



2181 NEW HOLT RD | TRACT A: 1.46 ACRES | TRACT B: 1.13 ACRES

EXCLUSIVE OFFERING MEMORANDUM

EXECUTIVE SUMMARY

2181 New Holt Rd | Paducah, KY 42001

TRACT A

- **FOR SALE - Price: \$3,200,000**
- 11,000 SF Professional Office Building
- 1.46 acres
- **FOR LEASE - \$24.50 PSF - Triple Net Lease**
- Fully Finished Professional Space
- Suite A change to 6,765 SF
- Suite B change to 4,700 SF

PROPERTY HIGHLIGHTS

- Brand-new, professional office construction with modern design and functionality
- Located among numerous established businesses, retailers, and professional users
- Opportunity for an income-producing, low-maintenance investment asset
- Flexible ownership opportunity, buyer may occupy one suite as an end-user while leasing the second suite for supplemental income
- Additional lot included with two points of ingress/egress, offering future development potential
- Strategically positioned just off Hinkleville Road, Paducah's primary retail and restaurant corridor
- New Holt Road is a major connector route between I-24 Exit 4 and Exit 7

KEY AREA & PROPERTY HIGHLIGHTS

- Located in McCracken County and zoned commercial
- Situated within one of Paducah's fastest-growing development corridors
- Surrounded by significant ongoing commercial development, supporting long-term growth and value appreciation
- Centrally positioned within the Purchase Area region of Western Kentucky
- Paducah serves a 15-county regional trade area encompassing approximately 4,396 square miles and a population exceeding 250,000

TRACT B

- **FOR SALE - Price: \$425,000**
- 1.13 acres
- Pad-ready building site with plans
- Ingress/Egress from New Holt and Lendendwood Drive



TRAFFIC COUNTS

- +/-10,709 VPD on Village/New Holt
- +/- 34,533 VPD on I-24
- +/- 7,773 VPD North Friendship/New Holt

DEMOGRAPHICS	5-Miles	25-Miles	50-Miles
Population	45,538	152,669	423,340
Avg. HH Income	\$75,049	\$74,246	\$72,637
Total Households	19,616	62,899	174,795
Daytime Population	56,178	159,164	421,146



DAWN ARNOLD

BROKER

C: 618.638.5682

dawn@thearnoldrealtygroup.com



JAIME ABELL

REALTOR

C: 270.703.0007

jaime@thearnoldrealtygroup.com

THE **ABELL**
TEAM

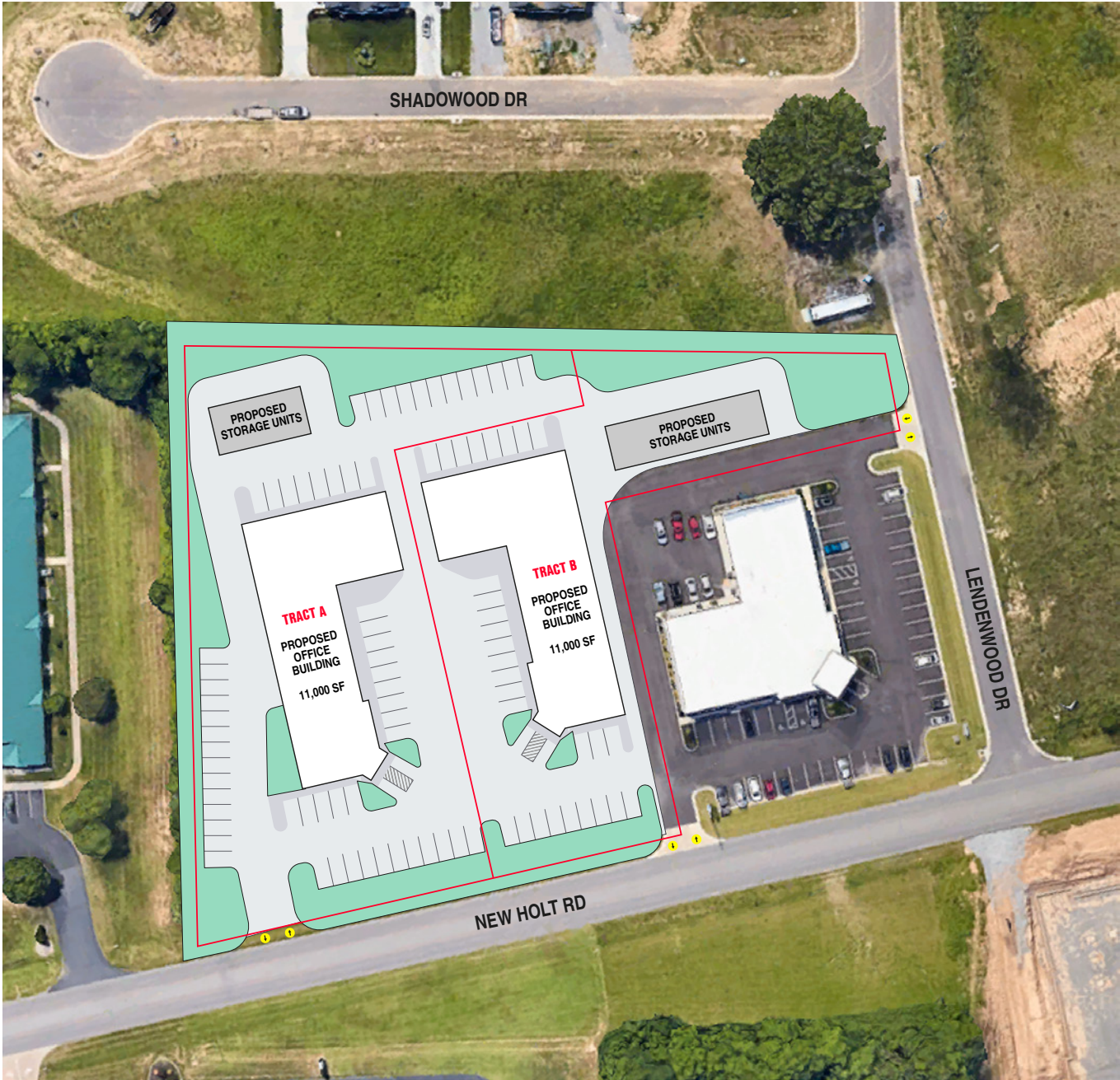
ARNOLD
REALTY GROUP
Commercial & Residential Real Estate

ARNOLD REALTY GROUP

120 Cave Thomas | Suite A
O: 270.558.1338

www.thearnoldrealtygroup.com

SITE PLAN



DRONE AERIAL



DRONE AERIAL



FULLY FINISHED OFFICE SUITES



FULLY FINISHED OFFICE SUITES

**FINISHED PHOTOS
COMING SOON**

FLOOR PLAN

- SUITE A - 6,765 SF
- SUITE B - 4,700 SF



PROPOSED TRACT B BUILDING



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

Paducah offers a high quality of life where residents can feel good and live well thanks to low costs, minimal traffic, low stress, and an abundance of beautiful parks and trails that support year-round recreation. The city is also a regional healthcare hub, attracting patients from across a four-state area who travel to Paducah for its award-winning medical facilities and specialized care. This reputation is driven by leading providers such as Baptist Health Paducah, Mercy Health-Lourdes Hospital, and the Norton Children's Hospital Outpatient Clinic, along with a wide network of diagnostic, specialty, and rehabilitation centers that deliver exceptional outcomes and comprehensive care.

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).



THE POWER OF PADUCAH

ECONOMIC MOMENTUM & REGIONAL INVESTMENT

Paducah is experiencing a new wave of economic momentum driven by major infrastructure upgrades, federal investment, and regional destination development. These initiatives are strengthening the local economy while increasing long-term demand for commercial development.

TRANSFORMATIONAL CAPITAL INVESTMENT

\$900+ Million U.S. Department of Energy Investment

The U.S. Department of Energy continues to invest heavily in the Paducah Gaseous Diffusion Plant cleanup and redevelopment efforts. This major federal initiative injects hundreds of millions of dollars into the regional economy while supporting high-paying engineering, technical, and skilled trade jobs.

Barkley Regional Airport Expansion

A recently completed terminal modernization at Barkley Regional Airport significantly improves corporate accessibility and regional connectivity. Expanded commercial service strengthens business travel, logistics capabilities, and site selection appeal for companies locating in the region.

Paducah–McCracken County Sports Park

The new multi-field sports complex is attracting regional and multi-state tournaments, driving significant visitor traffic and year-round economic activity. The facility supports increased hotel occupancy, restaurant demand, and retail spending throughout the region.

Strategic Location & Regional Reach

Paducah is strategically positioned in the far western corner of Kentucky between the Ohio and Tennessee Rivers, serving as a commercial hub for a four-state region.

- Immediate access to Interstate 24
- Convenient proximity to Nashville and St. Louis
- Serves a regional trade area spanning Kentucky, Illinois, Missouri, and Tennessee
- Strong retail corridor anchored by Kentucky Oaks Mall

Investment Outlook

Paducah's economic growth is supported by a powerful combination of public investment, regional accessibility, and a pro-business environment. With strong healthcare, maritime, manufacturing, and tourism sectors already established, the market continues to attract new development and long-term investment opportunities.



2181 NEW HOLT RD | TRACT A: 1.46 ACRES | TRACT B: 1.13 ACRES

EXCLUSIVE OFFERING MEMORANDUM