



INVESTMENT PROPERTY FOR SALE - UNITED STATES VA OUTPATIENT CLINIC

2620 PERKINS CREEK DR | PADUCAH, KY 42001
OFFERING MEMORANDUM

INVESTMENT PROPERTY FOR SALE - UNITED STATES VA OUTPATIENT CLINIC

📍 2620 Perkins Creek Dr, Paducah, KY 42001

Single Tenant Investment Property For Sale

PRICE

■ \$2,295,000

SITE DESCRIPTION

- 1.24 Acres
- 11,500 +/- SF
- Year Built 2005
- Year Renovated 2017
- Parking Spaces 64
- Fire Protection Sprinklers
- Zoned-Commercial
- McCracken Co Tax District

KEY HIGHLIGHTS

- Single Tenant Investment Property with AAA Credit Rating.
- Ideal for Investors seeking a single tenant building with a high CAP rate.
- **New Lease renewal signed 2/1/2025 through 1/31/2028.**

AREA HIGHLIGHTS

- Part of the highly sought after Strawberry Hill Area, in the commerce corridor of Paducah.
- Located in an area with significant development in progress nearby, increasing property value.
- Centrally located in Purchase Area Region of Western Kentucky.
- Paducah comprises a 15-county region encompassing 4,396 square miles, home to more than 250,000 people.

TENANT OVERVIEW

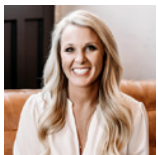
The Veterans Affairs (VA) Outpatient Center is a Community-Based Outpatient Clinic (CBOC) to make access to healthcare easier. Veterans Health Administration (VHA) utilizes CBOC across the country. These clinics provide the most common outpatient services, including health and wellness visits, without the hassle of visiting a larger medical center. VHA continues to expand the networks to include more rural locations, putting access to care closer to home.

TRAFFIC COUNTS

- +/- 9,706 VPD on Village/New Holt
- +/- 34,533 VPD on I-24



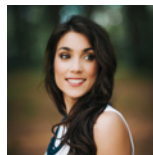
DEMOGRAPHICS	10-Mile	25-Mile	45-Mile
Population	74,502	153,869	319,699
Avg. HH Income	\$86,384	\$82,822	\$79,626
Total Households	31,818	63,740	132,726



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FINANCIAL OVERVIEW

PROPERTY	
Price	\$2,295,000
Rentable Buidable Area (RBA)	11,500 SF
Price / SF	\$208

PRICE	
Price	\$2,295,000
Gross Income	\$281,175
2023 Expenses	\$42,865
NOI	\$238,310
Listing CAP Rate	9.95%



Tenant*	Square Feet	% Share of Building	Annual Rent Per Sq	CAM Per Sq	Lease Commence	Lease Expire
US Dept of Veterans Affairs	11,500 SF	100%	\$20.45	\$4	2/1/2017	Projected Mid-2028
Total	11,500 SF	100%	\$20.45	\$4		

*Total Gross Rent \$194,980.50 Annually until 2/1/25 when rental rate increases. Numbers above reflect the increased rental rate.

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DRONE AERIAL



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MARKET 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

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. Residents regularly travel 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, 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 \$314.2 Million in 2022 and supports more than 3,000 jobs.

Education

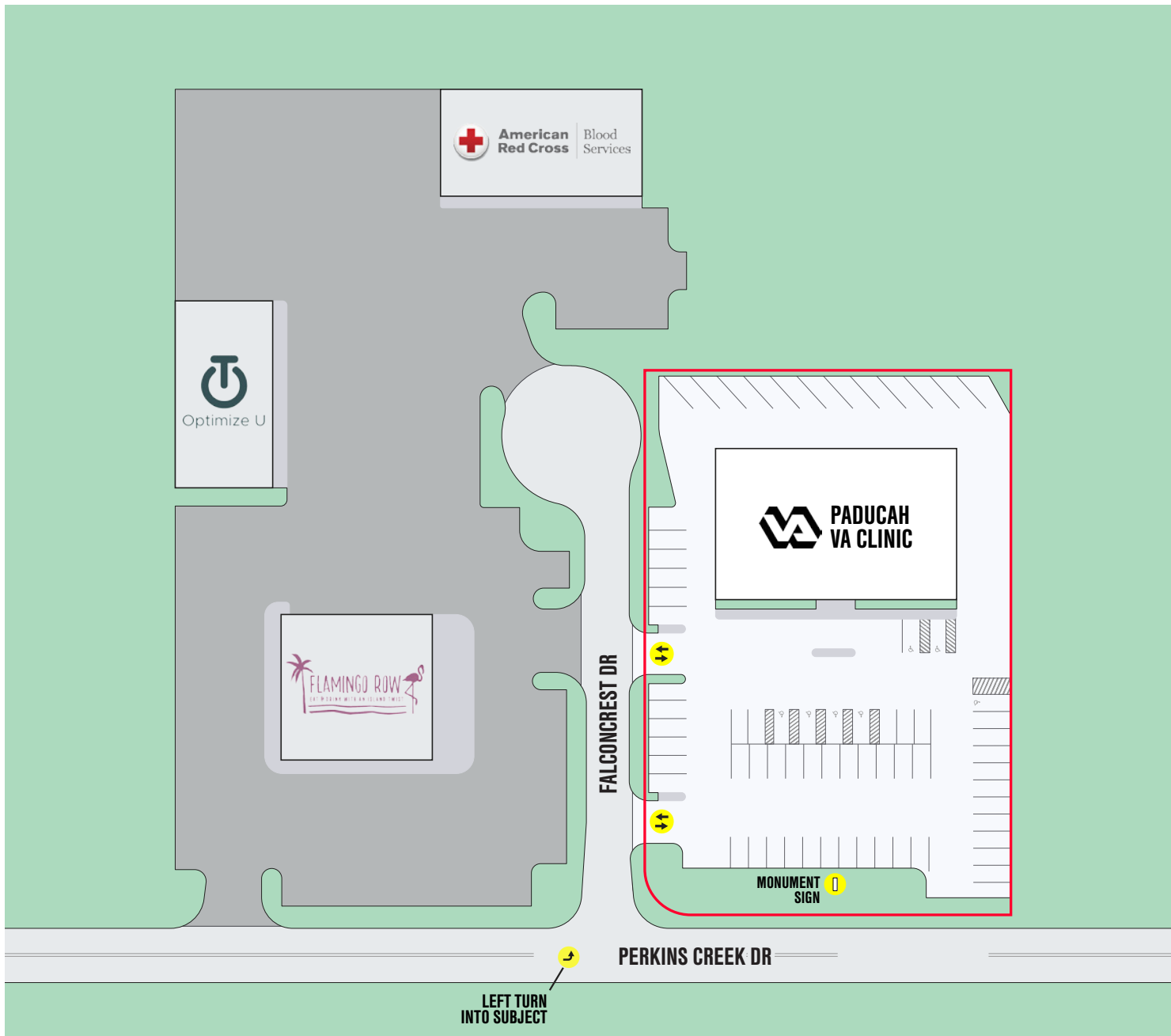
With multiple choices in both public and private schools, families enjoy one constant— quality in both instruction and performance. Dual enrollment and AP participation rates are strong and climbing in both public and private systems. A ready, skilled workforce and a knowledgeable populace are also supported by a portfolio of higher educational assets including a 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).



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SITE PLAN



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VETERANS HEALTH ADMINISTRATION



ABOUT VHA

The Veterans Health Administration (VHA) is the largest integrated health care system in the United States, providing care at 1,321 health care facilities, including 172 VA Medical Centers and 1,138 outpatient sites of care of varying complexity (VHA outpatient clinics) to over 9 million Veterans enrolled in the VA health care program.

COMMON MEDICAL CENTER SERVICES

VHA Medical Centers provide a wide range of services including traditional hospital-based services such as surgery, critical care, mental health, orthopedics, pharmacy, radiology and physical therapy.

In addition, most of our medical centers offer additional medical and surgical specialty services including audiology & speech pathology, dermatology, dental, geriatrics, neurology, oncology, podiatry, prosthetics, urology, and vision care. Some medical centers also offer advanced services such as organ transplants and plastic surgery.

PATIENT ADVOCATES

Available at every medical center, Patient Advocates are highly trained professionals who can help resolve your concerns about any aspect of your health care experience, particularly those concerns that cannot be resolved at the point of care. Patient Advocates listen to any questions, problems, or special needs you have and refer your concerns to the appropriate Medical Center staff for resolution.

VHA MISSION

Honor America's Veterans by providing exceptional health care that improves their health and well-being.

VHA VISION

VA will lead the future in delivering unparalleled health and well-being to our nation's Veterans, and to the nation.



Healthcare System: In many areas of the country, several medical centers and clinics may work together to offer services to area Veterans as a Healthcare System (HCS) in an effort to provide more efficient care. By sharing services between medical centers, Healthcare Systems allow VHA to provide Veterans easier access to advanced medical care closer to their homes.

Examples of Healthcare Systems include the VA Pittsburgh Healthcare System which serves the Pittsburgh area of Pennsylvania, and the VA Puget Sound Healthcare System which serves the Seattle and Tacoma areas of Washington state.

Community-Based Outpatient Clinic: To make access to health care easier, VHA utilizes Community-Based Outpatient Clinics (CBOC) across the country. These clinics provide the most common outpatient services, including health and wellness visits, without the hassle of visiting a larger medical center. VHA continues to expand the network of CBOCs to include more rural locations, putting access to care closer to home.

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EXTERIOR PHOTOS

