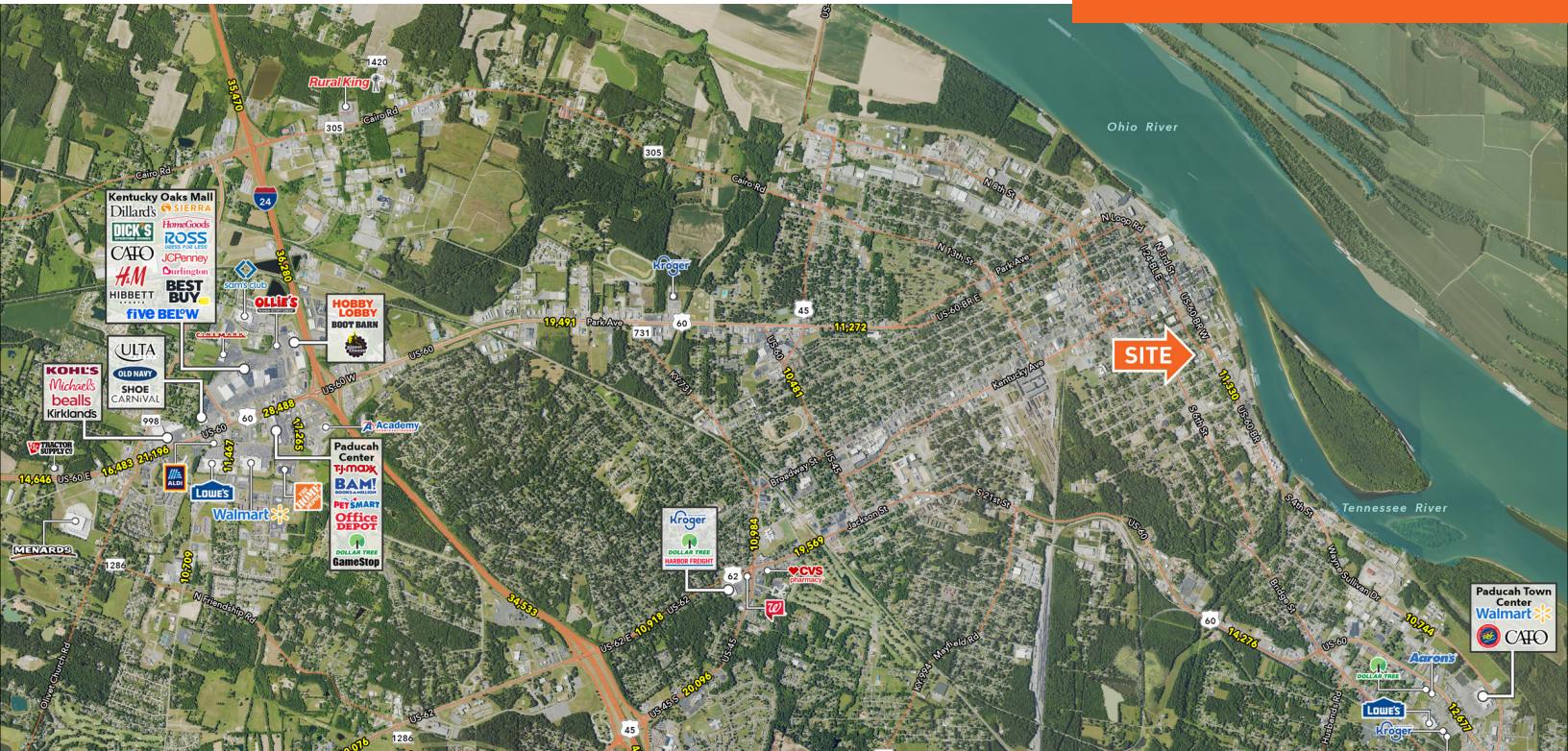


# FORMER DOLLAR GENERAL

620 SOUTH 4TH STREET, PADUCAH, KY 42003

**AVAILABLE**




## LOCATION DESCRIPTION

The subject is located just to the south of downtown in a mixed commercial and residential area. Freestanding former Dollar General for lease or sale with outstanding access and visibility. The site is located in Paducah, KY located in far western Kentucky immediately along I-24 along the Ohio River with a trade area that penetrates into Indiana, Illinois and Missouri.

## PROPERTY HIGHLIGHTS

- Call for pricing
- Freestanding former Dollar General for lease or sale built in 2011
- The site has excellent visibility and access
- 9,251 SF building on 1.63 ac
- Traffic count: 6,964 at site
- Area retailers include Walmart, CATO, Kroger, Lowe's, Dollar Tree, CVS, Aaron's, and more



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,876	21,055	37,327
Households	1,285	8,858	15,938
Avg HH Income (\$)	45,668	63,358	78,022



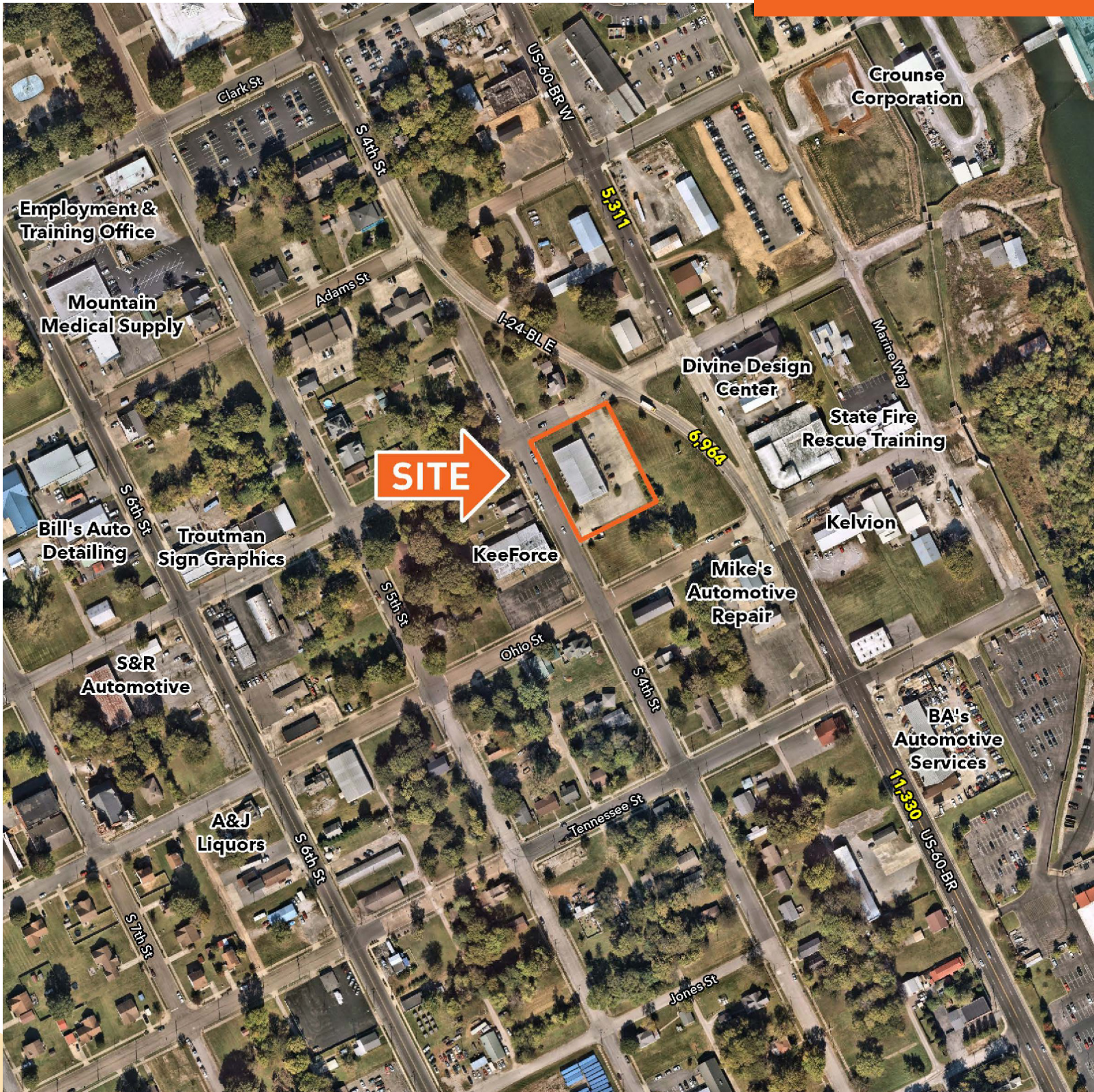
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