

# COMMERCIAL FOR SALE

## 3320 IRVIN COBB DR

3320 IRVIN COBB DRIVE, PADUCAH, KY 42003



### OFFERING SUMMARY

|                       |             |
|-----------------------|-------------|
| <b>PRICE:</b>         | \$1,249,999 |
| <b>BUILDING SF:</b>   | 2,880       |
| <b>LOT SIZE:</b>      | 1.06 Acres  |
| <b>PARKING:</b>       | 18 Spaces   |
| <b>TRAFFIC COUNT:</b> | 12,996 AADT |
| <b>YEAR BUILT:</b>    | 2016        |
| <b>ZONING:</b>        | Commercial  |

### PROPERTY OVERVIEW

- Sale Price: \$1,249,999
- Taxes are approximately \$13,465.24 and insurance is \$5,500
- Property sits on an out parcel in front of a Wal-Mart Supercenter near Lowe's, Kroger, and many other national retailers
- 3 Miles from Interstate 24



#### HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St  
Evansville, IN 47711



#### JOE KIEFER

President / Managing Broker  
office: (812) 604-5973  
cell: 812.604.5973  
jkiefer@hahnkiefer.com  
License #: RB14037711, Indiana

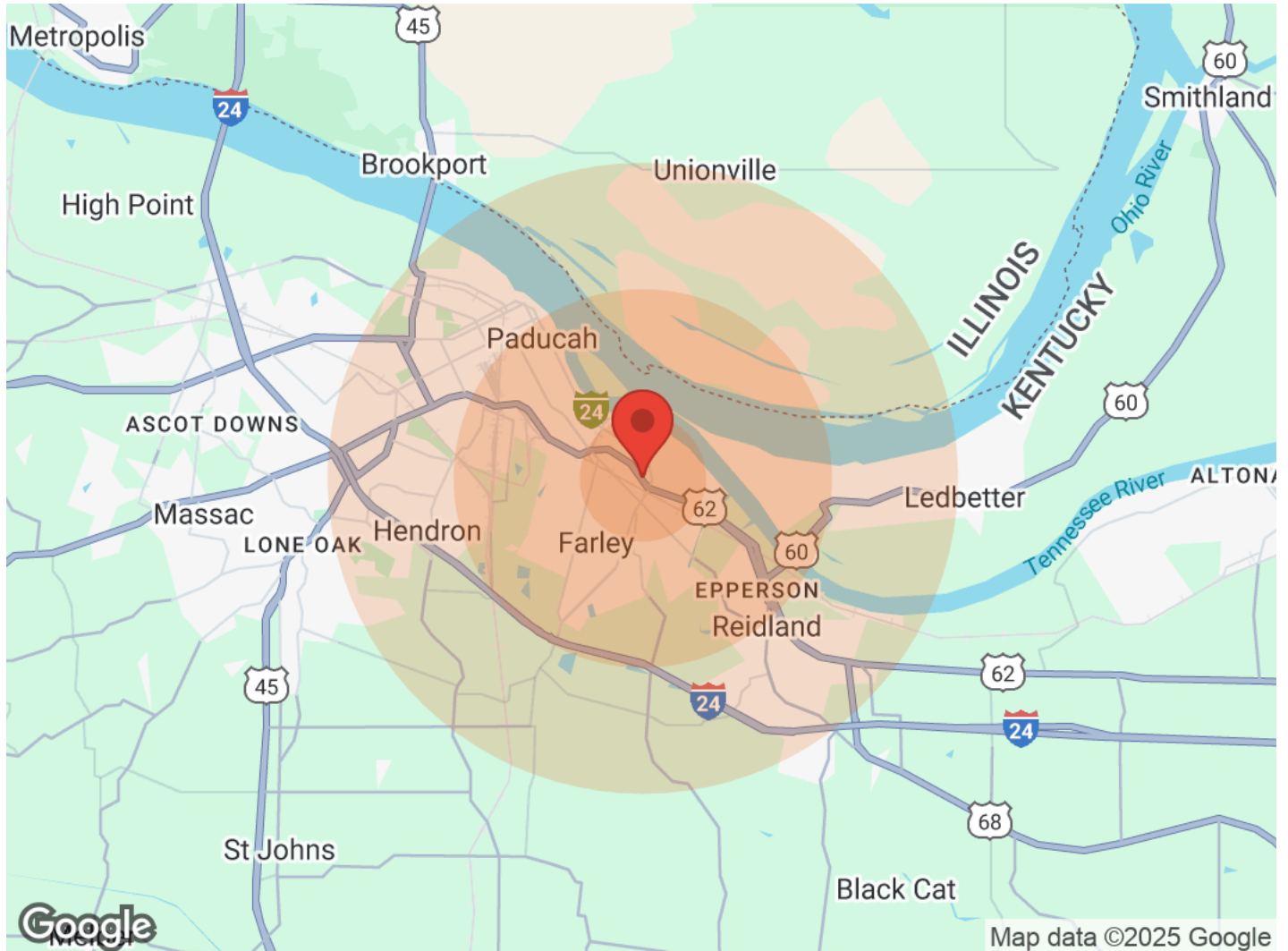
#### JOSEY MCLAUGHLIN

Associate Broker  
office: (812) 549-9114  
cell: (812) 549-9114  
jmclaughlin@hahnkiefer.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# DEMOGRAPHICS

3320 IRVIN COBB DRIVE | PADUCAH, KY 42003



| Population       | 1 Mile | 3 Miles | 5 Miles | Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------|--------|---------|---------|---------------------|----------|----------|----------|
| Male             | 1,440  | 6,315   | 15,737  | Median              | \$24,461 | \$24,608 | \$30,074 |
| Female           | 1,610  | 7,006   | 18,075  | < \$15,000          | 381      | 1,692    | 3,334    |
| Total Population | 3,050  | 13,321  | 33,812  | \$15,000-\$24,999   | 259      | 1,245    | 2,715    |
|                  |        |         |         | \$25,000-\$34,999   | 202      | 876      | 2,015    |
|                  |        |         |         | \$35,000-\$49,999   | 200      | 780      | 2,161    |
|                  |        |         |         | \$50,000-\$74,999   | 178      | 614      | 1,951    |
|                  |        |         |         | \$75,000-\$99,999   | 70       | 308      | 1,259    |
|                  |        |         |         | \$100,000-\$149,999 | N/A      | 154      | 978      |
|                  |        |         |         | \$150,000-\$199,999 | N/A      | 35       | 249      |
|                  |        |         |         | > \$200,000         | N/A      | N/A      | 139      |
| Age              | 1 Mile | 3 Miles | 5 Miles | Housing             | 1 Mile   | 3 Miles  | 5 Miles  |
| Ages 0-14        | 599    | 2,508   | 6,208   | Total Units         | 1,507    | 6,938    | 17,746   |
| Ages 15-24       | 413    | 1,700   | 4,227   | Occupied            | 1,302    | 6,035    | 15,768   |
| Ages 25-54       | 1,154  | 5,139   | 12,837  | Owner Occupied      | 767      | 3,347    | 9,191    |
| Ages 55-64       | 372    | 1,686   | 4,414   | Renter Occupied     | 535      | 2,688    | 6,577    |
| Ages 65+         | 512    | 2,288   | 6,126   | Vacant              | 205      | 903      | 1,978    |
| Race             | 1 Mile | 3 Miles | 5 Miles |                     |          |          |          |
| White            | 2,892  | 11,130  | 27,682  |                     |          |          |          |
| Black            | 96     | 1,801   | 5,218   |                     |          |          |          |
| Am In/AK Nat     | N/A    | 3       | 6       |                     |          |          |          |
| Hawaiian         | N/A    | N/A     | N/A     |                     |          |          |          |
| Hispanic         | 49     | 219     | 567     |                     |          |          |          |
| Multi-Racial     | 120    | 758     | 1,672   |                     |          |          |          |

**HAHN KIEFER REAL ESTATE SERVICES**  
1352 E Division St  
Evansville, IN 47711



**JOE KIEFER**  
President / Managing Broker  
O: (812) 604-5973  
C: 812.604.5973  
jkiefer@hahnkiefer.com  
License #: RB14037711, Indiana

**JOSEY MCLAUGHLIN**  
Associate Broker  
O: (812) 549-9114  
C: (812) 549-9114  
jmclaughlin@hahnkiefer.com