



FOR GROUND LEASE

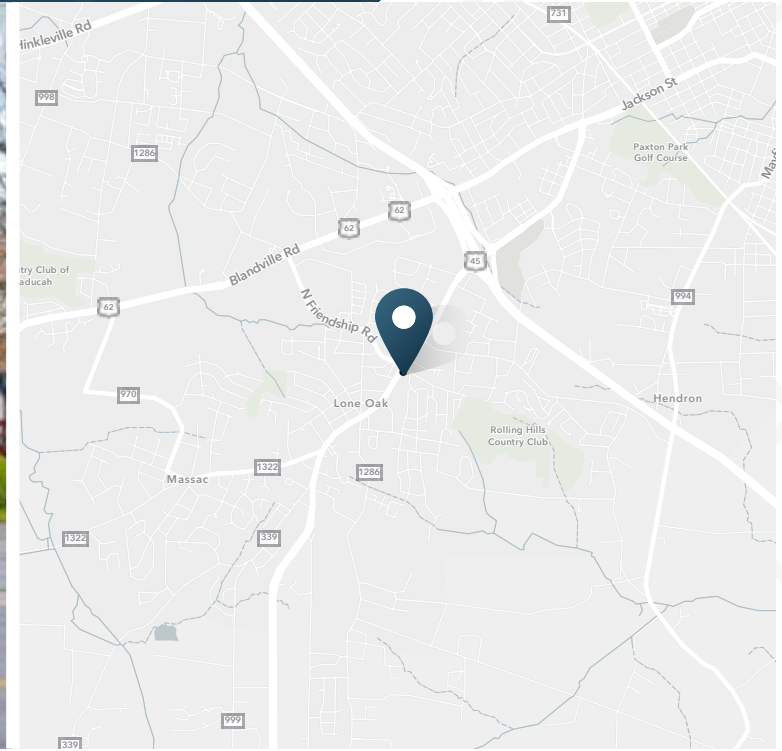
Former QSR with Drive-Thru: ±3,190 SF

2800 Lone Oak Road | Paducah, KY 42003



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FOR GROUND LEASE

3,190 SF

Building Size

0.69 AC

Land Size

CONTACT

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ABOUT THE PROPERTY

- Former QSR with drive-thru in close proximity to numerous national tenants, promoting crossover shopping.
- Strategically located along Lone Oak Road, a major retail thoroughfare serving the city of Paducah, KY.
- Easily accessible and high visibility with pylon signage.
- Less than one mile from Mercy Health - Lordes Hospital, a 40,000 SF hospital with 306 total staffed beds.
- 36 dedicated parking spaces
- Ten schools within a ±1 mile radius of the site.

NEARBY



TRAFFIC COUNTS

Lone Oak Road, adjacent to Site	23,778 VPD
Lone Oak Road, N of Site	25,741 VPD
I-24, N of Site	34,533 VPD
I-24, SE of Site	45,486 VPD

Year: 2023 | Source: KYTC

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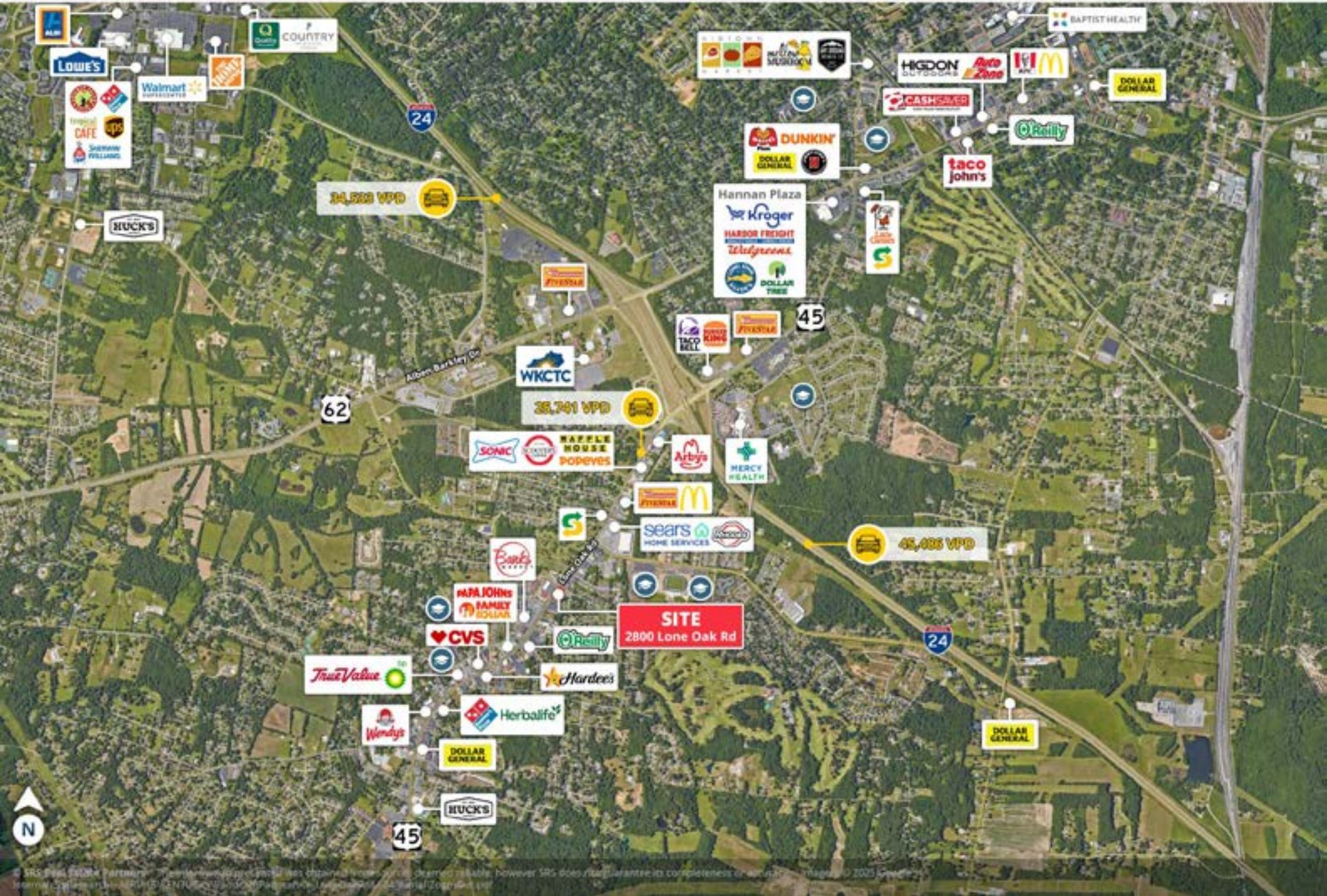


Paducah, KY



Lone Oak Rd & I-24

Paducah, KY



2800 Lone Oak Rd

Paducah, KY



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

5,018	6,908	\$75,411	2,400
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

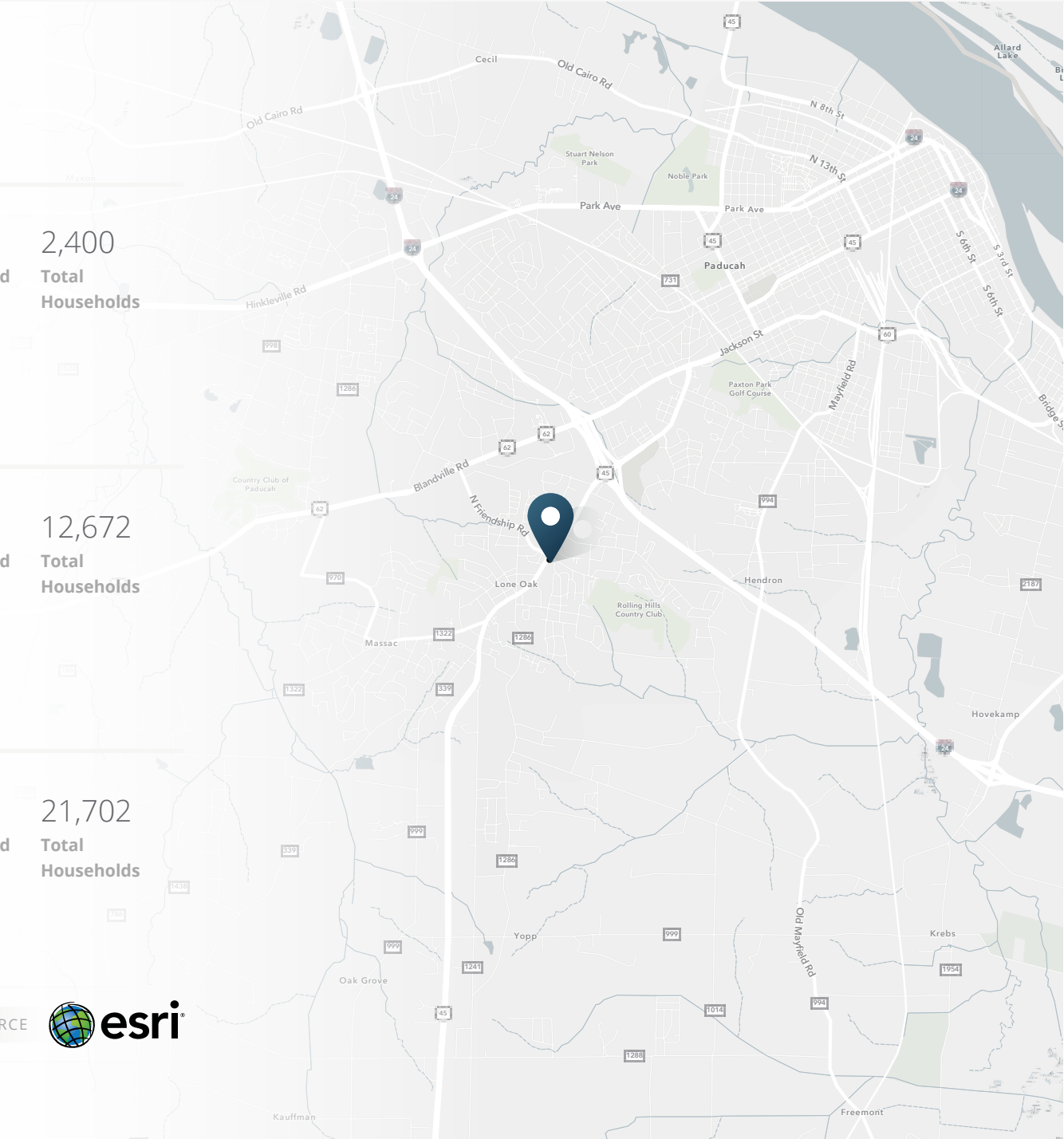
28,400	31,990	\$95,318	12,672
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

50,205	62,505	\$87,056	21,702
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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