

LAND AND WAREHOUSE FOR SALE

📍 4529/4535/4533 Clarks River Rd, Paducah, KY 42003

Purchase or Lease Option

SALE PRICE

- \$400,000

WAREHOUSE LEASE

- \$1,900/mo for 4,000 SF or \$975 per side

PROPERTY HIGHLIGHTS

- **Lot size:** 1.45 +/- acres TBD by the survey
- **Zone:** Commercial - located in McCracken Co
- **Warehouse:** 4,000 SF (2 overhead doors)
- **House:** 2 bed, 1 bath (seller is never been in the house)
- **Concrete Pad/Concrete Building:** Previously a car lot
- **Traffic Count:** Over 13,000 VPD

AREA HIGHLIGHTS

- **Prime Location & Accessibility:** Easy access to US 60, US 45, and I-24, along side Southside's main retail corridor and conveniently located near major retailers like Walmart, Lowe's, and Kroger.
- **Strong Economy & Job Market:** Home to major employers in manufacturing, maritime, and tourism, generating over \$273M annually and supporting 3,000+ jobs.
- **Regional Retail & Trade Hub:** Serves a 15-county region with a total trade area population of 300,000+ people, attracting businesses and consumers.
- **Ongoing Infrastructure & Development:** Recent road, sidewalk, and stormwater improvements, plus Southside revitalization efforts boosting business growth.
- **Healthcare & Quality of Life:** Two state-of-the-art hospitals, Baptist Health & Mercy Health, plus a low cost of living, outdoor recreation, and entertainment options.

DEMOGRAPHICS

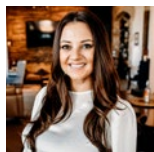
	1-Mile	3-Mile	5-Mile
Population	2,741	11,397	35,541
Total Households	1,191	4,869	15,259
Avg. HH Size	2.30	2.25	2.21



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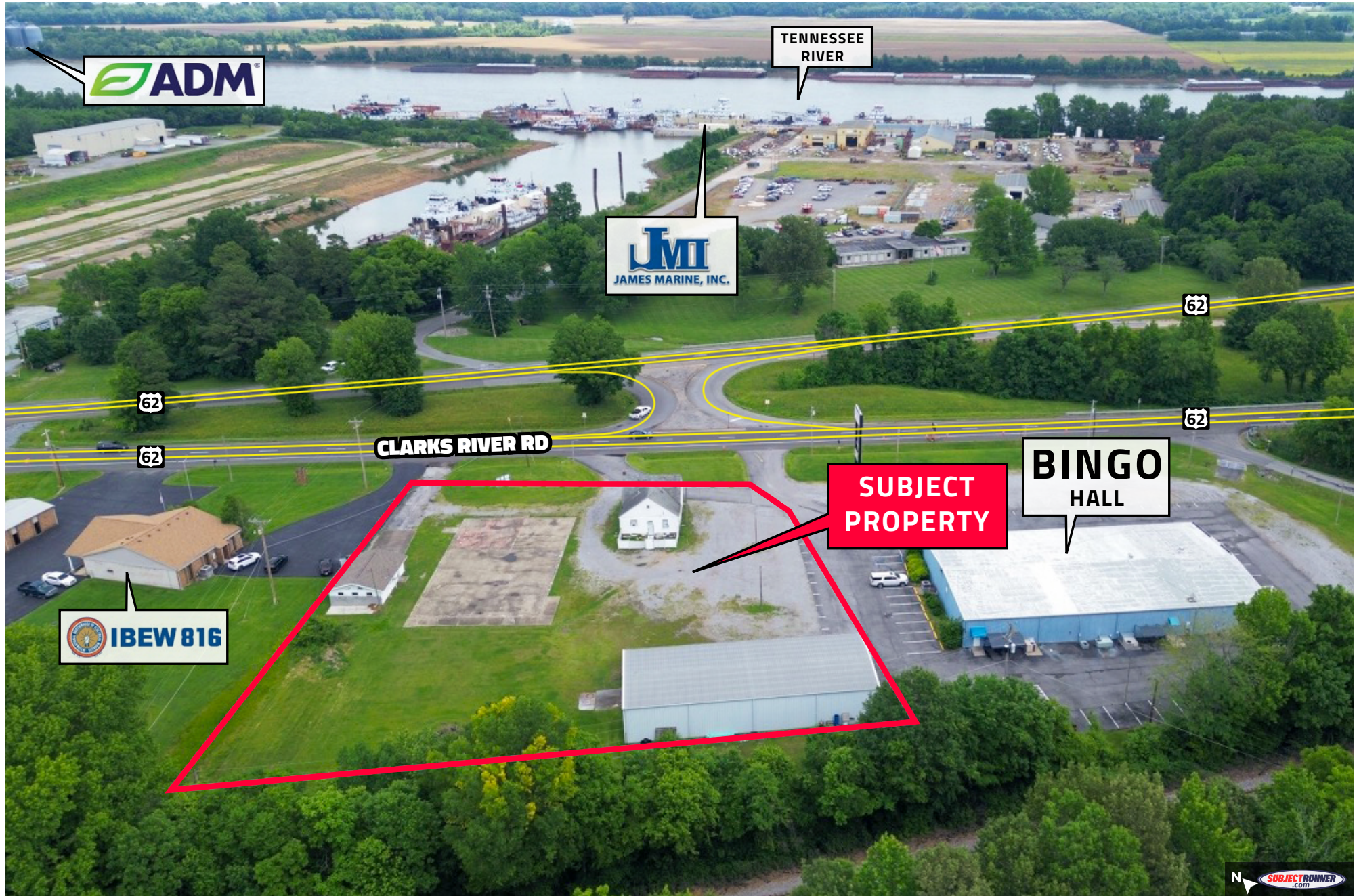
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DRONE AERIAL



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MARKET AERIAL



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PADUCAH OVERVIEW

AREA OVERVIEW

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.

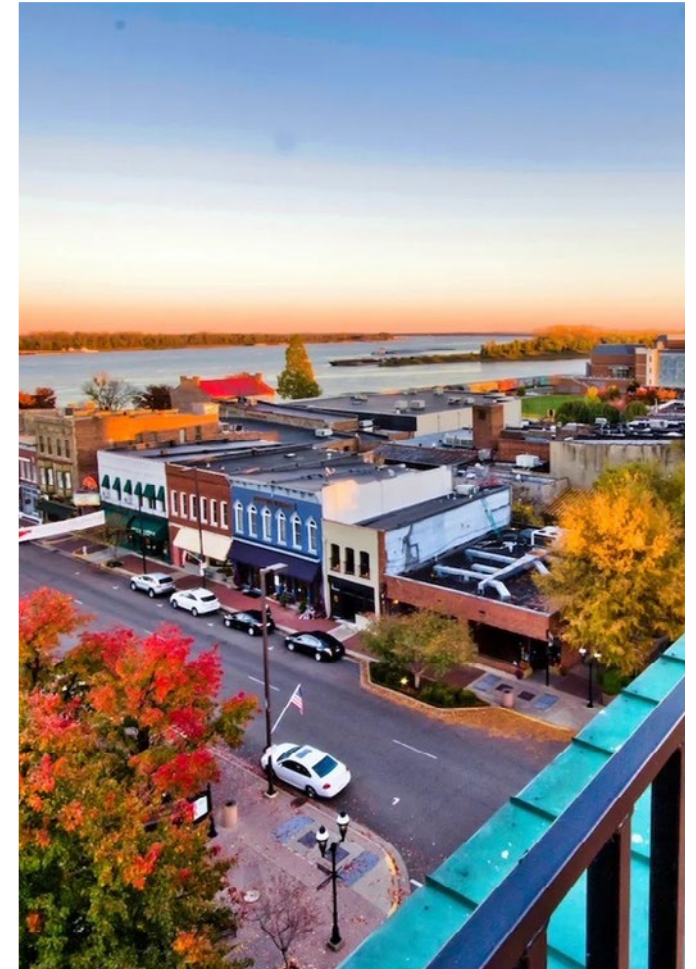
Diverse Economic Base

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.

Large Retail Trade Area

Paducah served as a regional hub of the Heartland region, which has given rise to a thriving retails and hospitality and entertainment culture. Centrally located in the Purchase Area Region of West KY Paducah's trade area includes:

- Mayfield, KY -10,024 (WKCTC)
- Metropolis, IL-6,465
- Benton, KY-4,349
- Murray, KY-17,741 (Murray State)
- Union City, TN-10,895
- Martin, TN-11,473 (UT Martin) Paducah comprises a 15-county region home to more than 300,000 people.



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SOUTHSIDE ENHANCEMENTS

EXPECTATIONS

- Focus on residential and commercial development in the Walter Jetton area
- Support and enhance the Southside Steering Committee in its efforts to guide policy and incentives decisions
- Expand the recruitment of businesses to the Southside residential and business district through incentives

ACCOMPLISHMENTS - 2021 TO PRESENT



Southside Rise & Shine Neighborhood Spruce Up

Since beautification emerged as one of the themes from the March neighborhood meetings, the City team established the **Southside Rise & Shine Neighborhood events** which began in June 2021. Through Southside Rise & Shine, the City initiated a partnership with CFSB to provide financial literacy in underserved neighborhoods. Rise &

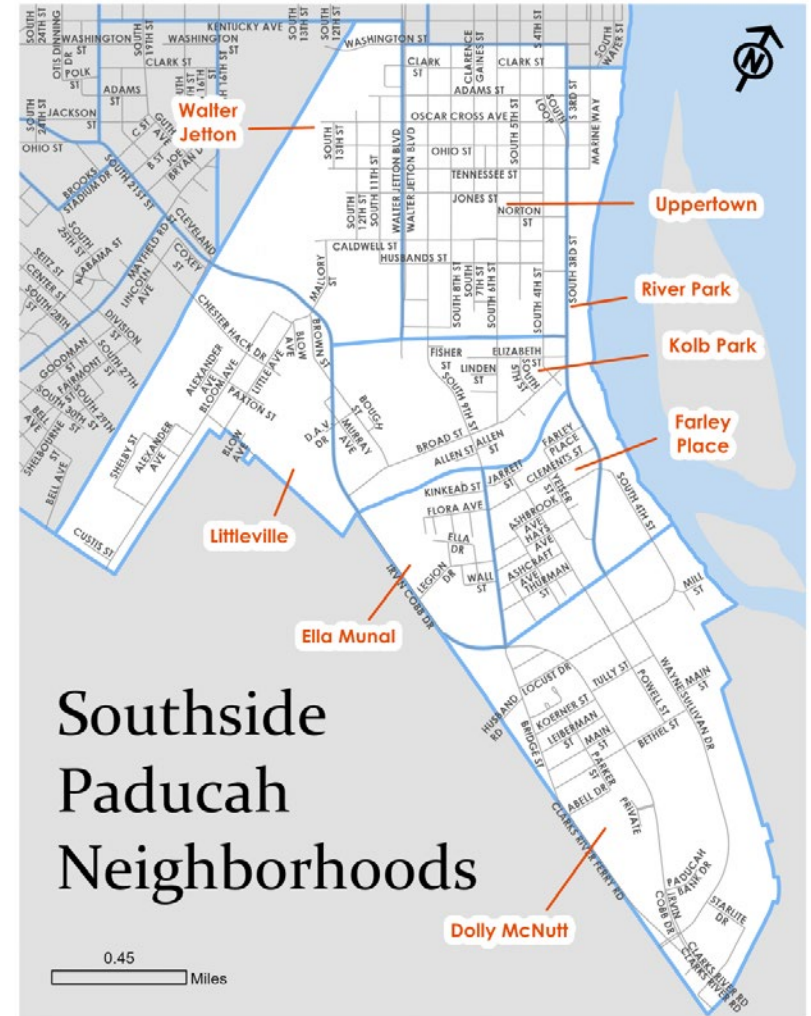
Shine was accomplished with 104 volunteers, 788 hours of volunteer service, and 815 city staff hours. More than 130 tons of garbage was collected in addition to the filling of 60 large dumpsters and the disposal of 1032 tires.

Infrastructure

- The Bridge Street Road Improvement Project is completed with paving, striping, sidewalk, accessible ramps, curbs and gutters, and drainage improvements. This project improved Bridge Street from Broad Street to Irvin Cobb Drive.
- The tree boulevard on Walter Jetton Boulevard has been extended at Leake Street with accessible ramps also added at Leake Street.
- Road improvement is underway on South 9th Street from Husband Road to near Fisher Street with the replacement and addition of curb, gutters, and sidewalks with accessible ramps.
- The design is underway for roadway improvements to South 25th and South 24th Streets. A stormwater detention area will be created on South 24th Street.

Incentives

Planning staff is developing an incentive program for housing stabilization and for beautification of the initial target area, the Walter Jetton Neighborhood.



Targeted empowerment, engagement, and beautification of Southside neighborhoods and the business community.