

# THE COKE PLANT

## INVESTMENT OPPORTUNITY

### MIDTOWN PADUCAH

ASKING  
\$3,995,000

3121 Broadway St  
Paducah, KY 42001

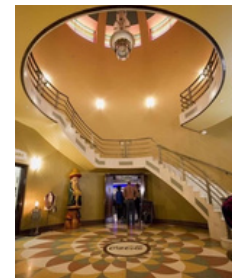
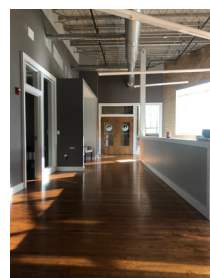
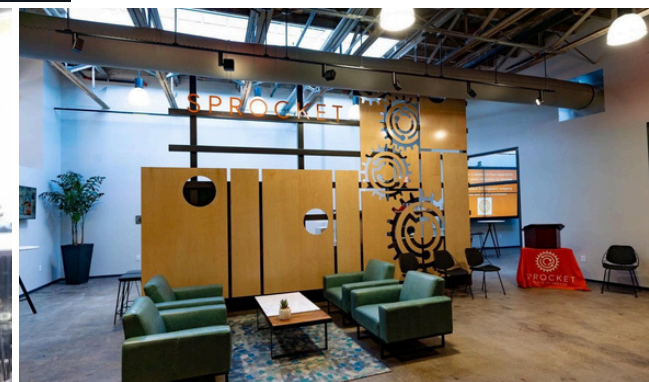


#### TENANTS INCLUDE:

- Mellow Mushroom
- Pipers Tea & Coffee
- Dry Ground Brewing Company
- Sprocket
- Time on a String
- Socially Present
- Forever Sweet Creamery
- Yellow Horse Photography

#### ABOUT THIS LISTING

Incredible investment opportunity in the heart of Paducah's charming Midtown! Built in 1939, this art deco building was originally a bottling facility and a major distribution center for Coca-Cola for nearly 50 years. It later became a warehouse facility until operations were moved to an industrial park across town. After years of being vacant, with new owners, this iconic building's major rehabilitation and repurposing began early 2013 and the project quickly became both a local and national sensation! The Coke Plant naturally attracted a strong tenant base and is now a cultural hub consisting of retail, food service, meeting and office spaces. In addition to all the new life within this anchor landmark, it dramatically changed the surrounding neighborhoods, encouraging a more walkable community and putting Paducah's Midtown on the map as a destination. The Coke Plant is on the National Register of Historic Places and won the Ida Lee Willis Memorial Foundation Historic Preservation Award in 2017. Over 46,000 sf, there is still opportunity within for further redevelopment and increased income stream.



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