

TWO TENANT OFFICE BUILDING FOR SALE

📍 2660 Olivet Church Rd, Paducah, KY 42001

Investment Opportunity or End User

PRICE

- \$1,395,000

TENANT MIX / FINANCIAL OVERVIEW

- RSC Insurance \$24.28psf/year - \$84,996/year
- CNS Cares \$12.66psf/year - \$27,000/year

KEY HIGHLIGHTS

- Top-of-the-line, well-maintained brick office building
- Over 5,600 SF
- .89 Acres
- 100% Leased | Two well established businesses
- Suite 1 - 3500+/-sf gross lease & Suite 2 - 2310+/- sf modified gross lease
- Commercial Zoning - Paducah Annex Tax District
- Income-producing and low maintenance property
- Located in the heart of significant development in progress nearby, increasing the property value.
- A buyer could negotiate to use one suite as an end-user and keep the other for investment purposes.

AREA HIGHLIGHTS

- Part of the highly sought after West Park Village
- Strategically located just off Hinkleville Rd, Paducah's main retail and restaurant corridor on Olivet Church Rd, one of the main cut throughs from Exit 4 to Exit 7+
- Centrally located in the Purchase Area Region of West KY.
- Paducah comprises a 15 county region encompassing 4,396 square miles, home to more than 250,000 people.

TRAFFIC COUNTS

- +/-17,892VPD on Hwy 60W
- +/- 33,321 VPD on I-24
- +/- 21,478 VPD on Olivet Church/Hwy 60

DEMOGRAPHICS

| | 5-Mile | 15-Mile | 25-Mile |
|------------------|--------|---------|---------|
| Population | - | - | - |
| Avg. HH Income | - | - | - |
| Total Households | - | - | - |



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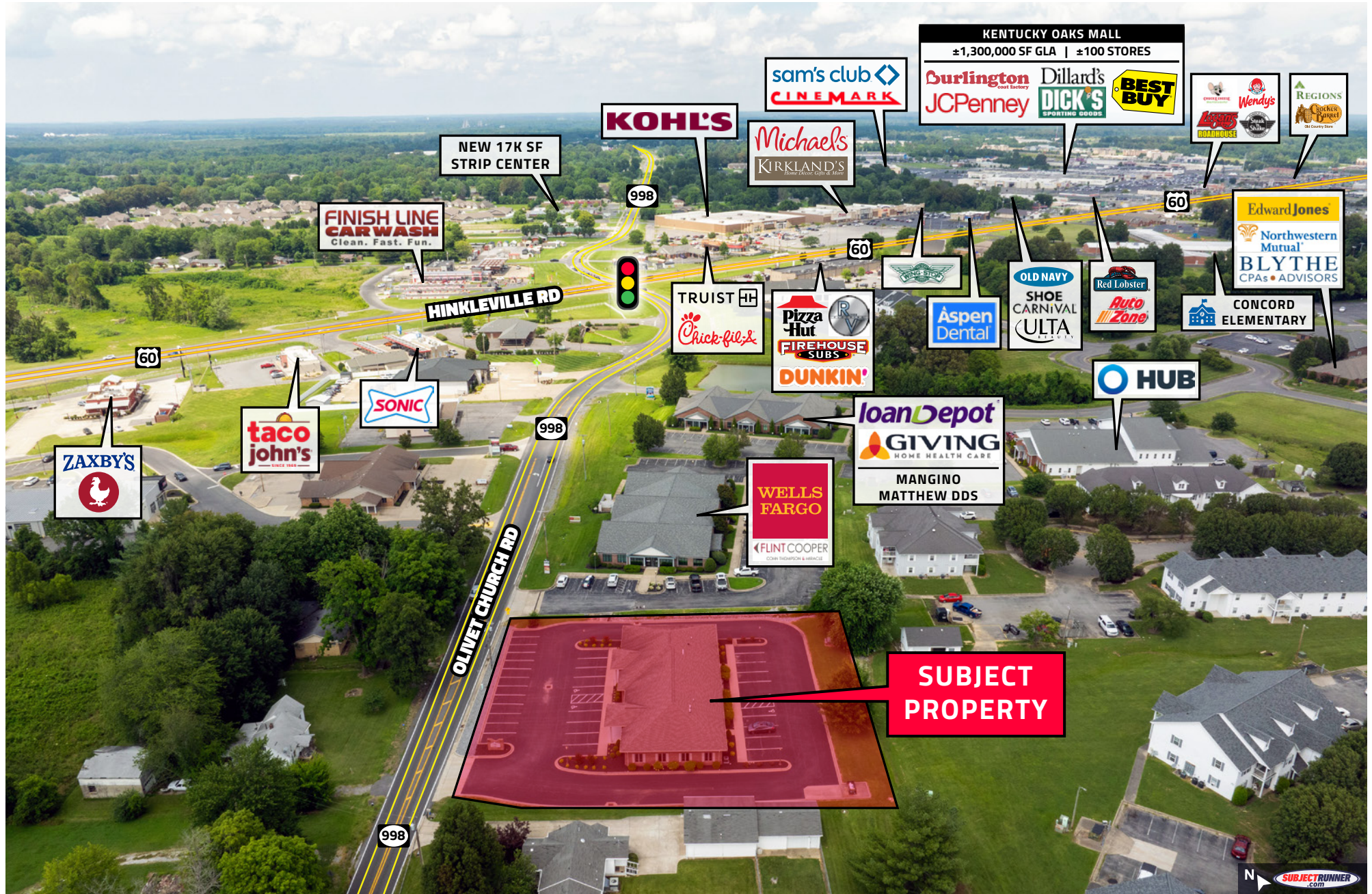
DRONE AERIAL



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MARKET AERIAL



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SITE PLAN



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PADUCAH OVERVIEW

AREA OVERVIEW

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

Diverse Economic Base

Thanks to Paducah's low cost, low traffic, low stress and abundance of nature trails and parks the feel good, live well mentality stays positive. McCracken County boasts a wide array of manufacturing enterprises. It's 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.

Education

With multiple choices in both public and private schools, families enjoy one constant— quality in both instruction and performance. Dual enrollment and AP participation rates are strong and climbing in both public and private systems. A ready, skilled workforce and a knowledgeable populace are also supported by a portfolio of higher educational assets including Murray State University, Paducah Campus, West Kentucky Community and Technical College, University of Kentucky College of Engineering, Paducah Campus, and other area universities including MSU (45 miles), SEMO (73 miles), SIU (68 miles), and UT Martin (62 Miles).

Healthcare

Feel good, live well: It's easier in Paducah, thanks to low costs, low traffic, low stress, and an abundance of gorgeous parks and trails that invite four-seasons recreation. The power of Paducah to help residents live life to the fullest is also assured by award-winning healthcare facilities and service. Patients flock to Paducah from across a four-state region, drawn by the outstanding outcomes and preeminent reputations of providers including Baptist Health Paducah, Mercy Health-Lourdes Hospital, and Norton Children's Hospital Outpatient Clinic.



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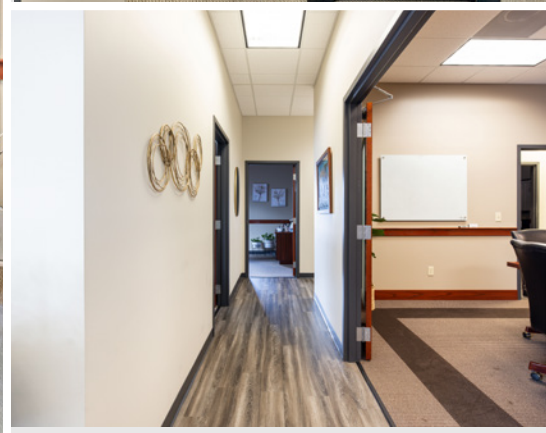
INTERIOR PHOTOS



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EXTERIOR PHOTOS

