

Paducah Center

2929 James Sanders Blvd
Paducah, KY 42001

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ROBBINS PROPERTIES

LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

THE SPACE

Location	2929 James Sanders Blvd Paducah, KY 42001
County	McCracken
Cross Street	Hickleville Road (Hwy 60)
Traffic Count	28000

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	3360	NNN	Rate is negotiable
D	Vacant	1	1201	NNN	Rate is negotiable

PROPERTY FEATURES

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 EGRESSSES	6

NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Commercial
EAST	Commercial
WEST	Commercial

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRIC	Yes
LIGHTING	Yes

TENANT INFORMATION

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

Location

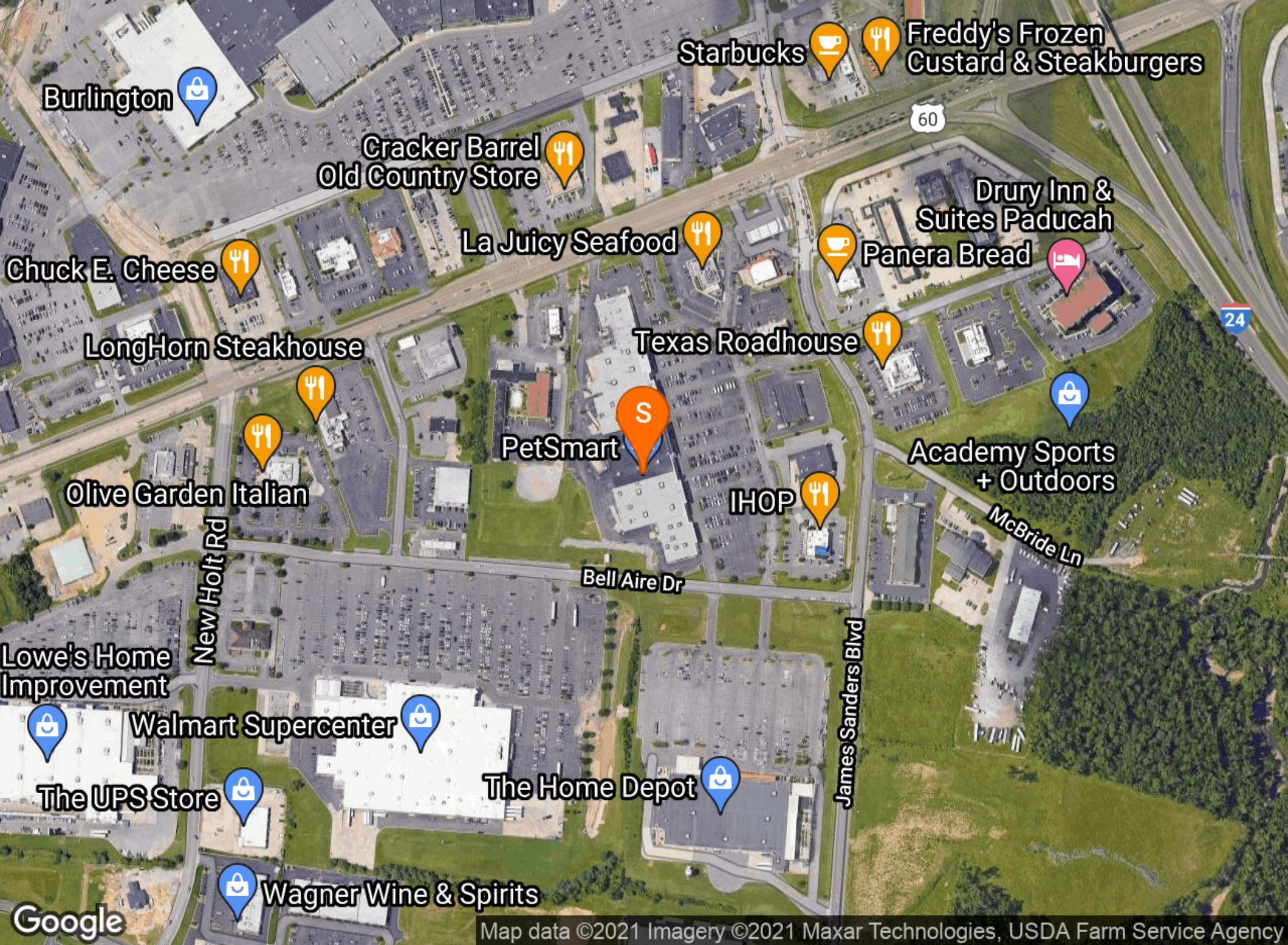
- The Center is strategically located between the Kentucky Oaks Mall, Wal-Mart Super Center and Home Depot just off I-24. This is a regional retail trade area drawing shopper from the surrounding state area. The estimated trade area is over 275,000 persons.

Locator Map

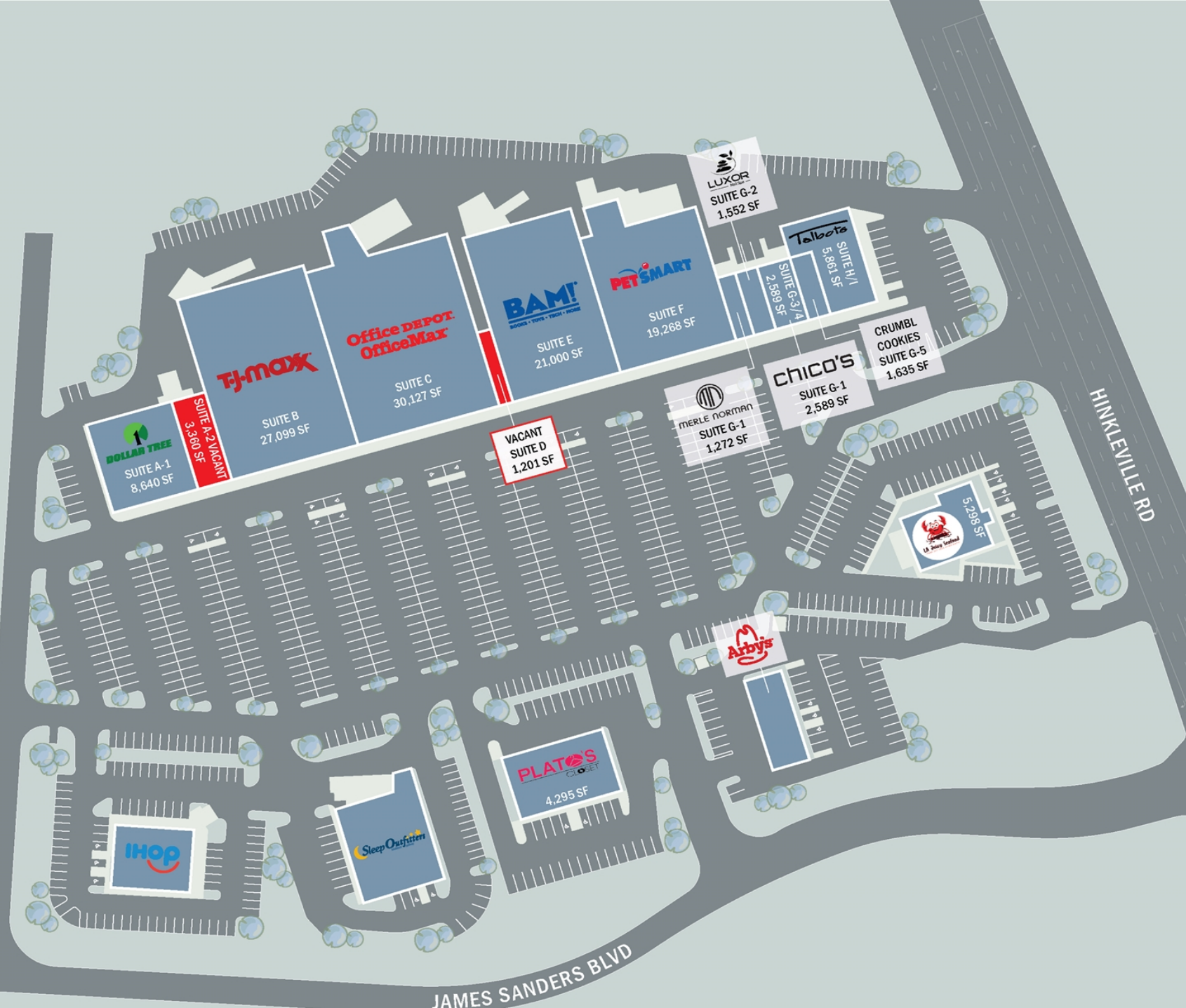


Regional Map





Map data ©2021 Imagery ©2021 Maxar Technologies, USDA Farm Service Agency



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 African American	103	1,984	6,306
2021 American Indian	5	54	126
2021 Asian	52	272	501
2021 Hispanic	63	609	1,421
2021 Other Race	18	206	521
2021 White	2,446	16,373	34,365
2021 Multiracial	41	503	1,249
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
2000 Owner Occupied Housing	577	5,221	11,540
2000 Renter Occupied Housing	361	2,596	6,610
2021 Owner Occupied Housing	765	5,215	11,115
2021 Renter Occupied Housing	671	3,638	8,157
2021 Vacant Housing	95	713	2,099
2021 Total Housing	1,532	9,567	21,370
2026 Owner Occupied Housing	831	5,391	11,401
2026 Renter Occupied Housing	699	3,631	8,050
2026 Vacant Housing	112	769	2,240
2026 Total Housing	1,642	9,791	21,691
2021-2026: Households: Growth Rate	6.30 %	1.90 %	0.95 %



Source: esri

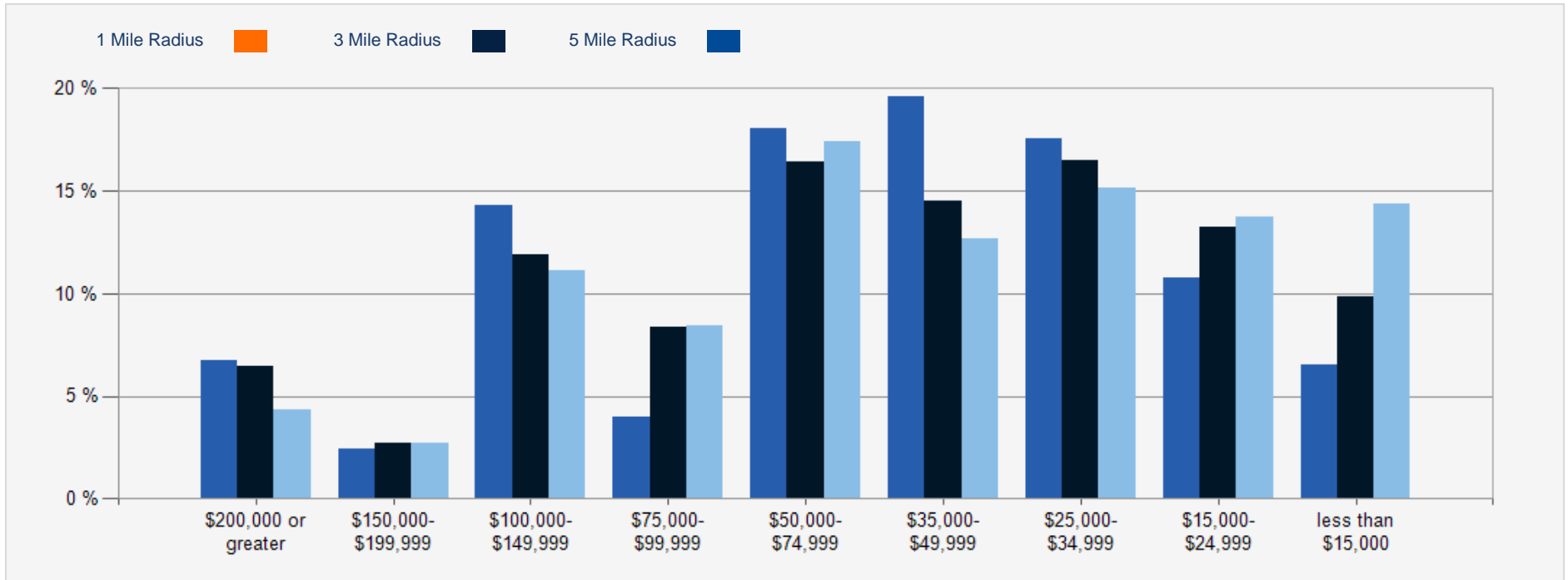
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	120	1,031	2,507
2021 Population Age 35-39	146	1,120	2,613
2021 Population Age 40-44	135	1,043	2,511
2021 Population Age 45-49	153	1,101	2,511
2021 Population Age 50-54	158	1,141	2,586
2021 Population Age 55-59	159	1,250	2,920
2021 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

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

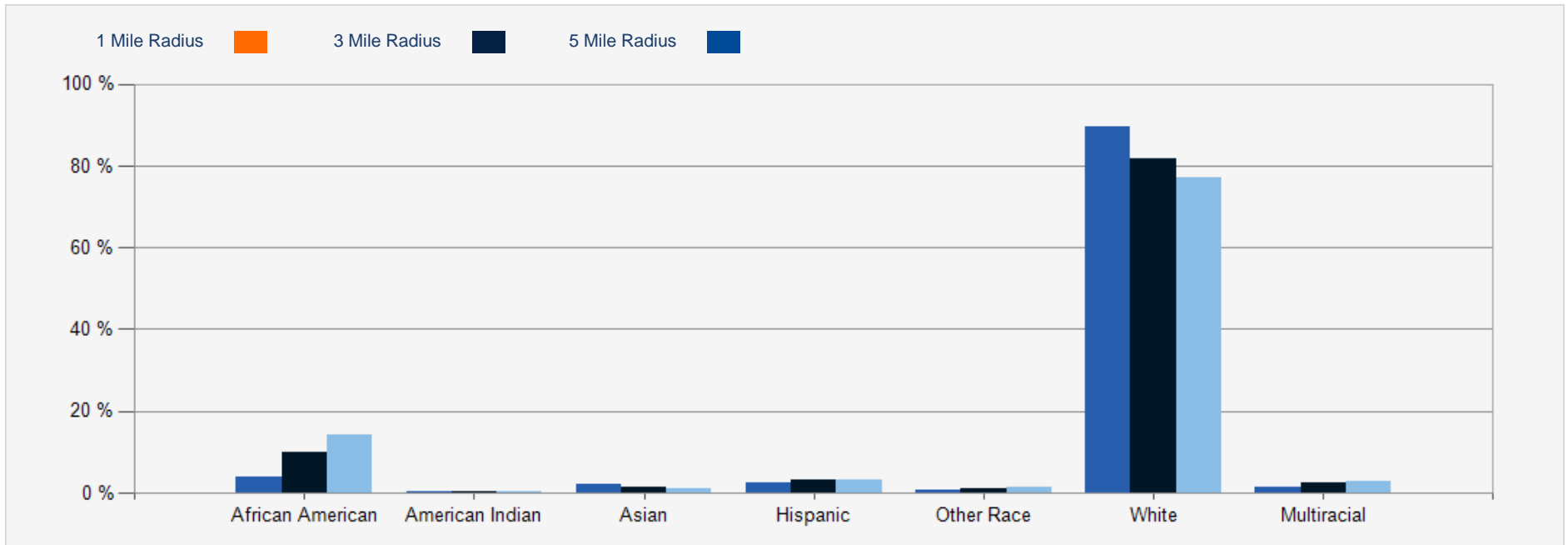
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	138	1,122	2,557
2026 Population Age 35-39	148	1,044	2,471
2026 Population Age 40-44	155	1,150	2,640
2026 Population Age 45-49	161	1,111	2,643
2026 Population Age 50-54	145	1,081	2,470
2026 Population Age 55-59	156	1,136	2,624
2026 Population Age 60-64	197	1,265	2,836
2026 Population Age 65-69	239	1,363	2,952
2026 Population Age 70-74	282	1,375	2,734
2026 Population Age 75-79	208	1,098	2,190
2026 Population Age 80-84	149	788	1,526
2026 Population Age 85+	128	850	1,503
2026 Population Age 18+	2,451	15,884	34,745
2026 Median Age	53	46	45

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,034	\$45,614	\$47,413
Average Household Income 25-34	\$76,584	\$69,461	\$66,246
Median Household Income 35-44	\$61,868	\$59,097	\$58,408
Average Household Income 35-44	\$97,583	\$90,521	\$82,446
Median Household Income 45-54	\$66,261	\$61,819	\$60,314
Average Household Income 45-54	\$106,496	\$100,214	\$89,482
Median Household Income 55-64	\$58,821	\$58,484	\$52,385
Average Household Income 55-64	\$105,714	\$97,255	\$80,612
Median Household Income 65-74	\$51,053	\$54,343	\$48,221
Average Household Income 65-74	\$77,396	\$86,296	\$73,056
Average Household Income 75+	\$57,869	\$56,048	\$49,404

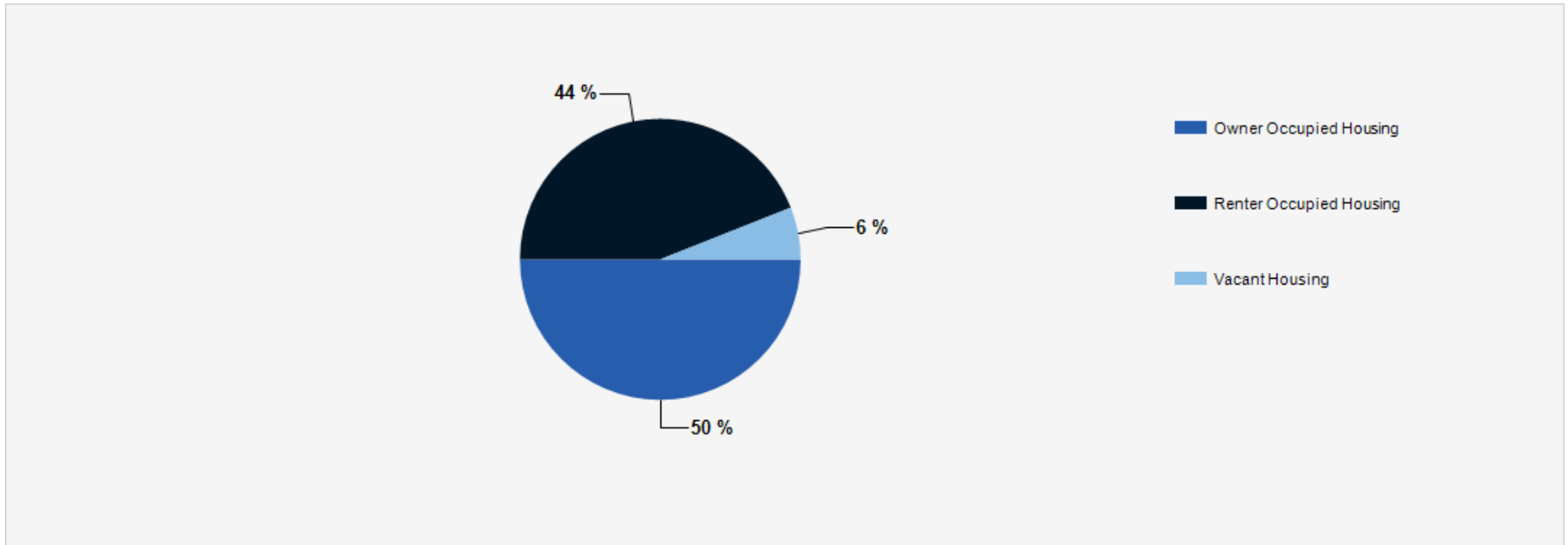
2021 Household Income



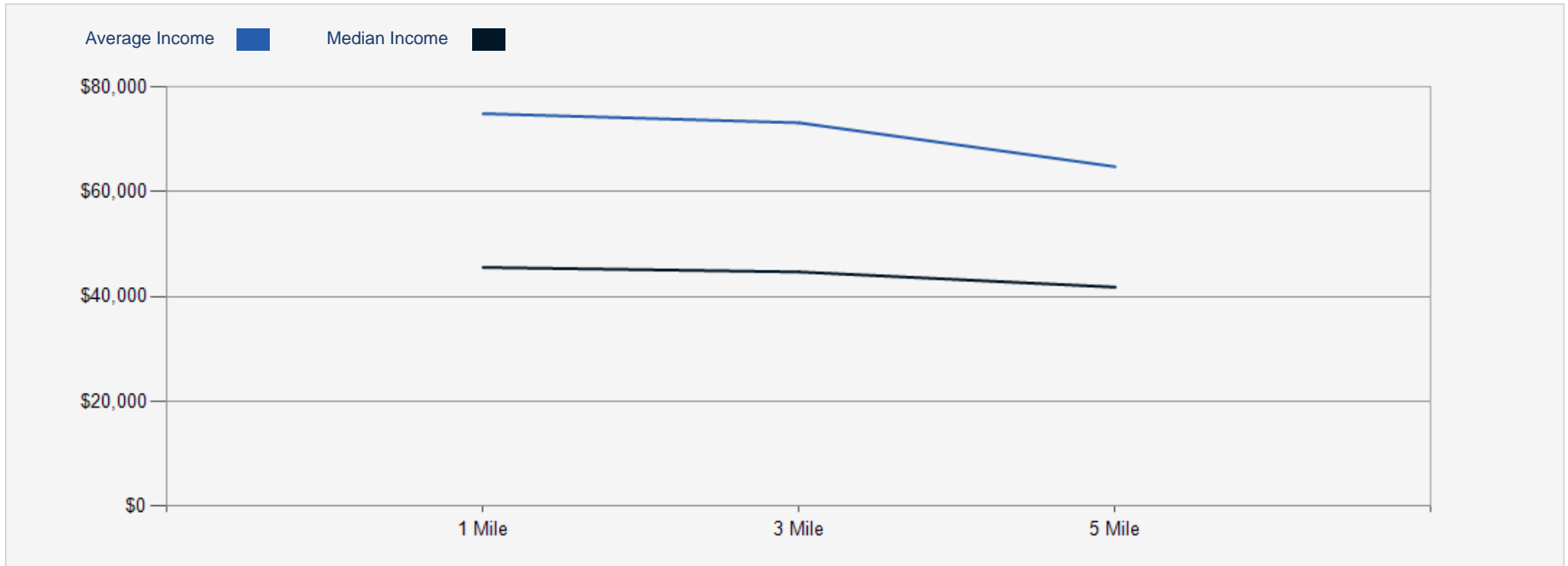
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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Exclusively Marketed by:

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