



# Paducah Center

2929 James Sanders Blvd  
Paducah KY 42001

**Mark Robbins**  
Robbins Properties  
Principal  
(615) 473-7731  
mrobbins@robbins-properties.com  
TN 216285, KY 198382, AL 140919-0

**RP** **ROBBINS PROPERTIES**  
LEASING • PROPERTY MANAGEMENT • INVESTMENT SALES

# HIGHLIGHTS

- Excellent Access at signalized intersection
- Anchored by TJ Maxx, PetSmart, Office Depot, Books-A-Million, Dollar Tree
- Excellent Location just off I-24 and between Wal-Mart and Mall
- Ample Parking
- Regional Center drawing from three states
- 3,360 SF formerly occupied by Catherines and adjacent to TJ Maxx
- 1,201 SF formerly occupied by Adecco
- Vacant space is available immediately



## POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	2,669	19,402	43,079

## AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$74,895	\$73,155	\$64,781

## NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,437	8,854	19,271

Suite	Space	Floor	Size	Lease Type	Notes
A-2	Vacant	1	3,360 SF	NNN	Rate is negotiable
D	Vacant	1	1,201 SF	NNN	Rate is negotiable
G-1	Vacant	1	1,272 SF	NNN	Rate is negotiable

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## PROPERTY FEATURES

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CURRENT OCCUPANCY	97.00%
TOTAL TENANTS	12
BUILDING SF	123,628
GLA (SF)	123,502
LAND SF	624,650
LAND ACRES	14.34
YEAR BUILT	1999
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	636
PARKING RATIO	5.14/1000
NUMBER OF PADS	1
CORNER LOCATION	Yes
NUMBER OF INGRESSES	6
NUMBER OF EGRESSES	6

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## NEIGHBORING PROPERTIES

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NORTH	Commercial
SOUTH	Commercial
EAST	Commercial
WEST	Commercial

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## TENANT INFORMATION

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MAJOR TENANT/S	TJ Maxx, PetSmart, Office Depot, Books-A-Million
LEASE TYPE	NNN

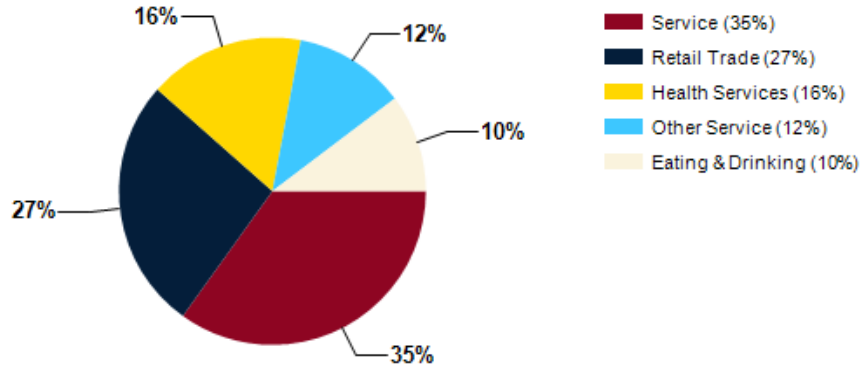
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## Location

- The Center is strategically located between the Kentucky Oaks Mall, Wal-Mart Super Center and Home Depot just off I-24. This is a regional retail trade area drawing shopper from the surrounding state area. The estimated trade area is over 275,000 persons.

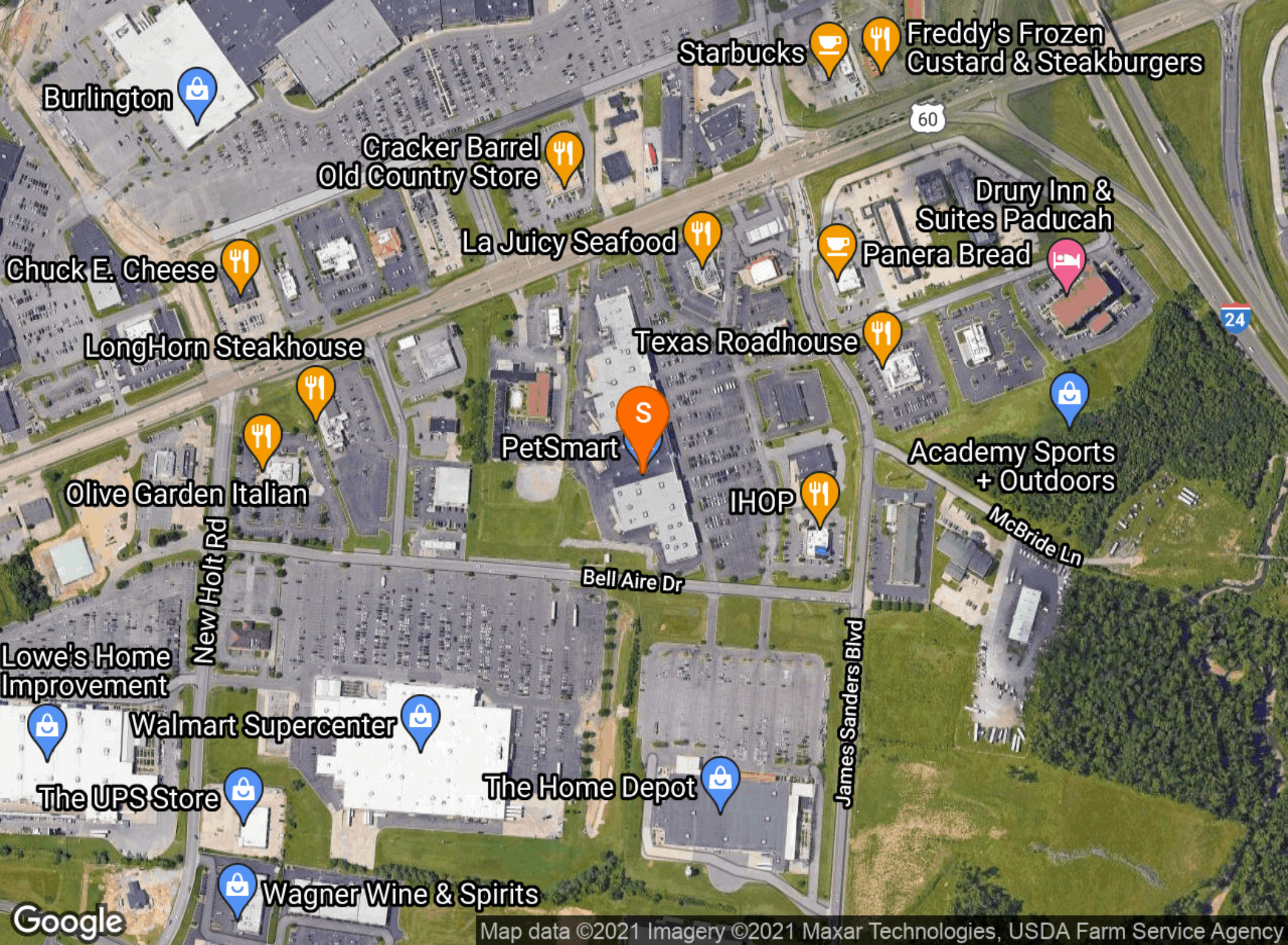
### Major Industries by Employee Count



### Largest Employers

Baptist Health Paducah	1,655
Mercy Health-Lourdes	1,550
McCracken County Public Schools	1,121
Marquette Transportation	1,430
James Marine	860
Wal-Mart Associates, Inc.	728
Paducah Public Schools	448
City of Paducah	405





Burlington

Starbucks

Freddy's Frozen Custard & Steakburgers

Cracker Barrel Old Country Store

La Juicy Seafood

Drury Inn & Suites Paducah

Chuck E. Cheese

Panera Bread

LongHorn Steakhouse

Texas Roadhouse

PetSmart

IHOP

Academy Sports + Outdoors

Olive Garden Italian

Lowe's Home Improvement

Walmart Supercenter

The UPS Store

The Home Depot

Wagner Wine & Spirits

New Holt Rd

Bell Aire Dr

James Sanders Blvd

McBride Ln

60

24

S

Google

Map data ©2021 Imagery ©2021 Maxar Technologies, USDA Farm Service Agency



**DOLLAR TREE**  
SUITE A-1  
8,640 SF

**SUITE A-2 VACANT**  
3,360 SF

**TJ-maxx**

SUITE B  
27,099 SF

**Office DEPOT  
OfficeMax**

SUITE C  
30,127 SF

**BAM!**  
SUITE E  
21,000 SF

**PETSMART**

SUITE F  
19,268 SF

**LUXOR**  
SUITE G-2  
1,552 SF

**Talbots**

SUITE H/1  
5,861 SF

**chico's**

SUITE G-1  
2,589 SF

**CRUMBL  
COOKIES**  
SUITE G-5  
1,635 SF

**VACANT  
SUITE G-1**  
1,272 SF

**VACANT  
SUITE D**  
1,201 SF

**LA JONES**  
SUITE F  
5,298 SF

**Arbys**

**PLATO'S  
CLOSET**  
4,295 SF

**IHOP**

**Sleep Onzfit**

JAMES SANDERS BLVD

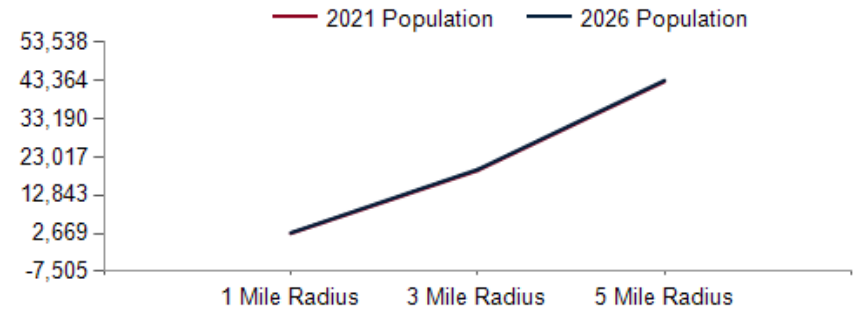
HINKLEVILLE RD



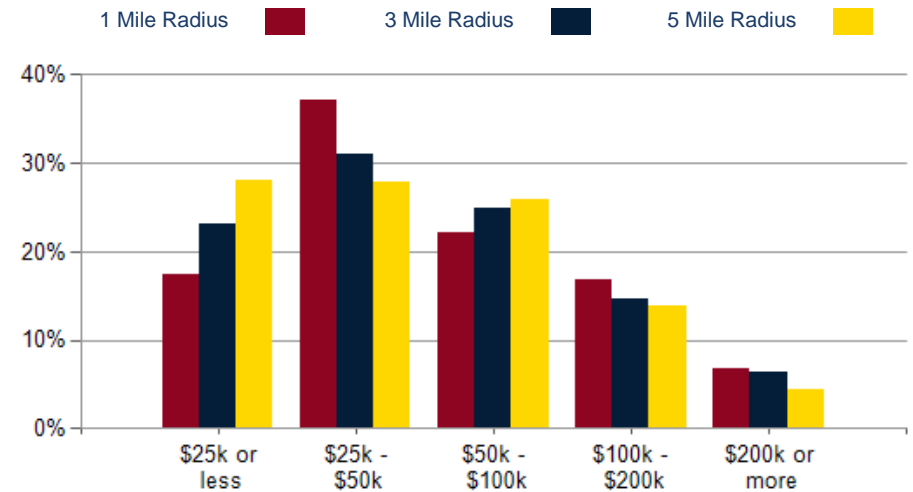


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,954	18,006	41,884
2010 Population	2,149	18,396	41,940
2021 Population	2,669	19,402	43,079
2026 Population	2,817	19,679	43,364
2021 African American	103	1,984	6,306
2021 American Indian	5	54	126
2021 Asian	52	272	501
2021 Hispanic	63	609	1,421
2021 Other Race	18	206	521
2021 White	2,446	16,373	34,365
2021 Multiracial	41	503	1,249
2021-2026: Population: Growth Rate	5.45%	1.40%	0.65%

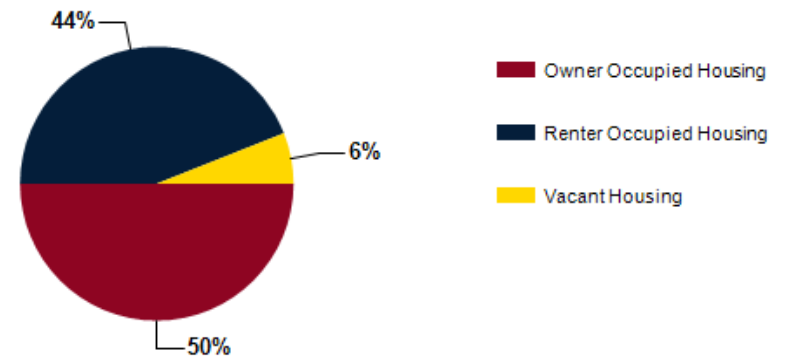
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	94	874	2,766
\$15,000-\$24,999	155	1,171	2,648
\$25,000-\$34,999	252	1,463	2,926
\$35,000-\$49,999	282	1,287	2,450
\$50,000-\$74,999	260	1,457	3,352
\$75,000-\$99,999	57	740	1,624
\$100,000-\$149,999	206	1,054	2,150
\$150,000-\$199,999	35	239	521
\$200,000 or greater	97	570	836
Median HH Income	\$45,566	\$44,691	\$41,796
Average HH Income	\$74,895	\$73,155	\$64,781



### 2021 Household Income



### 2021 Own vs. Rent - 1 Mile Radius

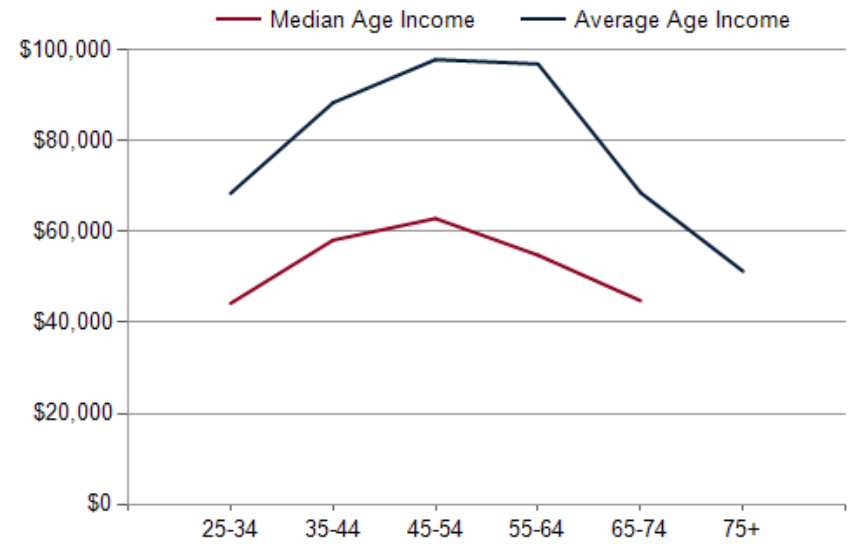
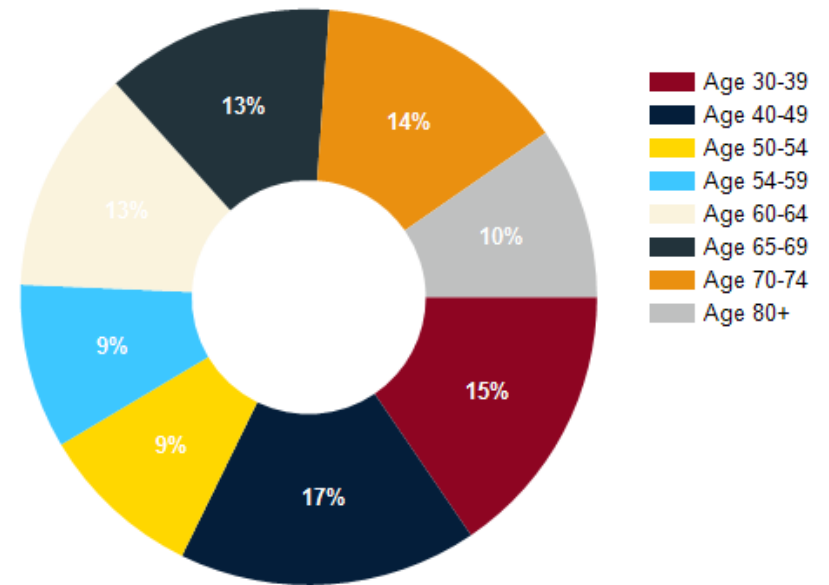


Source: esri

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	120	1,031	2,507
2021 Population Age 35-39	146	1,120	2,613
2021 Population Age 40-44	135	1,043	2,511
2021 Population Age 45-49	153	1,101	2,511
2021 Population Age 50-54	158	1,141	2,586
2021 Population Age 55-59	159	1,250	2,920
2021 Population Age 60-64	217	1,386	3,053
2021 Population Age 65-69	220	1,344	2,914
2021 Population Age 70-74	244	1,238	2,487
2021 Population Age 75-79	166	873	1,787
2021 Population Age 80-84	117	650	1,224
2021 Population Age 85+	115	817	1,461
2021 Population Age 18+	2,313	15,625	34,429
2021 Median Age	52	45	44
2026 Median Age	53	46	45

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,221	\$41,092	\$41,364
Average Household Income 25-34	\$68,463	\$62,006	\$59,378
Median Household Income 35-44	\$58,138	\$55,896	\$55,025
Average Household Income 35-44	\$88,418	\$82,357	\$74,799
Median Household Income 45-54	\$62,915	\$57,746	\$56,174
Average Household Income 45-54	\$97,911	\$90,564	\$80,811
Median Household Income 55-64	\$54,840	\$53,993	\$46,545
Average Household Income 55-64	\$96,947	\$88,105	\$71,420
Median Household Income 65-74	\$44,803	\$51,021	\$43,469
Average Household Income 65-74	\$68,618	\$76,954	\$65,411
Average Household Income 75+	\$51,307	\$49,887	\$43,828

Population By Age



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*Exclusively Marketed by:*

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