

COMMERCIAL WAREHOUSE/OFFICE FOR SALE

📍 3530 Park Plaza Rd, Paducah, KY 42001

Investment Opportunity or End User

PRICE

- \$699,900

KEY HIGHLIGHTS

- 11,270 SF Total Building (6,348 SF Office | 4,922 SF Warehouse)
- Five Private Offices + Open Work Area
- Dedicated Conference Room
- Kitchen/Break Area + Two Restrooms
- Insulated & Heated Warehouse
- Two Overhead Doors (12'x12' & 14'x12')
- Functional Office-to-Warehouse Ratio
- Ideal for Owner-Occupant or End User
- Flexible Layout for Multiple Industries

AREA HIGHLIGHTS

- Just under 1 mile from I-24.
- Strategically located in heart of Paducah, positioned just off Hinkleville Road/US60 at the corner of Park Plaza Dr.
- 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

- 33,321 VPD on I-24
- 28,488 VPD on Hinkleville Rd
- 19,491 VPD on Hinkleville Rd/County Park Rd

DEMOGRAPHICS	5-Mile	15-Mile	25-Mile
Population	45,800	92,655	153,851
Avg. HH Income	\$89,839	\$88,727	\$83,182
Total Households	19,924	39,433	63,765
Daytime Population	58,581	98,630	160,084

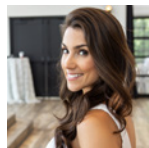


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DRONE AERIAL



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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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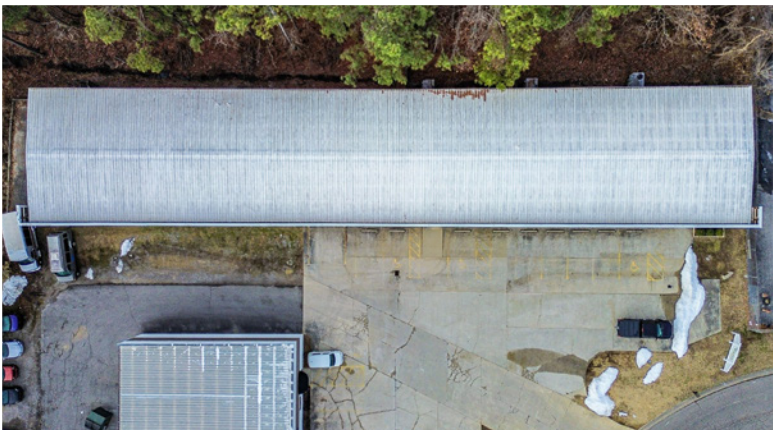
INTERIOR PHOTOS



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EXTERIOR PHOTOS



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FLOOR PLAN

