

FOR LEASE DETAILS

- BTS options on Two Conceptional Strip Centers \$25-35 PSF - Triple Net
- \$2 PSF Ground Lease Option

KEY HIGHLIGHTS

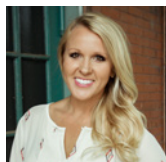
- Prime Redevelopment Opportunity – Highly visible site located along Paducah’s primary retail corridor just off I-24 Exit 4 with direct ingress/egress from Hinkleville Road.
- Shadow Anchored by Major Retailers – Surrounded by national brands including Walmart, Home Depot, Office Depot, T.J. Maxx, Kohl’s, Lowe’s, and directly across from Kentucky Oaks Mall.
- ±3.6 Acre Development Site – Flexible configuration with the ability to subdivide; offered as a ground lease at \$2.00 per square foot.
- Future Development Ready – Currently operating as an Econo Lodge leased through August 2026; building to be demolished at lease expiration, allowing for full site redevelopment. Ownership has conceptual strip center plans available.
- Regional Retail Hub – Paducah serves a 15-county trade area of more than 250,000 residents across 4,396 square miles, with strong per-capita retail sales and consistent consumer draw to the corridor.

TRAFFIC COUNTS

- 33,321 VPD on I-24
- 28,488 VPD on Hinkleville Rd
- 17,642 VPD on Hinkleville/BellAir Dr



DEMOGRAPHICS	5-Mile	25-Mile	50-Mile
Population	45,538	152,669	423,340
Avg. HH Income	\$75,049	\$74,246	\$72,637
Total Households	19,616	62,899	174,795
Daytime Population	56,178	159,164	421,146



DAWN ARNOLD
BROKER

📞 C: 618.638.5682

✉️ dawn@thearnoldrealtygroup.com

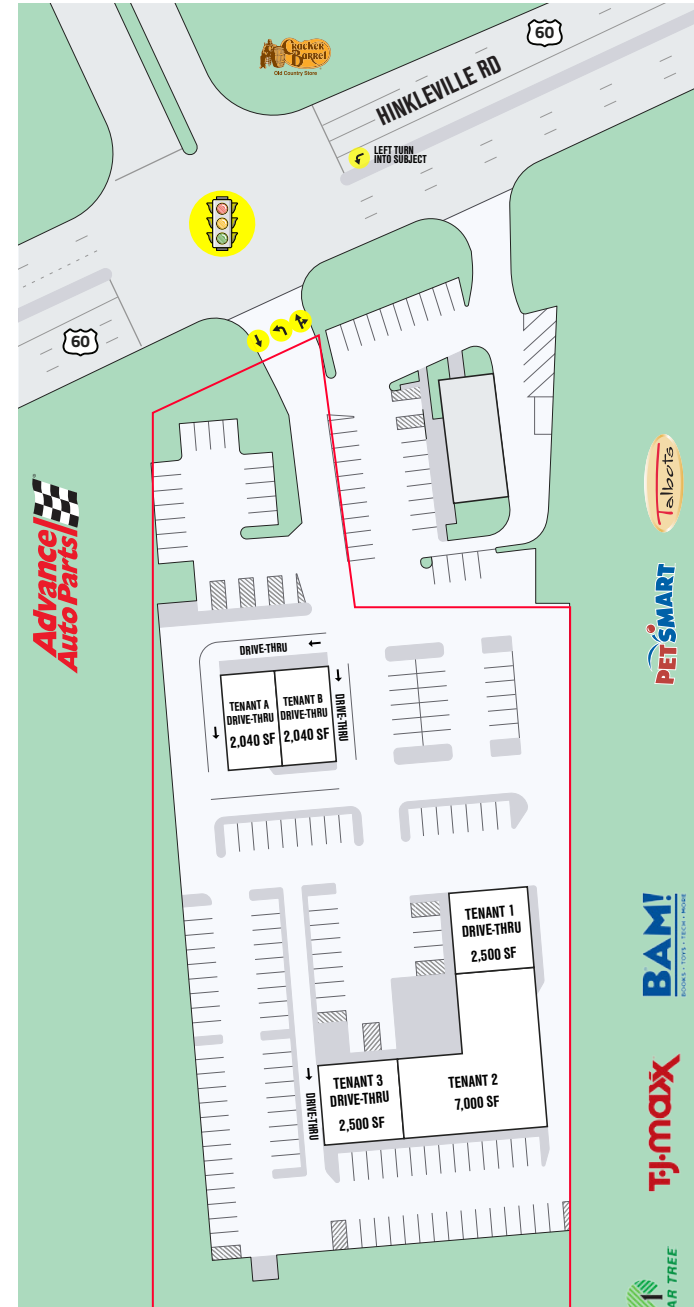
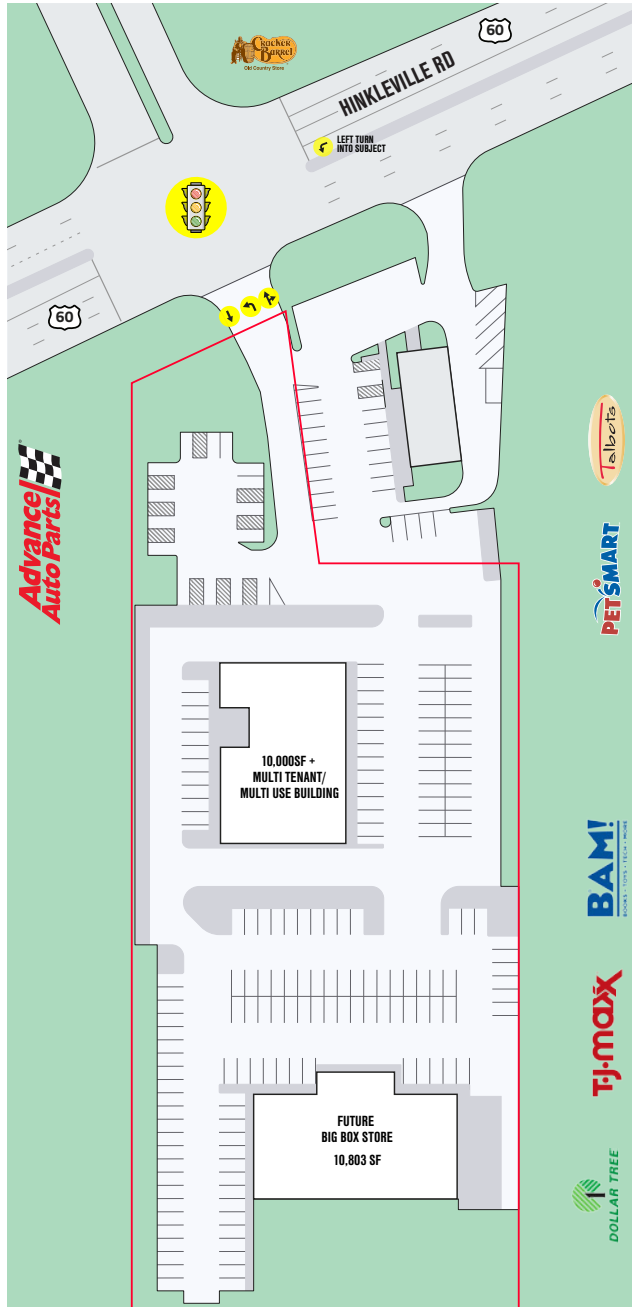


ARNOLD REALTY GROUP
120 Cave Thomas | Suite A
O: 270.558.1338
www.thearnoldrealtygroup.com

CONCEPTION BUILDING RENDERING



SITE PLAN



DRONE AERIAL



DRONE AERIAL



DRONE AERIAL



MIDRANGE AERIAL



PADUCAH OVERVIEW

AREA OVERVIEW

Plug into the power of Paducah to amp up financial advantages that support maximum growth and profitability. While Paducah's low-cost environment provides an ongoing boost to your bottom line, the state of Kentucky rewards your job creation at every turn, providing eligible projects with lucrative incentives ranging from no-cost workforce training and assistance to sales and use tax abatement to jobs tax credits and much more.

The Paducah labor pool offers superior size: Approximately 120,000 workers in a labor shed encompassing 11 counties in Western Kentucky and Southern Illinois. Named one of the "Most Charming Small Towns in America" by the Travel Channel and Travel Pulse, and ranked as one of "America's Top 10 Small Towns for Shopping" by USA Today.

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.

Education

With multiple choices in both public and private schools, families enjoy one constant— quality in both instruction and performance. Dual enrollment and AP participation rates are strong and climbing in both public and private systems. A ready, skilled workforce and a knowledgeable populace are also supported by a portfolio of higher educational assets including Murray State University, Paducah Campus, West Kentucky Community and Technical College, University of Kentucky College of Engineering, Paducah Campus, and other area universities including MSU (45 miles), SEMO (73 miles), SIU (68 miles), and UT Martin (62 Miles).

Healthcare

Feel good, live well: It's easier in Paducah, thanks to low costs, low traffic, low stress, and an abundance of gorgeous parks and trails that invite four-seasons recreation. The power of Paducah to help residents live life to the fullest is also assured by award-winning healthcare facilities and service. Patients flock to Paducah from across a four-state region, drawn by the outstanding outcomes and preeminent reputations of providers including Baptist Health Paducah, Mercy Health-Lourdes Hospital, and Norton Children's Hospital Outpatient Clinic.



RENDERINGS

