

PREMIER LAND PRIMED FOR DEVELOPMENT

📍 5251 Hinkleville Road, Paducah, KY 42001 &
5310 Harris Road, Paducah, KY 42001

EXCLUSIVE OFFERING MEMORANDUM

1. Opportunity Overview
2. Retail Aerial
3. Demographics and Analysis
4. Aerial Views
5. Paducah Overview



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THE WASHBURN GILLESPIE GROUP, eXp Realty LLC
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Louisville, KY 40299

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1. OPPORTUNITY OVERVIEW

LAND LEASE OR BUILD TO SUIT

- +/- 8 ACRES
- Prime piece of commercial real estate available for development in PADUCAH, KY
- Closest tract available to I-24 on the desired West side of the interstate.
- FOUR potential points of ingress/egress available (including Hinkleville Road, Harris Road and private road access behind Hucks)
- HBZ frontage on Paducah's main retail corridor and less than 5 miles from Barkley Regional Airport, which has daily flights to Charlotte, NC
- 17,648 VPD.
- Front tract is County (Hinkleville Road) and back/side tract (Harris Rd) is in the City.
- Site ready with utilities.
- Daytime population of this regional hub is over 130,000 and weekend population averages approx 175,000 people.



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2. RETAIL AERIAL



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3. DEMOGRAPHICS AND ANALYSIS



72,447

TOTAL POPULATION*
Daytime: 130,000 +
Weekend: Appox 175,000



19,268

TOTAL HOUSEHOLDS*



\$82,225

AVERAGE HOUSEHOLD
INCOME**



DEMOGRAPHICS	3-Mile	5-Mile	10-Mile
Total Population	18,083	42,72	72,447
Total Households	4,873	11,344	19,268
Avg. Household Income	\$82,225	\$71,927	\$68,010
Avg. Household Size	1.93	2.23	2.23

Source: ESRI | KYTC Traffic Counts
*10 MILE | **3 MILE



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LOCATION SPECIFICS



TRAFFIC COUNT

Hwy 60 W: Est. 17, 892 +/- VPD
I-24: Est. 34,533 +/- VPD
Olivet Church/Hwy 60: Est. 21,478 +/- VPD

Source: KYTC Traffic Counts



UTILITIES

ALL MAJOR UTILITIES BORDER THE PROPERTY. THE HARRIS RD TRACT IS IN THE CITY. THE HINKLEVILLE RD TRACT IS IN THE COUNTY



SEWER

JSA SEWER BROUGHT A SEWER LINE THE NW CORNER OF THE TRACTS AND STUBBED IT OFF



AIRPORT

BARKLEY REGIONAL AIRPORT (PAH)
WITH DAILY FLIGHTS
TO CHARLOTTE, NC (CLT)
IS ONLY 5 MILES AWAY



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4. AERIAL VIEWS



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5. PADUCAH 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.

