



Kentucky Oaks Mall

HOBBY LOBBY

Bass Pro Shops

BOOT BARN

BEST BUY

60

INTERSTATE 24

Chuy's

TEX-MEX

Kentucky Oaks Mall

6.3 MILLION ANNUAL VISITS

Watch Video

US-60 (22,707 VPD)

INTERSTATE 24 (22,264 VPD)

NET LEASE PROPERTY FOR SALE

Chuy's (Brand New Renovation) Ground Lease

5002 HINKLEVILLE RD, PADUCAH, KY 42001

Marcus & Millichap
PAINE RESTAURANT GROUP

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Activity ID #ZAG0060292

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Marcus & Millichap
PAINE RESTAURANT GROUP

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marcusmillichap.com

6.3 MILLION
ANNUAL VISITS

US-60 (22)

INTERSTATE 24

**CHUY'S (BRAND NEW
RENOVATION) GROUND
LEASE**

Marcus & Millichap

Exclusively Listed By

John Paine

Nationwide Restaurant Property Advisor

Dallas

Direct: 972.755.5279

John.Paine@marcusmillichap.com

TX #764689

Marcus & Millichap

PAINE RESTAURANT GROUP

CHUY'S (BRAND NEW RENOVATION) GROUND LEASE

Marcus & Millichap

Table of Contents

12	SECTION 1 EXECUTIVE SUMMARY
16	SECTION 2 PROPERTY INFORMATION
20	SECTION 3 FINANCIAL ANALYSIS
22	SECTION 4 MARKET OVERVIEW

Marcus & Millichap

PAINE RESTAURANT GROUP

Nationwide Restaurant Property Advisors

Specialized expertise in facilitating the buying and selling of single-tenant restaurant properties nationwide. By concentrating our efforts on restaurant real estate, we offer in-depth knowledge and insights that are crucial for navigating the dynamics and complexities of restaurants to identify risks or maximize property value.

Advisory Services

- Property Valuation & Sales
- Visits Report & Foot Traffic Rankings
- Local & Chain Rent Comps
- Tenant Sales Performance Evaluation

Team Website 
www.painerestaurantgroup.com

LinkedIn 
[painerestaurantgroup](https://www.linkedin.com/company/painerestaurantgroup)

 **Instagram** 
[painerestaurantgroup](https://www.instagram.com/painerestaurantgroup)

BRANDS WE WORK WITH

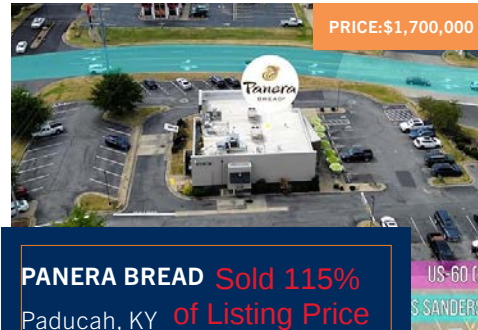
MCDONALD'S

DAIRY QUEEN



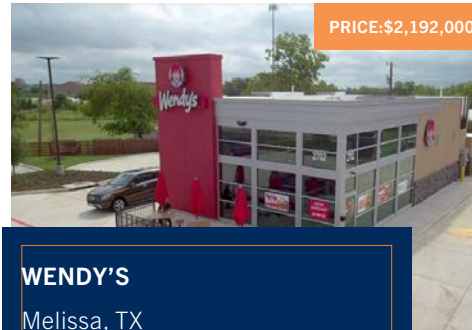
RECENT ACTIVITY: JUST LISTED

Sold 05/18/2026



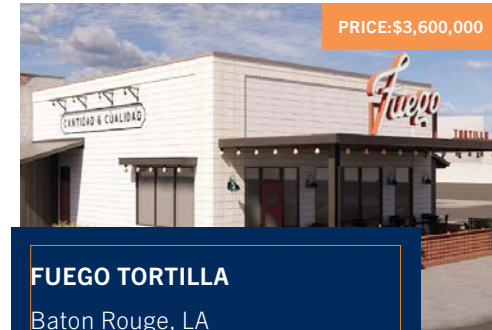
PRICE:\$1,700,000

PANERA BREAD Sold 115%
Paducah, KY of Listing Price
at 5.10% Cap of Base Rent



PRICE:\$2,192,000

WENDY'S
Melissa, TX



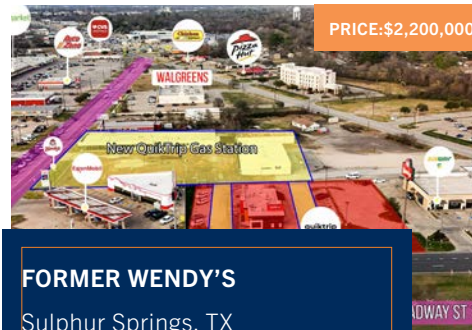
PRICE:\$3,600,000

FUEGO TORTILLA
Baton Rouge, LA



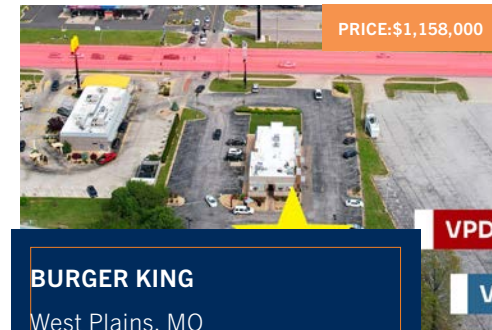
PRICE:\$2,650,000

DENNY'S
TRIPLE NET DFW MSA
Mesquite, TX



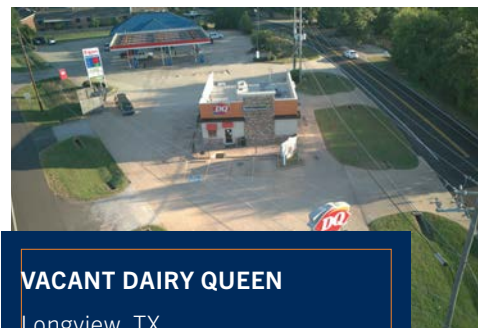
PRICE:\$2,200,000

FORMER WENDY'S
Sulphur Springs, TX



PRICE:\$1,158,000

BURGER KING
West Plains, MO



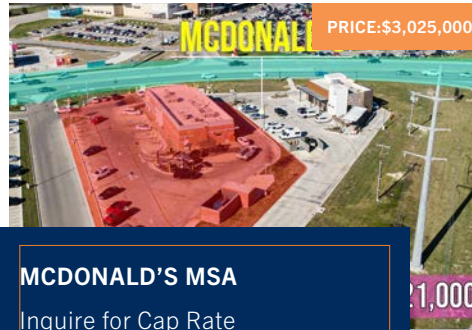
VACANT DAIRY QUEEN
Longview, TX

RECENT ACTIVITY: CLOSED



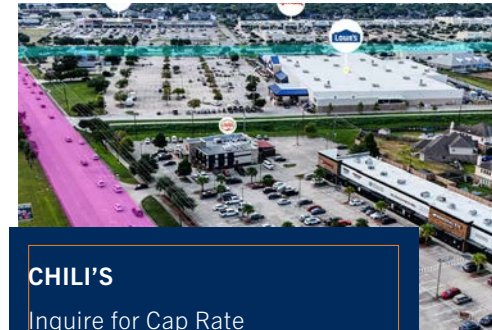
TWIN PEAKS

Inquire for Cap Rate
Irving, TX



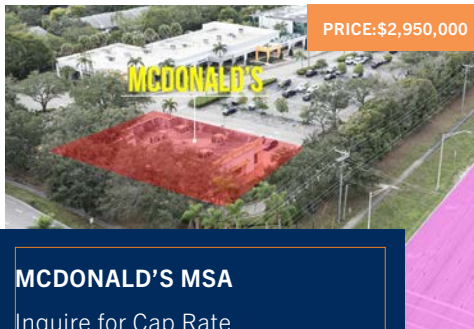
MCDONALD'S MSA

Inquire for Cap Rate
Austin, TX



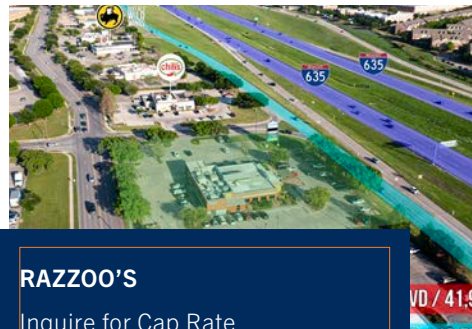
CHILI'S

Inquire for Cap Rate
Pearland, TX



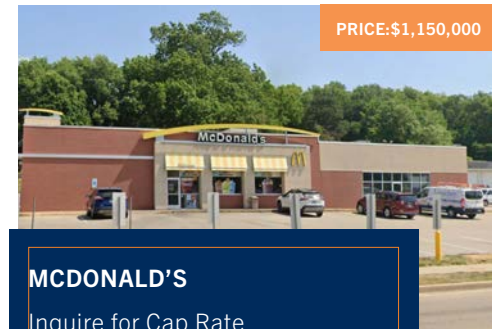
MCDONALD'S MSA

Inquire for Cap Rate
Coconut Creek, FL



RAZZOO'S

Inquire for Cap Rate
Irving, TX



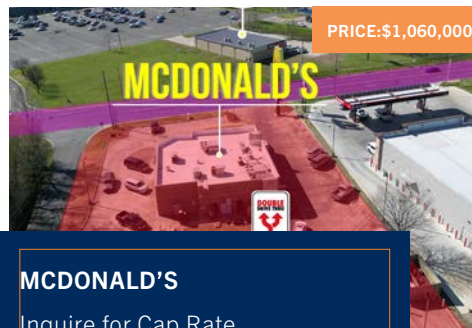
MCDONALD'S

Inquire for Cap Rate
Morrison, IL



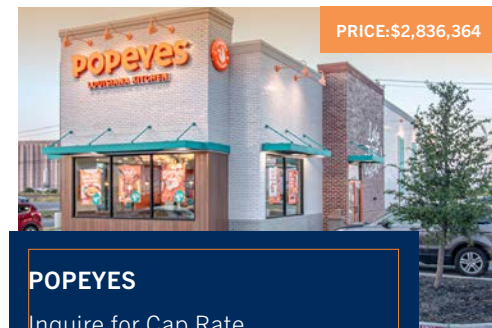
VACANT DRIVE THRU RESTAURANT

Inquire for Cap Rate



MCDONALD'S

Inquire for Cap Rate
Oak Grove, LA



POPEYES

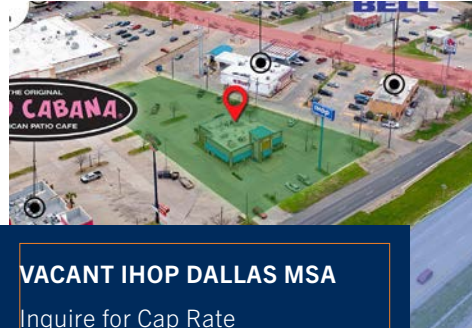
Inquire for Cap Rate
Fort Worth, TX

RECENT ACTIVITY: CLOSED



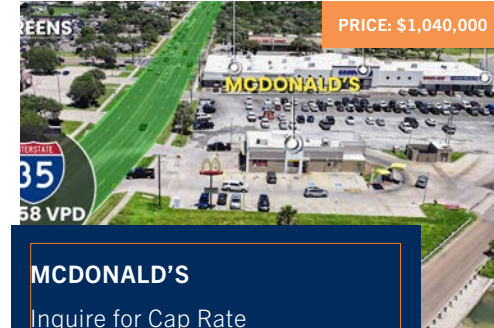
BURGER KING CORPORATE

Inquire for Cap Rate
Stow, OH



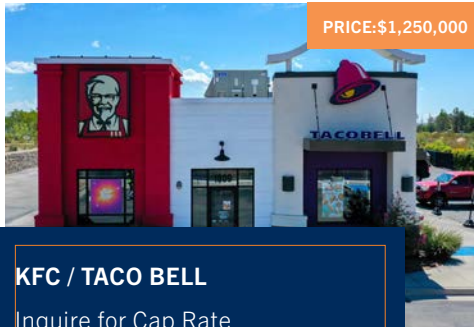
VACANT IHOP DALLAS MSA

Inquire for Cap Rate
Ennis, TX



MCDONALD'S

Inquire for Cap Rate
Rockport, TX



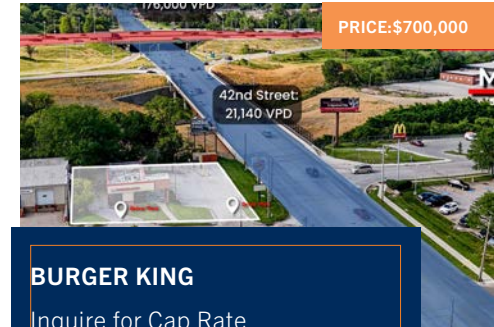
KFC / TACO BELL

Inquire for Cap Rate
Anthony, TX



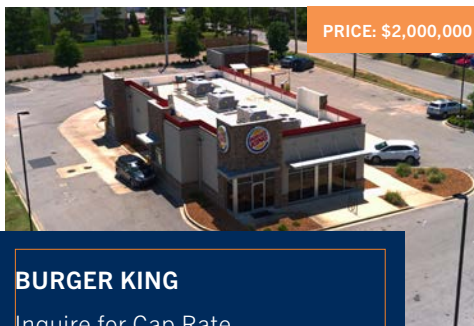
7 BREW COFFEE

Inquire for Cap Rate
Little Rock, AR



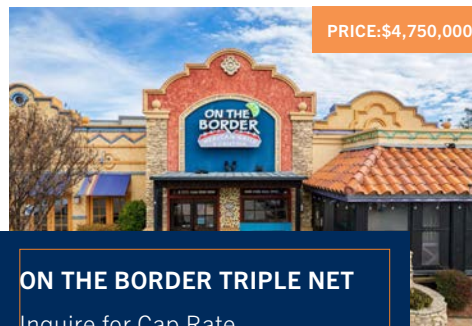
BURGER KING

Inquire for Cap Rate
Omaha, NE



BURGER KING

Inquire for Cap Rate
Memphis, TN



ON THE BORDER TRIPLE NET

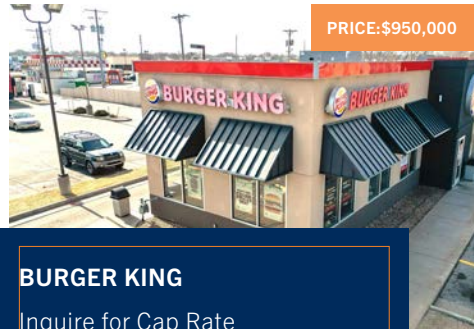
Inquire for Cap Rate
Fort Worth, TX



DUTCH BROS

Inquire for Cap Rate
Waxahachie, TX

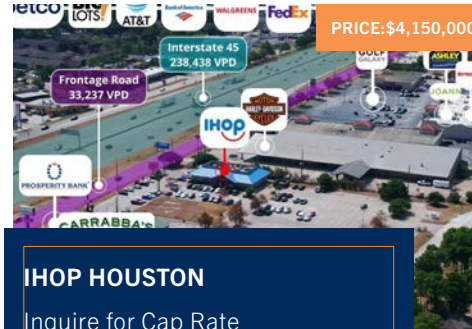
RECENT ACTIVITY: CLOSED



PRICE:\$950,000

BURGER KING

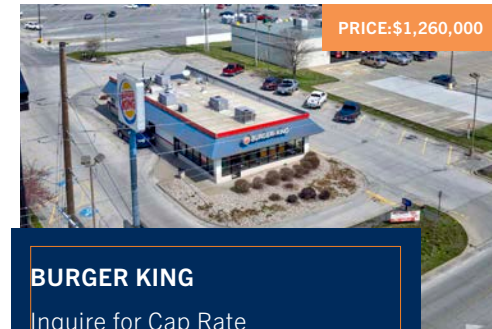
Inquire for Cap Rate
Wichita, KS



PRICE:\$4,150,000

IHOP HOUSTON

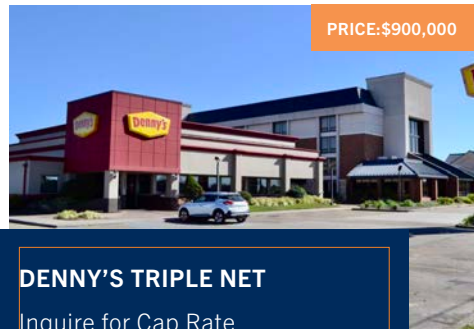
Inquire for Cap Rate
Spring, TX



PRICE:\$1,260,000

BURGER KING

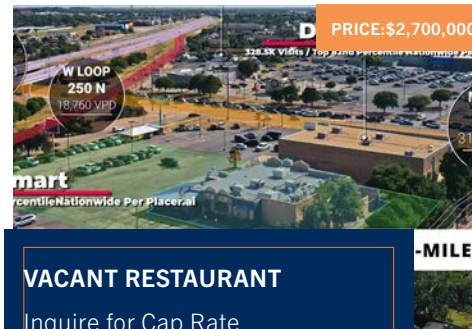
Inquire for Cap Rate
Ottawa, KS



PRICE:\$900,000

DENNY'S TRIPLE NET

Inquire for Cap Rate
Evansville, IN



PRICE:\$2,700,000

VACANT RESTAURANT

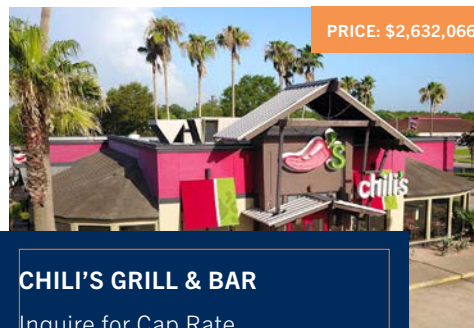
Inquire for Cap Rate
Midland, TX



PRICE:\$3,000,000

APPLEBEE'S

Inquire for Cap Rate
Austin, TX



PRICE: \$2,632,066

CHILI'S GRILL & BAR

Inquire for Cap Rate
Beaumont, TX

Executive Summary

- Property Highlights/Summary
- Tenant Summary
- Traffic Count

PROPERTY HIGHLIGHTS/SUMMARY

5002 Hinkleville Rd, Paducah, KY 42001

Price: \$2,442,307

Building Size: 7,885 SF

Lot Size: 2.64 Acres

Year Built/Renovated: 2022/2025

Marcus & Millichap is pleased to offer for sale the commercial property located at 5002 Hinkleville Road in Paducah, Kentucky. Formerly Cheddar's Scratch Kitchen, the property is now being renovated into a Chuy's Restaurant and is secured by a NNN ground lease with seven years remaining, ensuring stable near-term cash flow with zero landlord responsibilities. The lease includes 10 percent rental escalations every five years and three additional five-year renewal options, ensuring strong long-term income potential. The property offers excellent visibility and accessibility from Hinkleville Road, which sees nearly 22,707 vehicles per day, and is located just off Interstate 24, a major transit corridor with an average daily traffic count of nearly 22,264 vehicles.

Situated at the confluence of the Ohio and Tennessee Rivers in Western Kentucky, Paducah is the economic and cultural heart of the Jackson Purchase region. As a retail focal point in western Kentucky, Paducah attracts shoppers from multiple neighboring counties, driven by the city's retail infrastructure, cultural amenities, and logistical accessibility. The surrounding trade area includes both a strong daytime employment base and a growing residential population, generating consistent traffic to the property from a diverse customer base. Strategically positioned within Paducah's dominant retail corridor, the property sits directly across from Kentucky Oaks Mall, the region's premier shopping destination. It shares a shopping center with top-performing national retailers such as Academy Sports, Dollar Tree, PetSmart, and Crumbl Cookies, with nearby restaurant anchors such as Texas Roadhouse, Buffalo Wild Wings, Panera, IHOP, and Arby's. This concentration of well-known tenants enhances cross-shopping activity and strengthens the overall market positioning of the property.

Marcus & Millichap

PAINE RESTAURANT GROUP



PROPERTY HIGHLIGHTS

- NNN Ground Lease with Six Years Remaining and 10 Percent Rent Escalations Every Five Years
- The Tenant Darden Restaurants (NYSE:DRI) is Investing Significant Resources to renovate the Property from a Cheddar's Scratch Kitchen into a Chuy's showing Long-term Commitment to this Location
- Direct Access to US-60 with Over 22,707 VPD and James Sander Blvd with Over 15,449 VPD
- 7,885 SF Building on 2.64 Acre-Lot
- Positioned Across from Kentucky Oaks Mall in Paducah's Primary Retail Corridor that Receives Over 6.3 Million Visits Per Year
- Located within a Shopping Center that Includes Walmart, Home Depot, T.J. Maxx, PetSmart, Office Depot, Dollar Tree, and More
- The new Bass Pro Shops will be a 70,000-square-foot location and adjacent to the Kentucky Oaks Mall, a premier commercial hub situated along I-24, just north of the intersection with Highway 60. It is expected to open late 2026 or early 2027

CHUY'S RESTAURANT

5002 Hinkleville Rd, Paducah, KY 42001



Founded in 1982 in Austin, Texas, Chuy's is a beloved American Tex-Mex restaurant chain known for its vibrant atmosphere and made-from-scratch cuisine. The company owns and operates full-service restaurants across 15 states, offering a distinct menu of authentic, freshly prepared Tex-Mex-inspired dishes. Chuy's delivers highly flavorful fare served in a fun and eclectic setting designed to reflect the unique character of each location. True to its motto, "If you've seen one Chuy's, you've seen one Chuy's!", the company embraces individuality, ensuring that no two restaurants look or feel the same. This "unchained" approach, combined with a commitment to quality ingredients and a lively dining experience, has made Chuy's a standout brand in the casual dining segment. Headquartered in Austin, Chuy's continues to expand its national footprint while maintaining its reputation for authenticity, hospitality, and distinctive personality.

1982

Founded

100♦

Across 15 States

Darden Restaurants, Inc.
(NYSE: DRI)

Parent Company

Austin, TX

Headquarters

ADVANCED DEMOGRAPHIC SUMMARY

Since 2010, the population within a three-mile radius of the property has grown steadily from 19,065 to an estimated 21,647 by 2024, a rise of 13.5 percent. Continued growth is projected, with the population expected to reach 21,881 by 2029. The five-mile radius has shown a similar trend, expanding by 7.8 percent from 42,668 in 2010 to 45,995 in 2024, and is anticipated to grow to 46,254 by 2029. This demographic growth is accompanied by strong income levels. The average household income within the three-mile radius is \$95,853, while the five-mile radius reports an average of \$86,999. Further enhancing the area's investment appeal, the daytime population reaches 31,590 within three miles and 59,909 within five miles. Unemployment rates are notably low, at 1.92 percent in the three-mile radius and 2.26 percent within five miles, indicating a healthy workforce. The local housing market supports this strength, with median home values of \$239,145 in three miles and \$217,450 in five miles. Combined with rising household incomes, these figures suggest a solid foundation for sustained demand in retail and service-related sectors.

TRAFFIC COUNTS

5002 Hinkleville Rd, Paducah, KY 42001



Traffic Counts: Interstate 24 & Hinkleville Rd

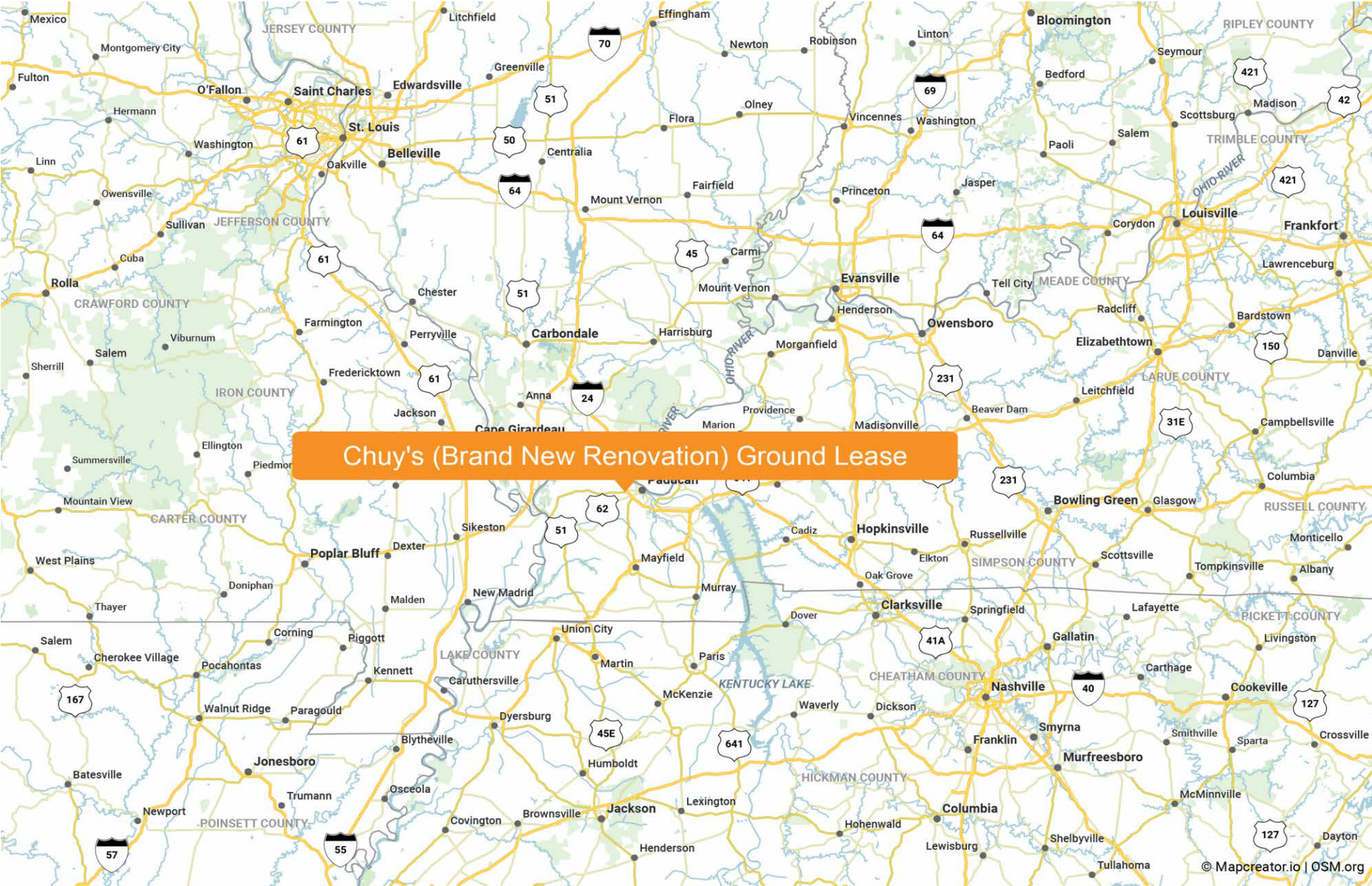
The property benefits from its proximity to Hinkleville Road, a major commercial thoroughfare in Paducah with an average daily traffic count of 28,488 vehicles. Additionally, it is adjacent to Interstate 24, a key east-west corridor connecting major cities such as Nashville, St. Louis, and Memphis, which sees an average daily traffic count of 34,533 vehicles. This prime location near the intersection provides high visibility and easy accessibility, making it an appealing destination for both local residents and regional travelers.

Property Information

- Regional Map
- Local Map
- Retailer Map

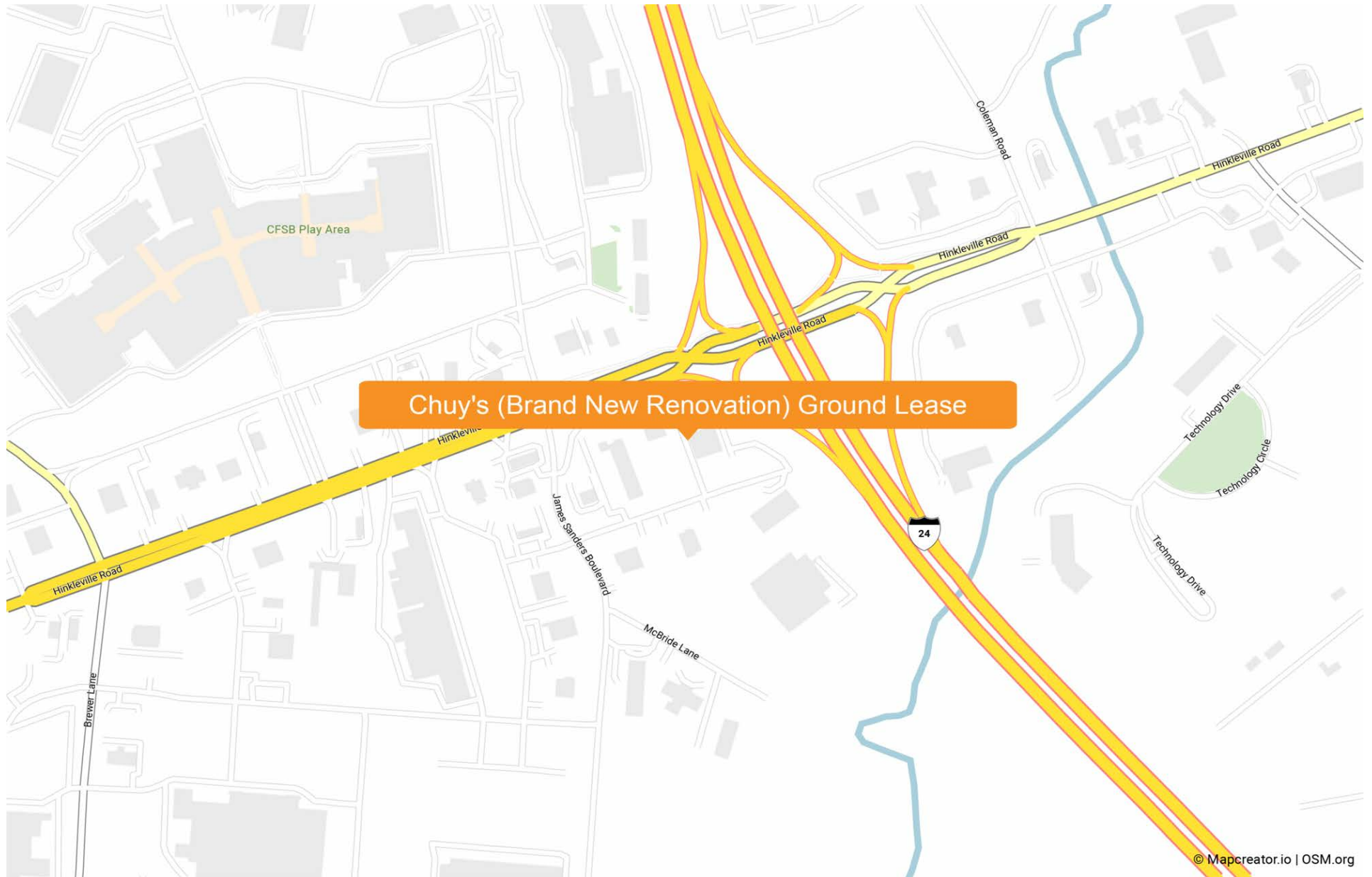
REGIONAL MAP

5002 Hinkleville Rd, Paducah, KY 42001



LOCAL MAP

5002 Hinkleville Rd, Paducah, KY 42001



5002 Hinkleville Rd, Paducah, KY 42001

CHUY'S (BRAND NEW RENOVATION) GROUND LEASE

Surrounding Businesses and Landmarks:

- Top Left:** Casey's, Window World, dipping dots cafe, WinSupply, Kroger
- Top Center:** Bass Pro Shops, T Mobile, sam's club, FERGUSON
- Top Right:** Ferguson, WinSupply, Kroger
- Middle Left:** Wendy's, BEST BUY, SHOE DEPT. ENCORE, JC Penney, TORRID, Chuck E. Cheese, Buckle, HIBBETT SPORTS, maunaces, five BELO, AMERICAN EAGLE, FINISH LINE, HOT TOPIC, HomeGoods, GameStop, ZALES, JOURNALS, FYE, JAMES AVERY, Dillard's
- Middle Center:** planet fitness, HOBBY LOBBY, Starbucks
- Middle Right:** The ROCK ROYAL OAKS, Perkins Motor Plex
- Bottom Left:** Chick-fil-ly, WING-STOP, ULTA BEAUTY, KOHL'S, MICHAEL'S, SHOE CARNIVAL, ZAXBY'S, SONIC, taco john's, DOLLAR GENERAL, TRACTOR SUPPLY CO.
- Bottom Center:** Hinkleville Rd, I-24, I-60, Concord Elementary School
- Bottom Right:** Clark Elementary School, the dirt road
- Bottom Center/Right:** Quick Lane TIRE & AUTO CENTER
- Bottom Left/Center:** MENARDS, KeyMe LOCKSMITHS, Goodwill, Calver's, RNR TIRE EXPRESS, GAME XCHANGE, DUNKIN', Fruita BOWLS, FIREHOUSE SUBS
- Bottom Right/Center:** Lowe's, ALDI, CAPTAIN D'S, sleep number, DOLLAR TREE, Arby's, BUFFALO WILD WINGS, Academy, Cheddar's, Office DEPOT, Panera BREAD, PET SMART, IHOP, Hardee's, GameStop, Olive Garden, Advance Auto Parts

SEC. 3 CHUY'S (BRAND NEW RENOVATION) GROUND LEASE

Financial Analysis

- Financial Details

FINANCIAL DETAILS

5002 Hinkleville Rd, Paducah, KY 42001

THE OFFERING

Price	\$2,442,307
Capitalization Rate	5.71%
Price/SF	\$309.74

PROPERTY DESCRIPTION

Year Built / Renovated	2022/2025
Gross Leasable Area	7,885 SF
Type of Ownership	Fee Simple
Lot Size	2.64 Acres

LEASE SUMMARY

Tenant	Chuy's
Rent Increases	10% Every 5 Years
Guarantor	Corporate Guarantee
Lease Type	NNN Ground Lease
Lease Commencement	05/07/2021
Lease Expiration	11/30/2031
Renewal Options	Three 5-Year Options
Term Remaining on Lease (Yrs)	5 Years
Landlord Responsibility	None
Tenant Responsibility	Full

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 11/30/2031	\$139,500	\$11,625	\$17.69	5.71%
Option 1	\$153,450	\$12,788	\$19.46	6.28%
Option 2	\$168,795	\$14,066	\$21.41	6.91%
Option 3	\$185,675	\$15,473	\$23.55	7.60%

Advertised Rent of \$139,500 begins on 12/1/2026. Seller will credit the prorated difference of the current annual rent of \$127,000 and the advertised annual rent of \$139,500 at closing.

Market Overview

- Market Overview
- Demographics

MARKET OVERVIEW

5002 Hinkleville Rd, Paducah, KY 42001

MARKET OVERVIEW: PADUCAH, KY

Paducah is located along Interstate 24, a major east-west corridor that provides direct access to larger cities such as Nashville, St. Louis, and Memphis. Additional transportation routes, including U.S. Highways 60 and 62, enhance regional connectivity. For air travel, Barkley Regional Airport (PAH) offers commercial service and supports cargo operations, giving travelers and businesses direct access to national transportation networks. Strategically positioned at the confluence of the Ohio and Tennessee Rivers, Paducah holds a competitive advantage in waterborne freight. Its location on the Ohio River makes it one of the most important inland ports in the country. Companies such as Ingram Barge Company, a leader in river freight, benefit significantly from this geographic advantage. As a result, the manufacturing and logistics sectors are key drivers of the local economy. Paducah also has a strong healthcare infrastructure that supports a significant portion of the local workforce. The education sector plays an essential role as well, anchored by West Kentucky Community & Technical College (WKCTC), which enrolls approximately 6,000 students annually and contributes over \$138 million to the local economy. As one of only a few U.S. cities designated a UNESCO Creative City of Crafts & Folk Art, Paducah has earned national recognition for its dedication to cultural preservation and creative industries. The city's top tourist attraction, the National Quilt Museum, attracts more than 110,000 visitors annually, serving as a magnet for quilting enthusiasts and art aficionados from across the globe.



HIGHLIGHTS

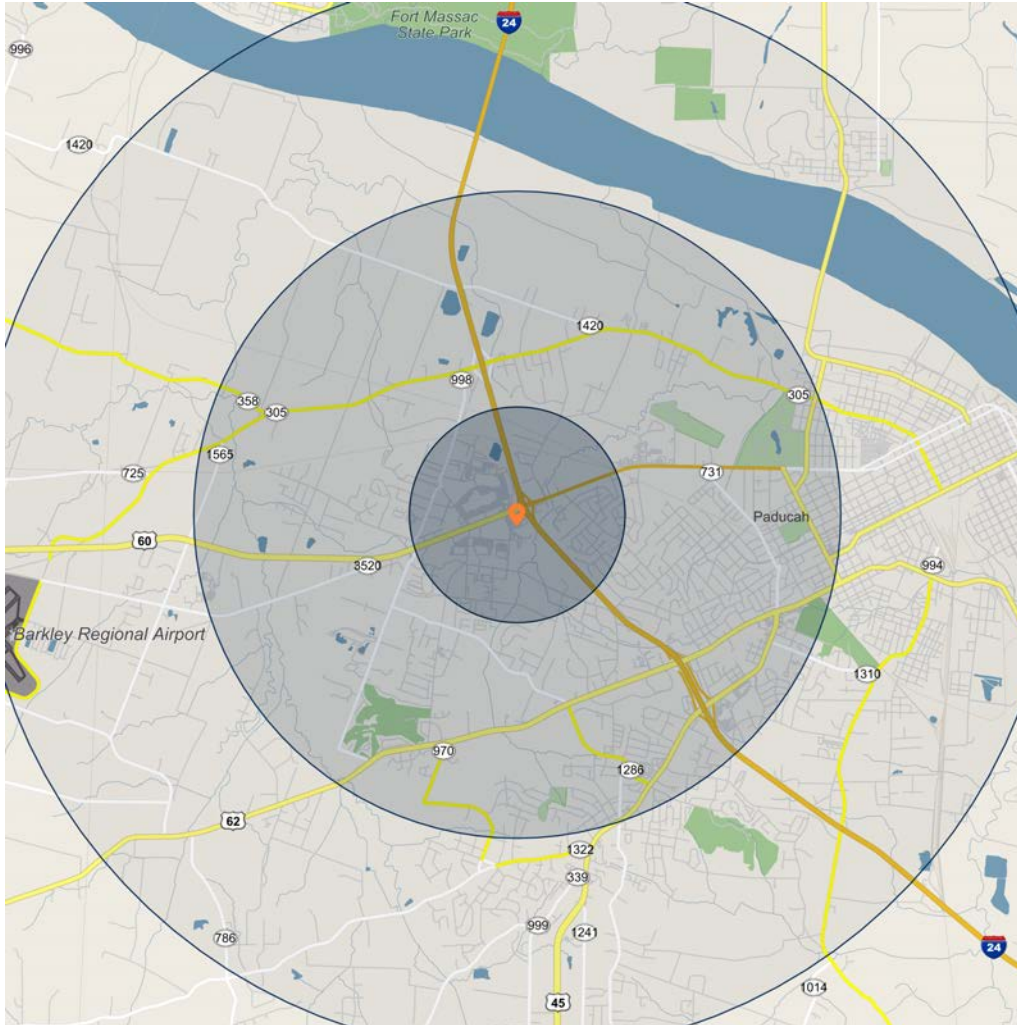
UNESCO Creative City: Nationally recognized as a UNESCO Creative City of Crafts & Folk Art and draws over 110,000 annual visitors to the National Quilt Museum.

Strategic Transportation Network: Located along Interstate 24 and the Ohio River, Paducah offers direct access to Nashville, St. Louis, and Memphis.

Logistics and Manufacturing Destination: Strategically positioned at the confluence of the Ohio and Tennessee Rivers, Paducah is one of the nation's most important inland ports.

DEMOGRAPHICS

5002 Hinkleville Rd, Paducah, KY 42001



POPULATION

	1 Mile	3 Miles	5 Miles
2029 Projection	2,598	22,452	46,054
2024 Estimate	2,548	22,207	45,794
2020 Census	2,487	21,904	45,507
2010 Census	1,780	19,634	42,494

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
Average	\$107,227	\$94,939	\$86,889
Median	\$82,191	\$75,127	\$67,107
Per Capita	\$46,835	\$42,358	\$37,885

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2029 Projection	1,152	10,118	20,109
2024 Estimate	1,129	9,966	19,897
2020 Census	1,097	9,758	19,607
2010 Census	818	8,827	18,800

HOUSING

	1 Mile	3 Miles	5 Miles
Median Home Value	\$288,980	\$236,860	\$217,222

EMPLOYMENT

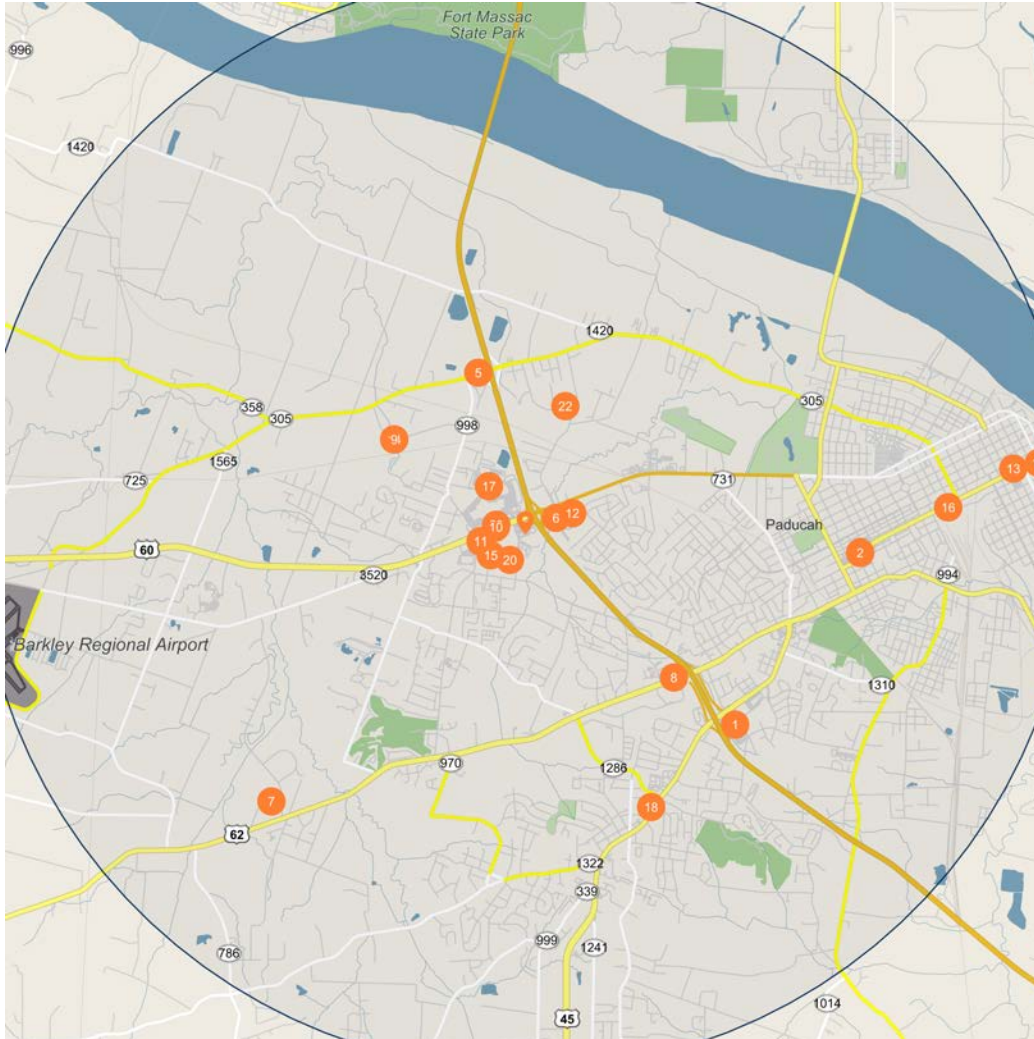
	1 Mile	3 Miles	5 Miles
2024 Daytime Population	4,634	32,378	59,769
2024 Unemployment	1.11%	1.99%	2.26%
Average Time Traveled (Minutes)	17	18	18

EDUCATIONAL ATTAINMENT

	1 Mile	3 Miles	5 Miles
High School Graduate (12)	0.12%	0.60%	0.69%
Some College (13-15)	33.42%	35.15%	38.11%
Associate Degree Only	12.09%	12.96%	14.73%
Bachelor's Degree Only	8.30%	10.07%	10.36%
Graduate Degree	42.06%	34.82%	28.14%

DEMOGRAPHICS

5002 Hinkleville Rd, Paducah, KY 42001



Major Employers

Employees

1	Mercy Hlth - Lourdes Hosp LLC-Lourdes Hospital	1,500
2	Baptist Healthcare System Inc-Western Baptist Hosp Child Dev	1,409
3	Western Bptst Med Ventures Inc-BAPTIST HEALTH PADUCAH	1,222
4	Continuecare Hospital Bh	611
5	R & L Transfer Inc-R & L Gator Greenwood	329
6	Midamerica Hotels Corporation-Holiday Inn	307
7	Lynx Services LLC	300
8	Act For Health Inc	273
9	The H T Hackney Co	244
10	Yankee Candle Investments LLC	215
11	Gmri Inc-Olive Garden	206
12	Computer Services Inc-C S I	200
13	County of McCracken-Judge Executive Office	200
14	Uacj Auto Whitehall Inds Inc	194
15	Walmart Inc-Walmart	180
16	NRE Acquisition Co LLC-Vmv Paducahbilt	180
17	H&J Restaurants LLC	176
18	Banks Grocery Company Inc-Super Value Foods	175
19	PMG Acquisition Corp	160
20	Home Depot USA Inc-Home Depot The	146
21	Paducah & Louisville Rlwy Inc	145
22	Henry A Petter Supply Co LLC-Petter Supply	140
23	Cracker Brrel Old Cntry Str In-Cracker Barrel	123
24	National Railway Equipment Co	120
25	Crounse Corporation	120



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John Paine

Nationwide Restaurant Property Advisor

Dallas

Direct: 972 755 5279

John.Paine@marcusmillichap.com

TX #764689