

COMMERCIAL SPACE FOR LEASE

📍 67 Lakeview Drive, Paducah, KY 42001

PRICE

- \$9 PSF/YR

AREA HIGHLIGHTS

- Surrounded by hundreds of bustling businesses
- Strategically located in Lone Oak, just off of Lone Oak Road with high daily traffic counts
- Centrally located in the Purchase Area Region of Western KY

PROPERTY FEATURES

- Three points of ingress/egress & ample on-site parking
- Well-established pain management center located on the bottom floor
- Easy access to I-24, hospitals, and major retail corridors

SPACE FEATURES

- 9,067+/- sf of finished medical/professional space at \$9/SF NNN fully built out and ready for immediate occupancy including:
 - 11 Exam Rooms with Sinks
 - 9 Private Offices
 - Conference Room
 - Chart Room & Nurses Station
 - Break Room
 - Multiple Restrooms
 - Reception/waiting area
- 3,089+/- sf of additional unfinished storage space at \$6/SF NNN

TRAFFIC COUNTS

- 25,741 VPD Lone Oak Road
- 10,421 VPD North Friendship Road

DEMOGRAPHICS	5-Mile	20-Mile	50-Mile
Population	46,094	119,984	119,984
Avg. HH Income	\$93,652	\$88,559	\$79,183
Total Households	19,598	50,534	166,952
Daytime Population	54,278	127,053	387,215



DAWN ARNOLD

OWNER & PRINCIPAL BROKER

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FOR LEASE

DRONE AERIAL

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AREA OVERVIEW

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PADUCAH, KENTUCKY

ABOUT THE AREA

Plug into 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 Lourdes plus a variety of specialized care, diagnostic and rehabilitation centers.

DIVERSE ECONOMIC BASE

McCracken County boasts a wide array of manufacturing enterprises. Its 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. Paducah Economic Development is dedicated to the growth of McCracken County. In 2024, Amazon built a 72,000sf "last-mile" distribution facility in Paducah, strengthening our community as a hub for growth. Announced in August of 2025, General Matter to construct a \$1.5 billion uranium enrichment facility in Paducah which will create 140 jobs and support America's clean energy future. A major milestone in economic development for McCracken County. Announced in September, a 60 megawatt solar facility is being built in McCracken County.



INVESTMENT PROPERTY FOR SALE

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FLOOR PLAN

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