loading and operational access
- Freshly paved parking lot and well-maintained exterior

LOCATION HIGHLIGHTS

- Prime visibility along one of Paducah's busiest retail and dining corridors
- Across from Noble Park, a well-known community destination
- Near established businesses including Dollar General and AAA Storage
- Minutes from I-24 and Downtown Paducah, ensuring excellent accessibility
- Close to Paducah's upcoming 130-acre state-of-the-art Sports Complex, opening Fall 2025

DEMOGRAPHICS

	5-Mile	15-Mile	25-Mile
Population	45,668	93,599	153,920
Avg. HH Income	\$69,736	\$73,642	\$74,814
Total Households	19,964	39,753	63,553
Daytime Population	60,179	99,800	159,367

TRAFFIC COUNTS

- 33,321 VPD on I-24
- 19,491 VPD on Park Ave



DAWN ARNOLD
OWNER/PRINCIPAL BROKER

📞 C: 618.638.5682

✉️ dawn@thearnoldrealtygroup.com



ARNOLD REALTY GROUP

120 Cave Thomas | Suite A
Paducah, KY 42001

O: 270.558.1338

www.thearnoldrealtygroup.com

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DRONE AERIAL



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MARKET AERIAL

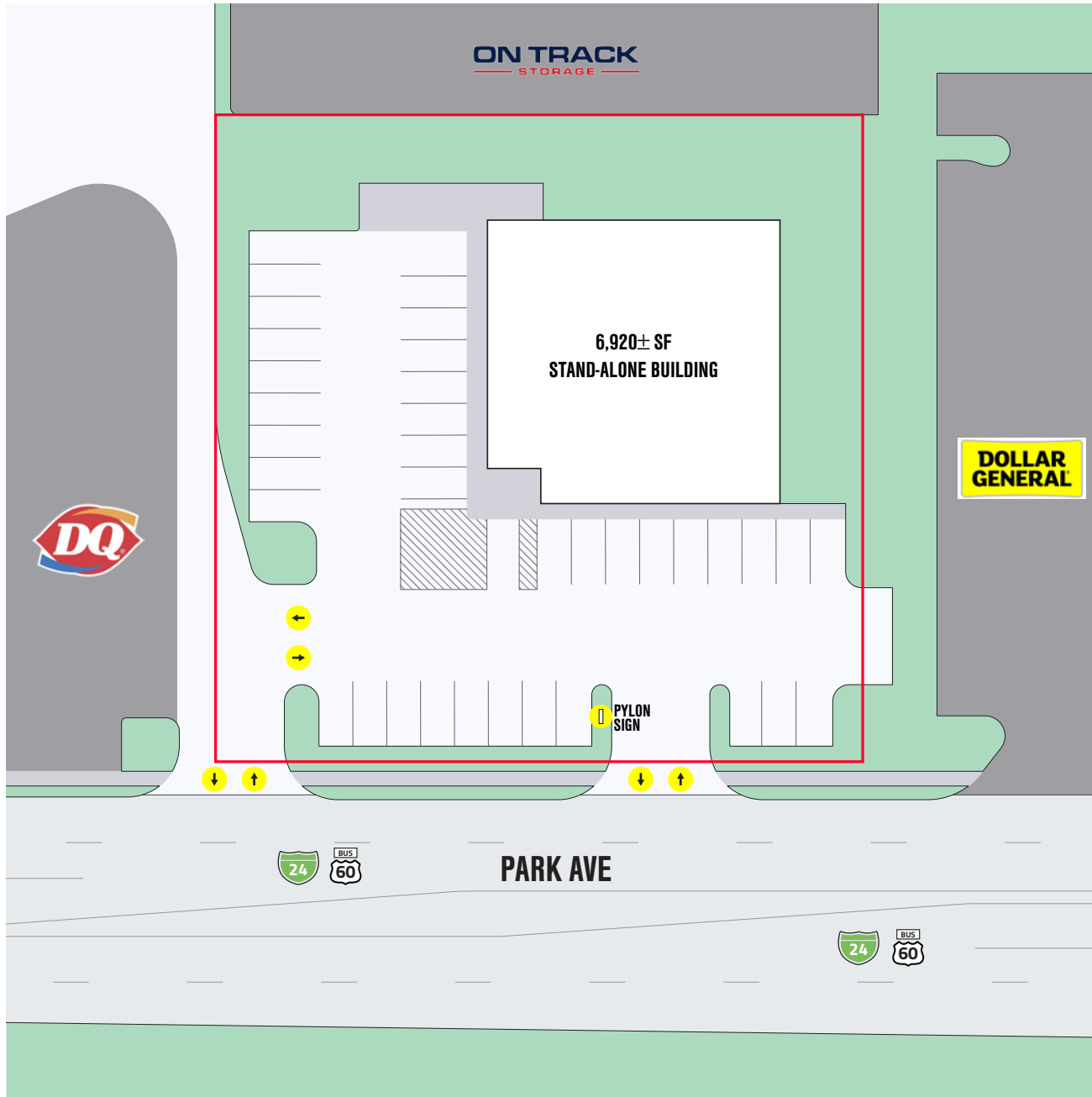


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SITE PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS - COMING SOON

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PADUCAH OVERVIEW

AREA OVERVIEW

Plug into the power of Paducah to amp up financial advantages that support maximum growth and profitability. While Paducah's low-cost environment provides an ongoing boost to your bottom line, the state of Kentucky rewards your job creation at every turn, providing eligible projects with lucrative incentives ranging from no-cost workforce training and assistance to sales and use tax abatement to jobs tax credits and much more.

The Paducah labor pool offers superior size: Approximately 120,000 workers in a labor shed encompassing 11 counties in Western Kentucky and Southern Illinois. Named one of the "Most Charming Small Towns in America" by the Travel Channel and Travel Pulse, and ranked as one of "America's Top 10 Small Towns for Shopping" by USA Today.

Geographically Centered

Located in the far western corner of Kentucky between the Ohio and Tennessee River. Travel easy with close proximity to Nashville and St Louis along I-24.

Healthcare

Residents regularly travel from four states to Paducah, drawn by two state-of-the-art hospitals, Baptist Health and Mercy Health plus a variety of specialized care, diagnostic and rehabilitation centers.

Diverse Economic Base

Thanks to Paducah's low cost, low traffic, low stress and abundance of nature trails and parks the feel good, live well mentality stays positive. McCracken County boasts a wide array of manufacturing enterprises. It's strategic location along the Ohio River supports a vital maritime industry, including three of Paducah's largest employers, Ingram Barge, Marquette Transportation and James Marine, Inc. The county's tourism industry generated more than \$273.54 Million in 2019 and supports more than 3,000 jobs.

Education

With multiple choices in both public and private schools, families enjoy one constant— quality in both instruction and performance. Dual enrollment and AP participation rates are strong and climbing in both public and private systems. A ready, skilled workforce and a knowledgeable populace are also supported by a portfolio of higher educational assets including Murray State University, Paducah Campus, West Kentucky Community and Technical College, University of Kentucky College of Engineering, Paducah Campus, and other area universities including MSU (45 miles), SEMO (73 miles), SIU (68 miles), and UT Martin (62 Miles).

Healthcare

Feel good, live well: It's easier in Paducah, thanks to low costs, low traffic, low stress, and an abundance of gorgeous parks and trails that invite four-seasons recreation. The power of Paducah to help residents live life to the fullest is also assured by award-winning healthcare facilities and service. Patients flock to Paducah from across a four-state region, drawn by the outstanding outcomes and preeminent reputations of providers including Baptist Health Paducah, Mercy Health-Lourdes Hospital, and Norton Children's Hospital Outpatient Clinic.

