

2550 James-Sanders Blvd.

PADUCAH, KY

Prime 10.54-acre commercial development site strategically positioned in Paducah's thriving retail corridor

- Surrounded by established national retailers including Walmart, Lowe's, Home Depot, Dick's Sporting Goods, and numerous dining and specialty retail establishments.
- This high-traffic corridor benefits from excellent visibility and accessibility, with direct access to major transportation arteries.
- Conceptual Plans: Include potential for up to 96 multifamily residential units
- Flexibility: Zoning allows for retail, office, hospitality, or mixed-use development



FAHR JUNEJA

PARTNER & PRINCIPAL BROKER

Louisville, KY
(502) 744-1465
fahr@gulfstreamdev.com



CLEVELAND SIMPSON

AGENT

Bowling Green, KY
(270) 313-1619
csimpson@gulfstreamdev.com



HOUSTON NATCHER

AGENT

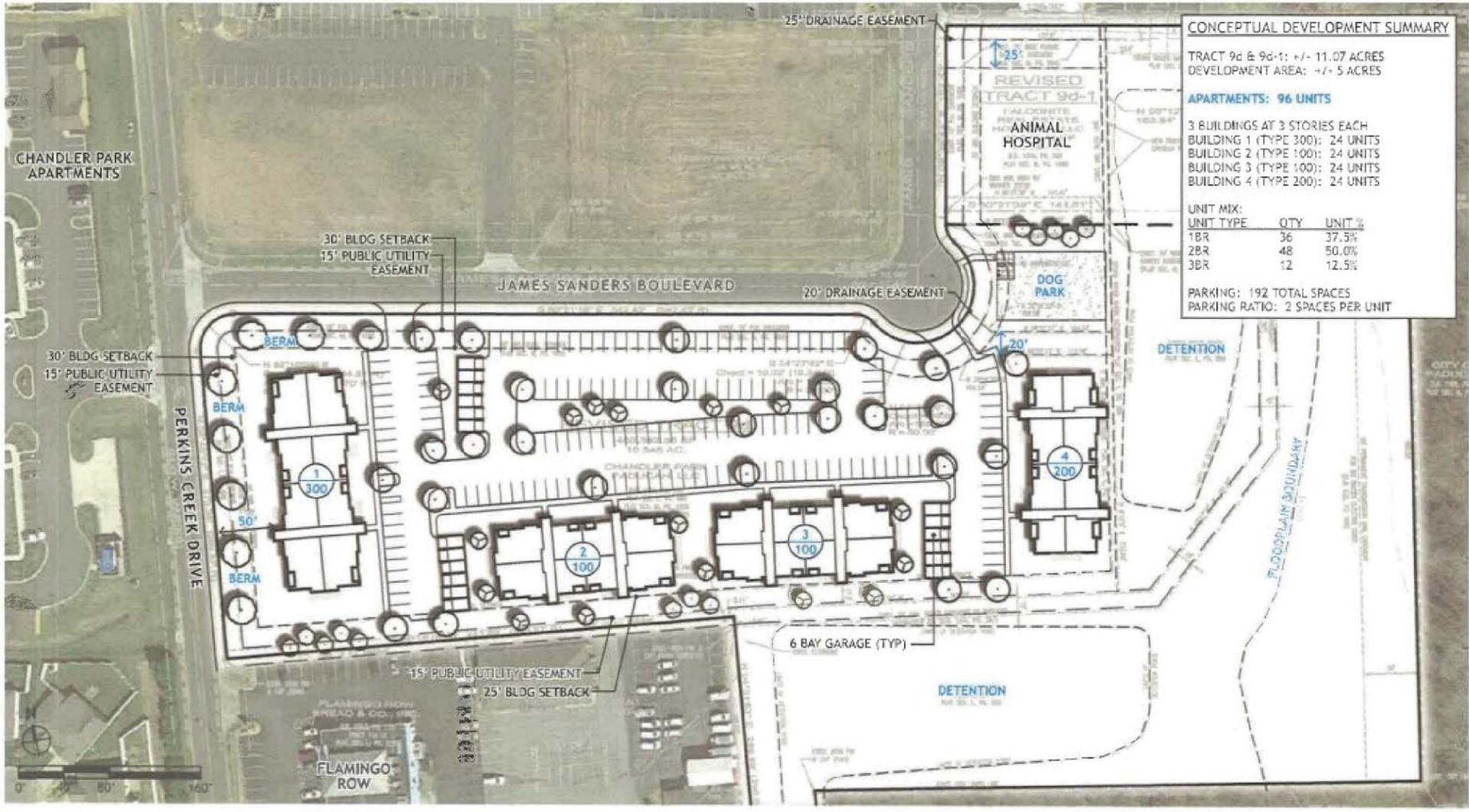
Bowling Green, KY
(270) 790-995
hnatcher@gulfstreamdev.com



CRE Brokerage, Management, Development, and Investment Partners from the ground up.

Conceptual Site Plan - Option 3

Chandler Park Apartments Phase II - Paducah, KY



Metrics

May 1, 2024 - Apr 30, 2025



Metrics

Kentucky Oaks Mall
5101 Hinkleville Rd, Paducah, KY 42001

Visits	6.3M	Visits YoY	+1.8%
Visitors	729K	Visits Yo2Y	+3.8%
Visit Frequency	8.68	Visits Yo3Y	+4.2%
Avg. Dwell Time	57 min		

May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



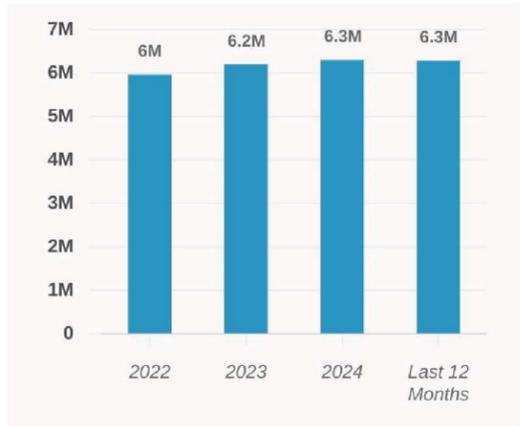
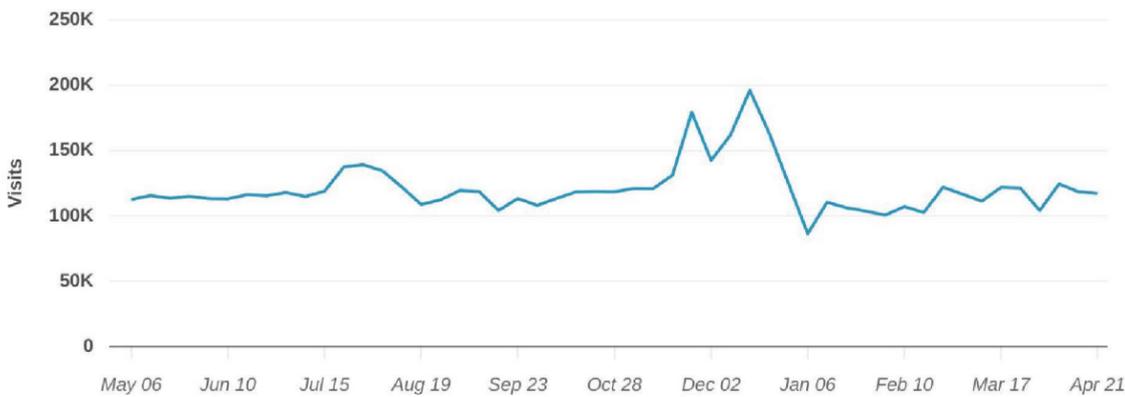
Visits Trend

May 1, 2024 - Apr 30, 2025



Visits Trend

Kentucky Oaks Mall
Hinkleville Rd, Paducah, KY



Weekly | Visits | May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Trade Area

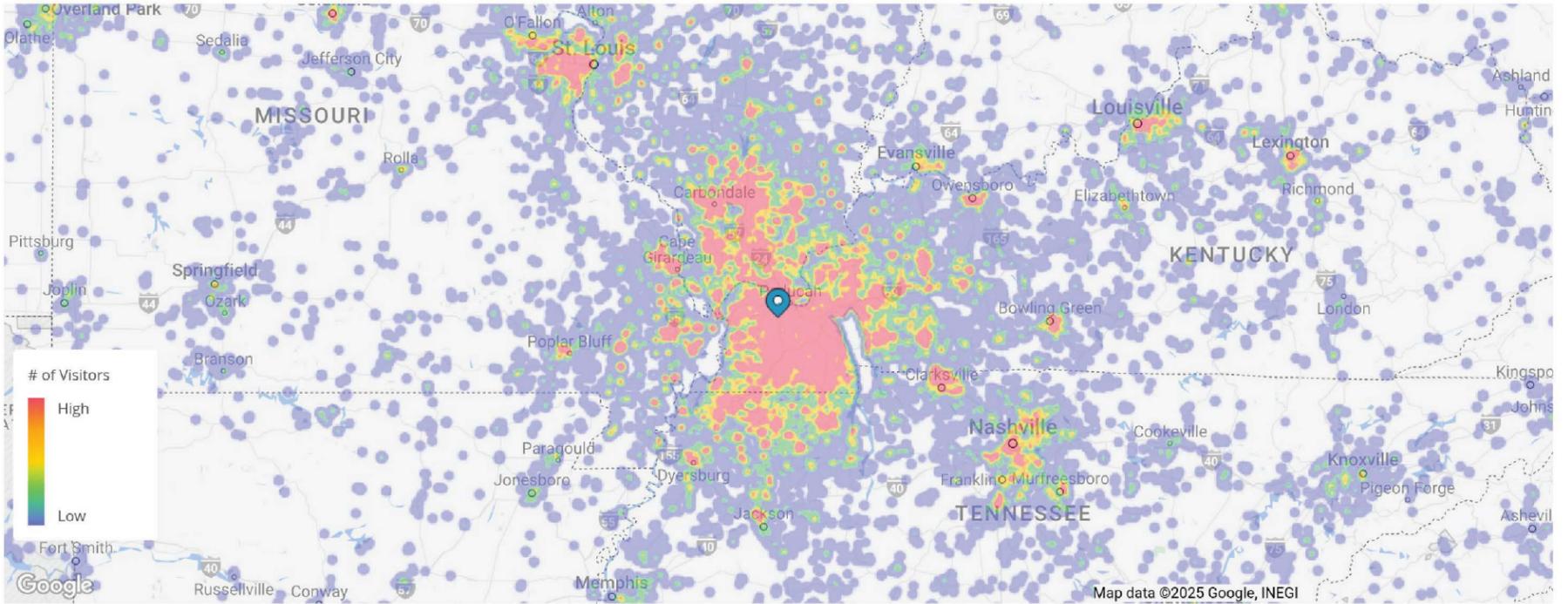
May 1, 2024 - Apr 30, 2025



Trade Area

Kentucky Oaks Mall

5101 Hinkleville Rd, Paducah, KY 42001



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

May 1st, 2024 - Apr 30th, 2025

Data provided by Placer Labs Inc. (www.placer.ai)

