

For Sale

Home Depot Outlot



2801 James Sanders Boulevard
Paducah, McCracken County, KY, 42001

For More Information:

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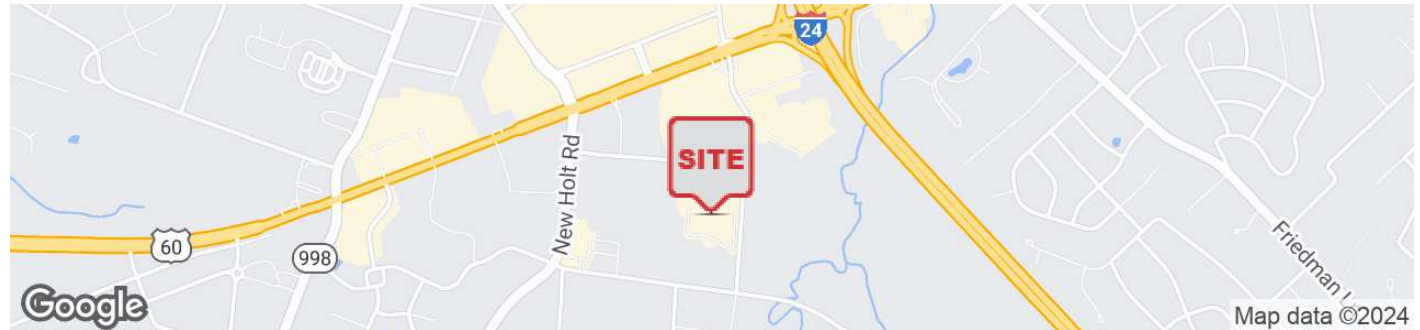
Executive Summary



Property Details

Sale Price	CALL FOR PRICING
Lot Size	0.5 Acres
Zoning	Highway Business District

Location Map



Demographics

	1 Mile	5 Miles	10 Miles
Total Households:	1,329	19,243	31,777
Total Population:	2,510	43,891	74,575
Average HH Income:	\$69,253	\$59,350	\$57,574
Median HH Income:	\$51,276	\$41,771	\$41,442



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Complete Highlights

PROPERTY HIGHLIGHTS

- +/-0.5 acre development lot for sale
- Outlot in front of Home Depot
- Located in Paducah's major retail corridor adjacent to Walmart and Kentucky Oaks Mall just off Hinkleville Road and I-24
- Other retailers include Hobby Lobby, TJ Maxx, Sam's Club, Dick's Sporting Goods, Planet Fitness and numerous restaurants and hotels
- Zoned Highway Business District
- Traffic count of +/-28,488 VPD on Hinkleville Road and a +/-36,130 VPD on I-24
- Call for pricing!



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Property Description

PROPERTY OVERVIEW

NAI Isaac is pleased to present a Home Depot outlot for sale. +/-0.5 acre development lot in front of Home Depot. Located in Paducah's major retail corridor adjacent to Walmart and Kentucky Oaks Mall just off Hinkleville Road and I-24. Other retailers include Hobby Lobby, TJ Maxx, Sam's Club, Dick's Sporting Goods, Planet Fitness and numerous restaurants and hotels. Zoned Highway Business District. Traffic count of +/-28,488 VPD on Hinkleville Road and a +/-36,130 VPD on I-24.

LOCATION OVERVIEW

Located in Paducah's major retail corridor adjacent to Walmart and a major power strip mall just off Hinkleville Road and I-24. Paducah is the only incorporated community in McCracken County. Paducah is located along the Ohio River below the mouth of the Tennessee River. McCracken County covers an area of approximately 249 square miles. Paducah is situated half way between St. Louis, Missouri and Nashville, Tennessee along Interstate-24.

CALL FOR PRICING!



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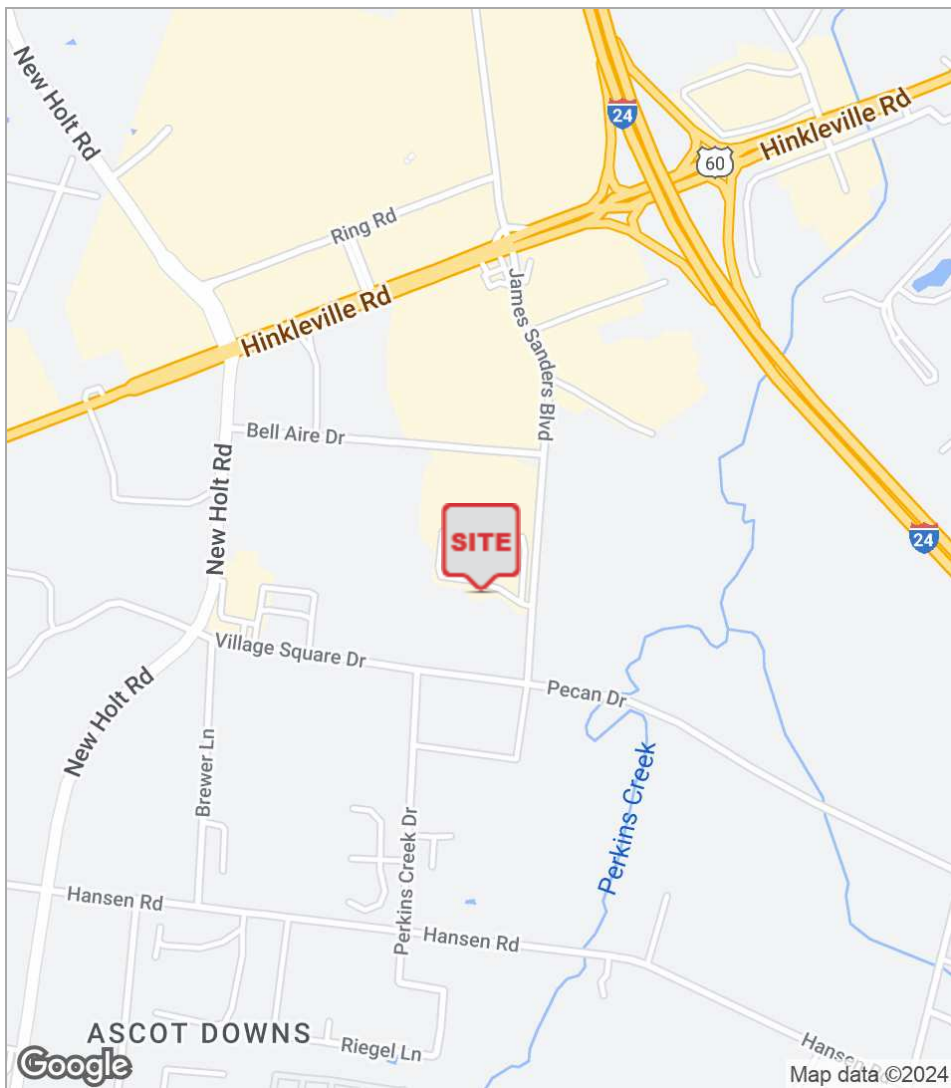


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Location Maps



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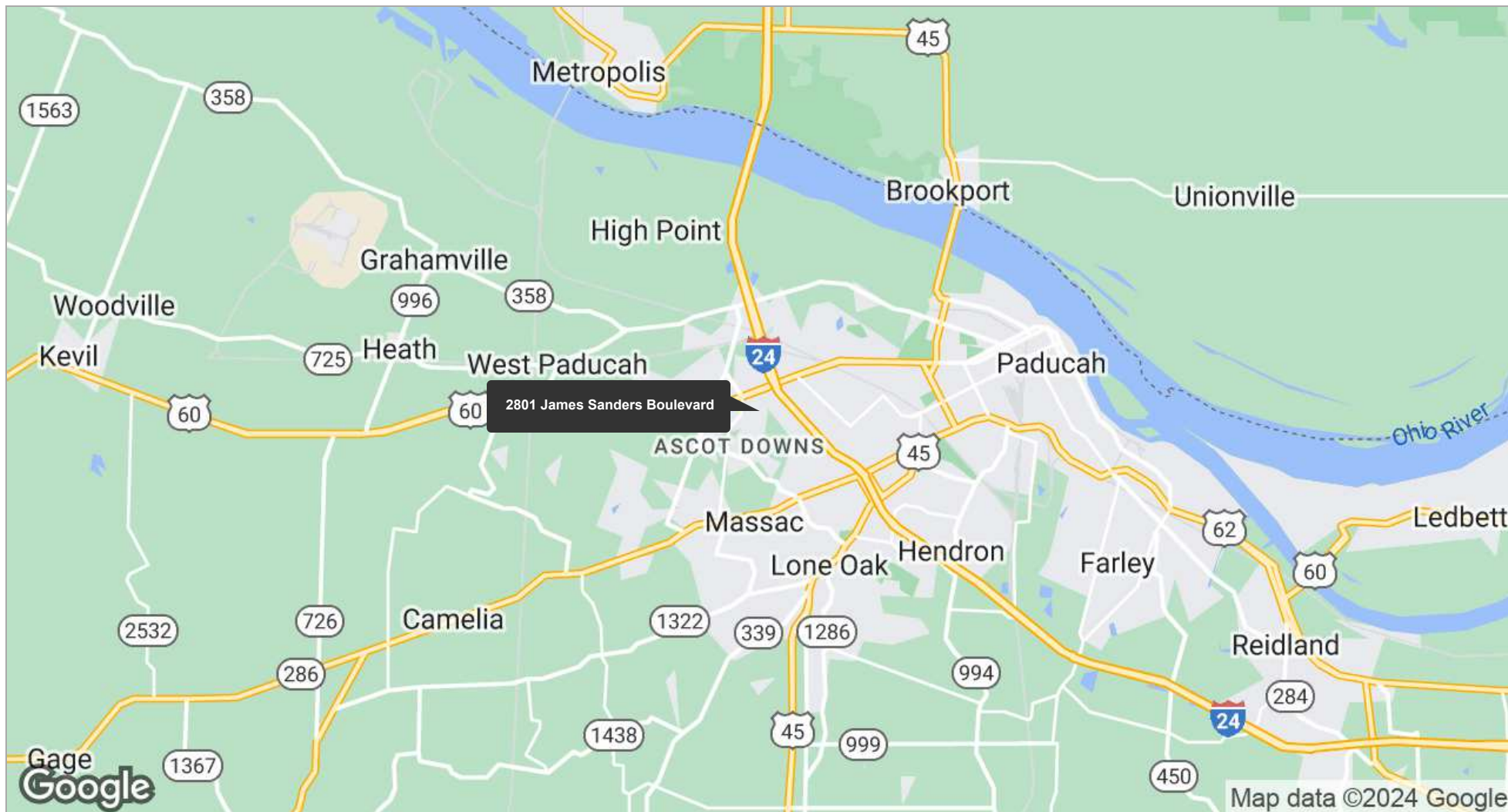


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Regional Map



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Retailer Map



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Retailer Map



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Aerial Photographs

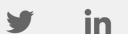


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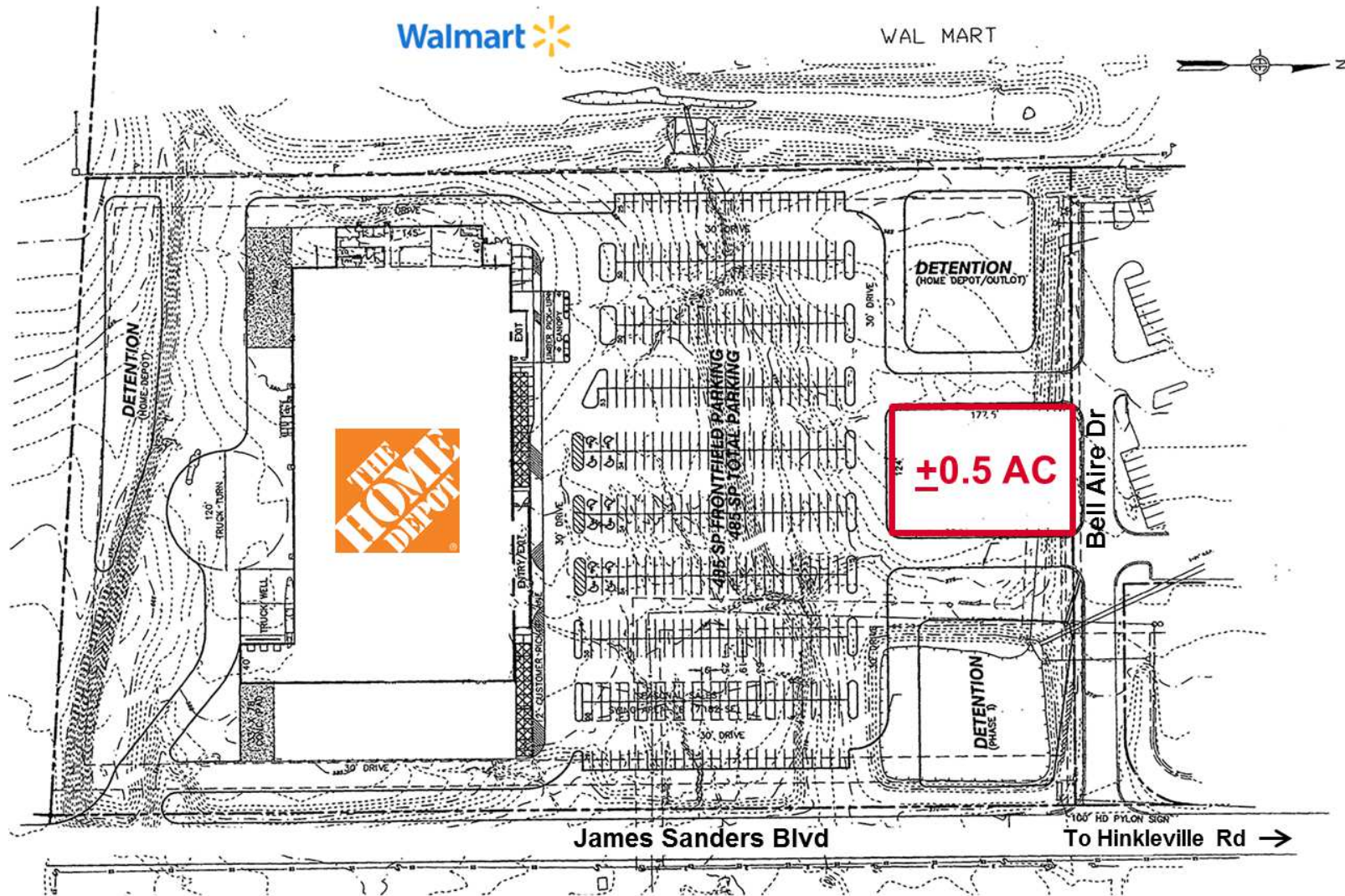


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Site Plan



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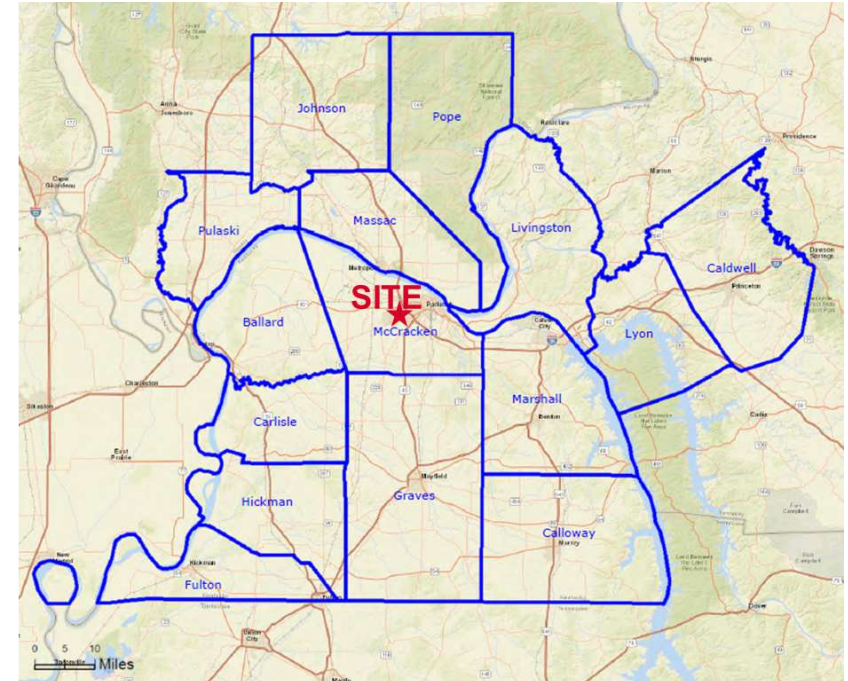
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Demographics Map

Trade Area Summary

TOTAL POPULATION	269,402
TOTAL HOUSEHOLDS	112,309
AVERAGE HH INCOME	\$54,520
MEDIAN HH INCOME	\$40,694
PER CAPITA INCOME	\$22,885



Trade Area includes the following counties: Kentucky (McCracken, Ballard, Carlisle, Calloway, Caldwell, Hickman, Fulton, Graves, Lyon, Marshall; Illinois (Pulaski, Johnson, Massac, Pope, Livingston)