

PRESENTED BY:

WESTON LOCKHART

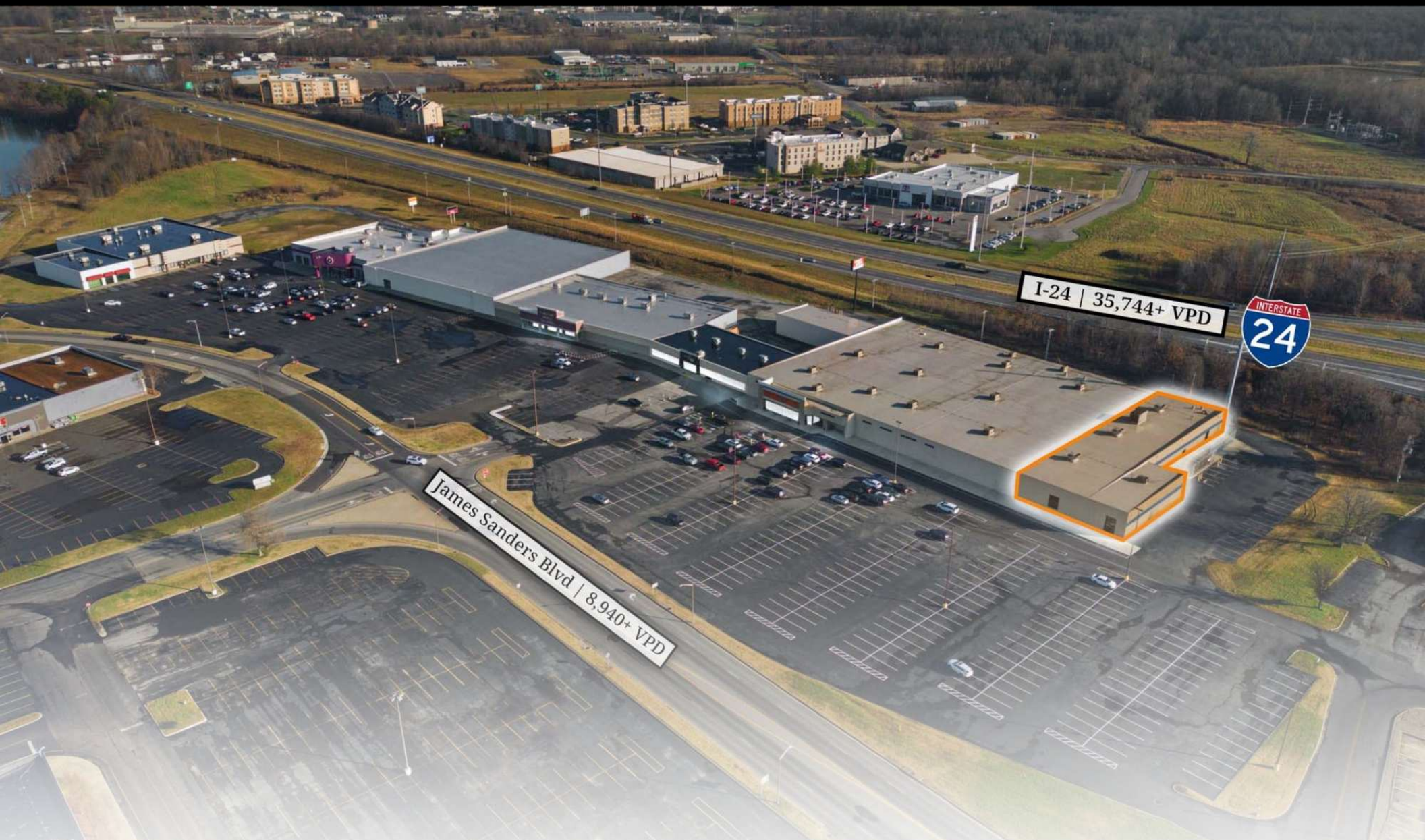
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FOR LEASE

Paducah Retail Box Opportunity

3240 JAMES SANDERS BLVD | PADUCAH, KY 42001

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 22,530 SF retail space near Kentucky Oaks Mall.
- Located in Paducah's established retail corridor off I-24.
- Surrounded by Ross, Dick's Sporting Goods, Best Buy, Five Below.
- Paducah serves as a regional economic and retail hub.
- Traffic count of 35,744 vehicles per day ensures visibility.

OFFERING SUMMARY

BUILDING SIZE:	116,663 SF
AVAILABLE SF:	22,530 SF
ZONING	Commercial

PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present 3240 James Sanders Blvd, a 22,530 SF retail space within Paducah's established retail corridor. The property is located near Kentucky Oaks Mall and surrounded by nationally recognized retailers, including Ross, Dick's Sporting Goods, Five Below, Best Buy, and Hobby Lobby. Its position just off I-24, with a traffic count of 35,744 vehicles per day, provides consistent visibility and access. This retail node serves as a key destination for both local and regional shoppers, offering a diverse mix of retail and dining options. The site presents an opportunity for retailers seeking a presence in a high-traffic, established market.

Paducah serves as a regional economic hub in western Kentucky, drawing shoppers from multiple surrounding counties. Its central location, coupled with strong retail, healthcare, and tourism industries, makes it a consistent destination for area consumers.

For more info please contact Weston Lockhart at weston.lockhart@svn.com // 859.317.3538., Nathan Dilly at nathan.dilly@svn.com // 859.420.5492, or Matt Stone CCIM, SIOR, MBA at matt.stone@svn.com // 859.351.5444.

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ADDITIONAL PHOTOS









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NEARBY RETAILER HIGHLIGHTS

	<u>Locations</u>	<u>Avg. Monthly Visits</u>	<u>Percentile Rank City</u>	<u>Percentile Rank State</u>	<u>Percentile Rank National</u>
	JCPenny	40,048	100%	92%	80%
	Jimmy Johns	43,598	100%	100%	96%
	Five Guys	41,765	100%	100%	90%
	Taco Bell	33,864	100%	89%	86%
	Qdoba	33,476	100%	83%	84%
	HomeGoods	33,422	100%	85%	89%

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	Best Buy	32,570	100%	77%	80%
	Starbucks	29,195	100%	91%	89%
	McAlister's Deli	27,909	100%	68%	70%
	Freddy's Frozen Custard	26,477	100%	84%	75%
	Hobby Lobby	23,780	100%	90%	83%
	Hibbett Sports	16,275	100%	85%	89%

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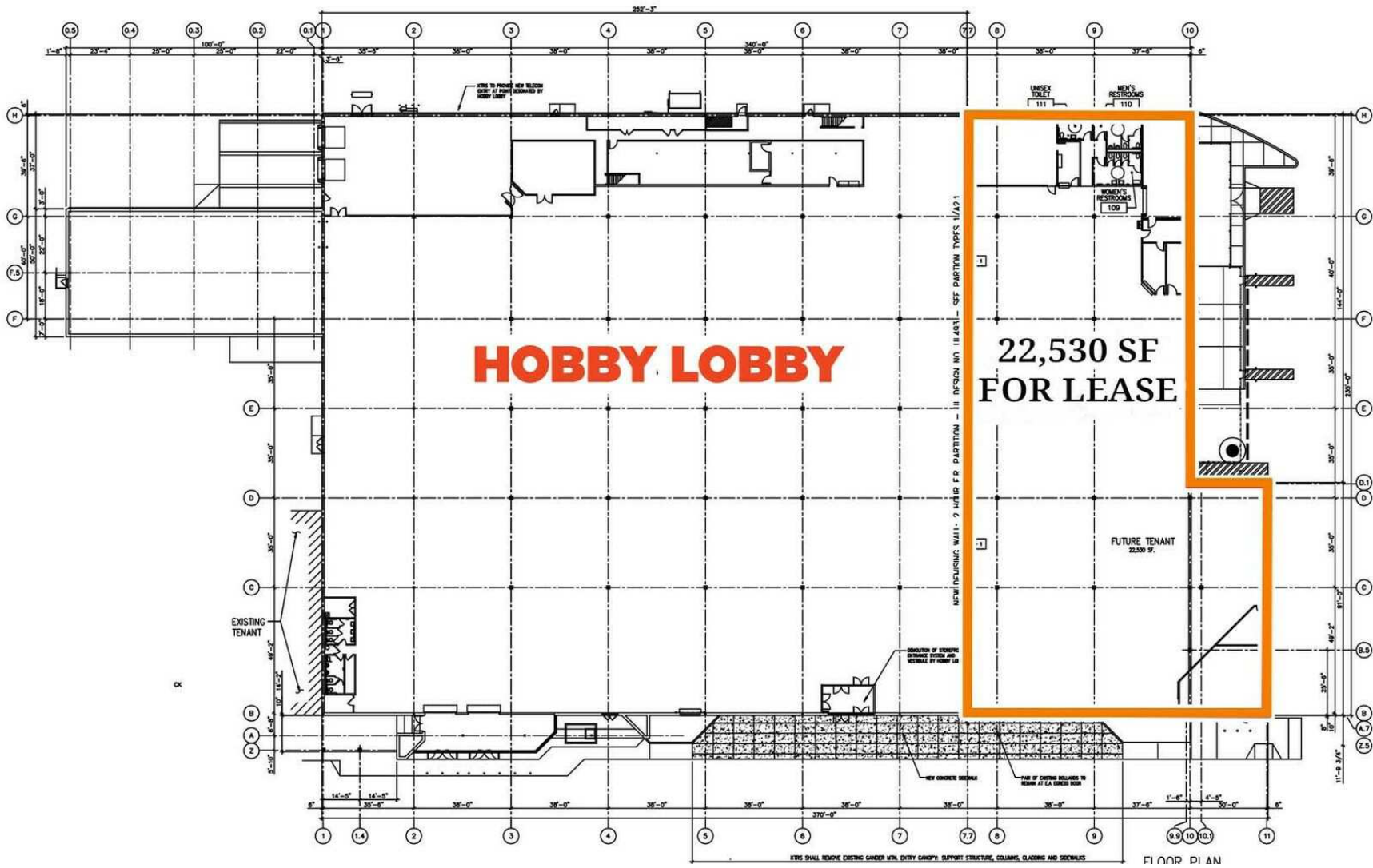
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FLOOR PLAN

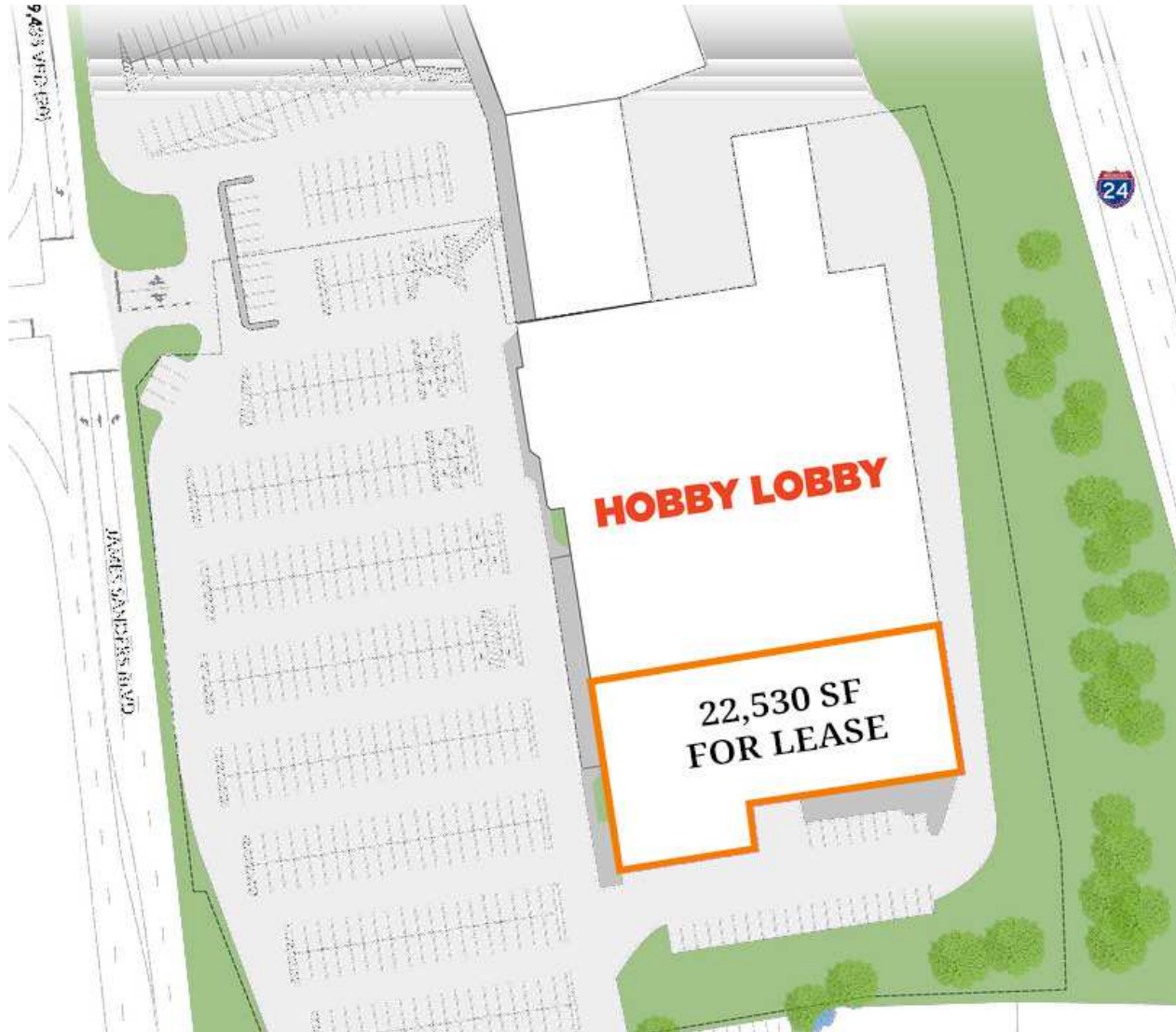


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SITE PLAN

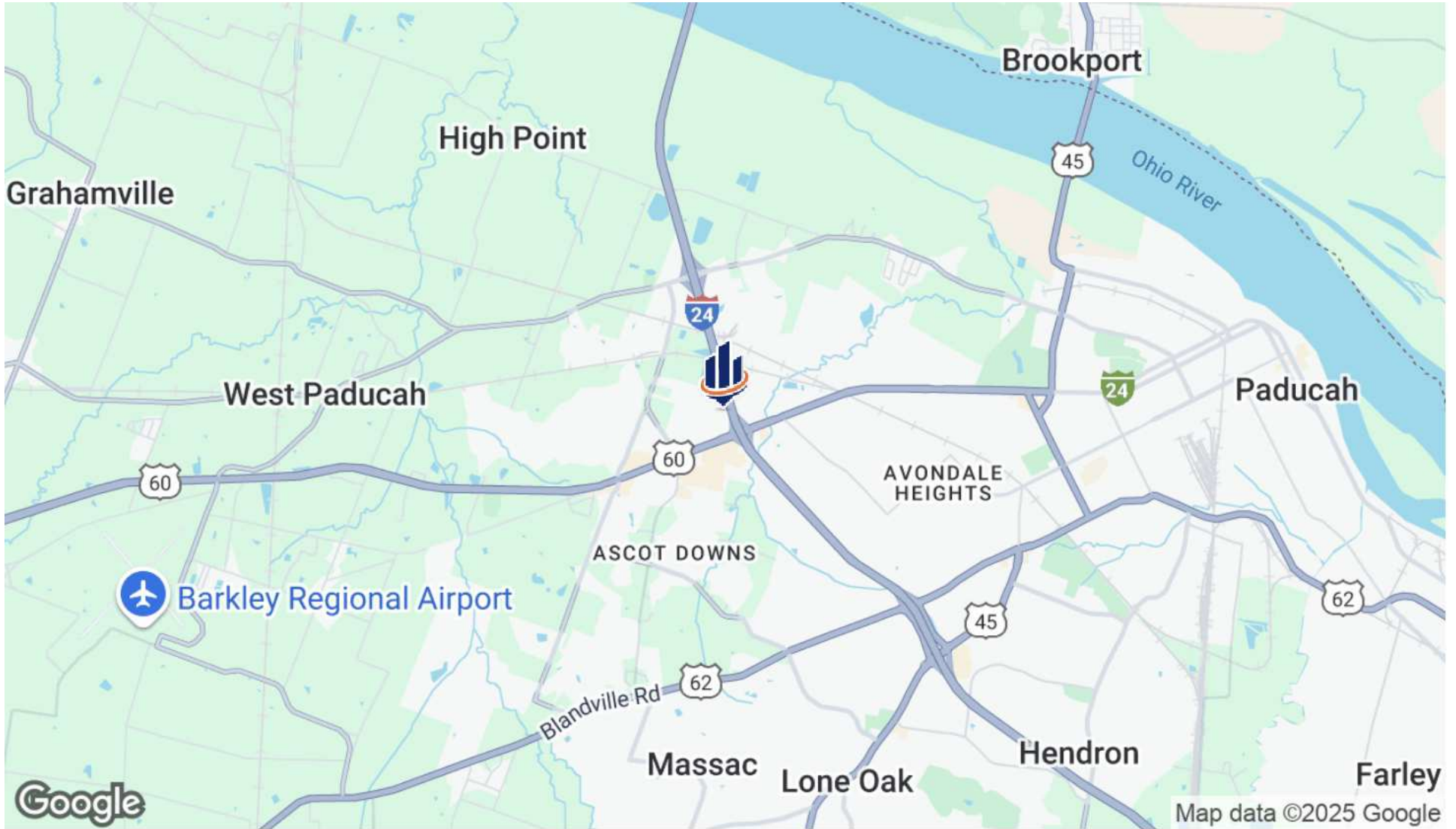


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LOCATION MAP



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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