



Marcus & Millichap

±9,251 SQUARE FEET
FORMER
DOLLAR GENERAL
FREE-STANDING RETAIL
REPOSITIONING OPPORTUNITY

620 SOUTH 4TH STREET
PADUCAH, KY 42003

ABSOLUTE
\$1 AUCTION

FIRST BID MEETS RESERVE

R MARKETPLACE
ONLINE AUCTION
AUGUST 3-5, 2026

VIEW ONLINE AUCTION
AUGUST 3-5, 2026

Ohio River

±9,251 SF,
FREESTANDING,
VALUE ADD RETAIL
(FORMER DOLLAR
GENERAL) ON A ±1.656 AC
PARCEL OFFERED AT A
SUBSTANTIAL DISCOUNT
BELOW REPLACEMENT
COST

SIGNIFICANT
VALUE ADD
OPPORTUNITY VIA
STRATEGIC LONG TERM
LEASE-UP AT MARKET
RATES, REPOSITIONING
OR ADAPTIVE REUSE;
FLEXIBLE ZONING
ALLOWING VARIOUS
USES


PRIME
VISIBILITY AND
FRONTAGE ALONG 4
ROADS INCLUDING 4TH ST/
US-60 (21K+ COMBINED
VPD), A KEY LOCAL
CONNECTOR ALONG I-24
WITH A TRADE AREA THAT
PENETRATES INTO
INDIANA, ILLINOIS &
MISSOURI



\$1
ABSOLUTE
AUCTION

620 SOUTH 4TH STREET, PADUCAH, KY 42003

ONLINE AUCTION: AUGUST 3-5, 2026 | ABSOLUTE \$1 AUCTION


BUILDING: ±9,251 SF
PARCEL NUMBER: 112-32-07-010
LOT SIZE: ±1.656 AC (±71,146 TOTAL SF)
PARKING: 33 SPACES


PROPERTY TYPE: RETAIL
STORIES: ONE
TENANCY: SINGLE
OCCUPANCY: VACANT
PYLON SIGN


FREESTANDING
ZONING: "M-1" LIGHT INDUSTRIAL DISTRICT
YEAR BUILT: 2011
FRONTAGE ALONG FOUR (4) ROADS


ALONG THE OHIO RIVER
HIGHWAY FRONTAGE (US-60)
±10-MIN FROM I-24
±10-MIN FROM ILLINOIS BORDER
±90-MIN FROM CLARKSVILLE, TENNESSEE

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing retail/commercial building located at 620 South 4th Street (a/k/a 613 South 3rd Street) in Paducah, Kentucky (the "Property"). Formerly occupied by Dollar General, the Property is offered significantly below replacement cost, presenting an exceptional opportunity for owner/users or investors to acquire a highly visible commercial asset at a substantial discount. **FIRST BID MEETS RESERVE!**

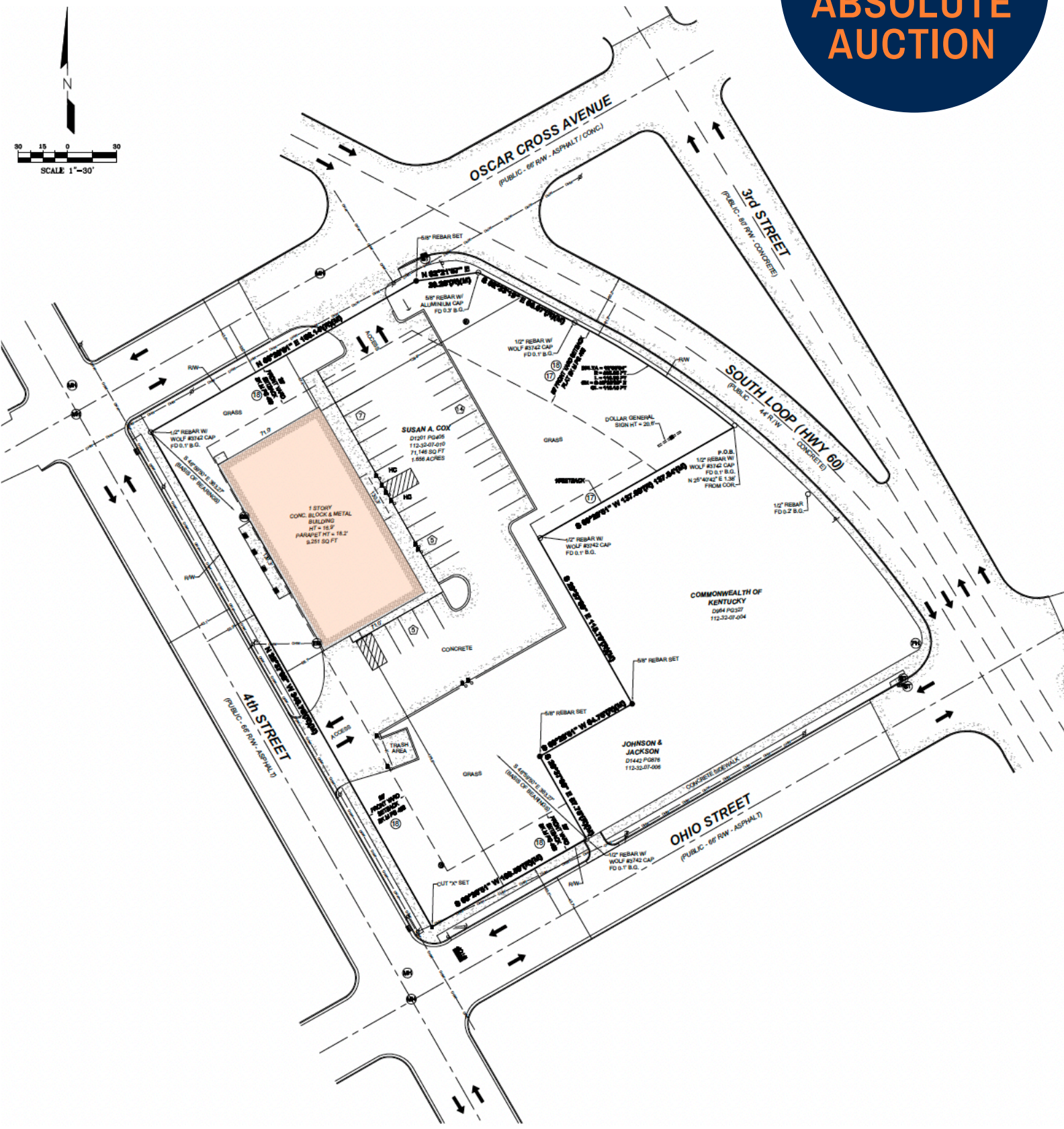
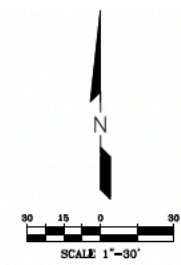
Constructed in 2011, the Property consists of a one-story, free-standing retail building totaling ±9,251 gross square feet situated on a ±1.656-acre parcel (±71,146 SF) with 33 surface parking spaces. The site benefits from excellent visibility and accessibility via two curb cuts and frontage along four (4) roads, including South 4th Street with ±14,888 vehicles per day (VPD), South Loop/US Highway 60 (±6,879 VPD), Ohio Street, and Oscar Cross Avenue. Previously occupied by Dollar General under a triple net (NNN) lease, the Property is fully built-out for retail use and presents a compelling value-add opportunity for lease-up, owner occupancy, adaptive reuse, or repositioning. Zoned M-1 Light Industrial, the Property permits a broad range of commercial, industrial, retail, warehouse, showroom, contractor, flex, and service-oriented uses, providing exceptional flexibility and long-term investment potential.

The Property is strategically located in Paducah, Kentucky, the commercial and economic hub of far western Kentucky, positioned along Interstate 24 and the Ohio River. As the region's primary retail, healthcare, and employment center, Paducah draws consumers from a broad multi-state trade area extending throughout western Kentucky and portions of southern Illinois, southeastern Missouri, and southern Indiana. Nearby national retailers including Walmart, Kroger, Lowe's, Dollar Tree, CVS, CATO, Aaron's, and numerous other regional businesses reinforce the area's established retail presence and consistent consumer traffic. Supported by strong regional connectivity, a diverse commercial base, and Paducah's role as the dominant shopping destination within the four-state region, the Property is well-positioned for owner occupancy, re-leasing, adaptive reuse, or long-term value-add repositioning. The surrounding 5-mile trade area is home to more than 37,000 residents with an average household income exceeding \$78,000, providing a stable consumer base that supports a variety of retail, commercial, flex, service-oriented, and light industrial uses.

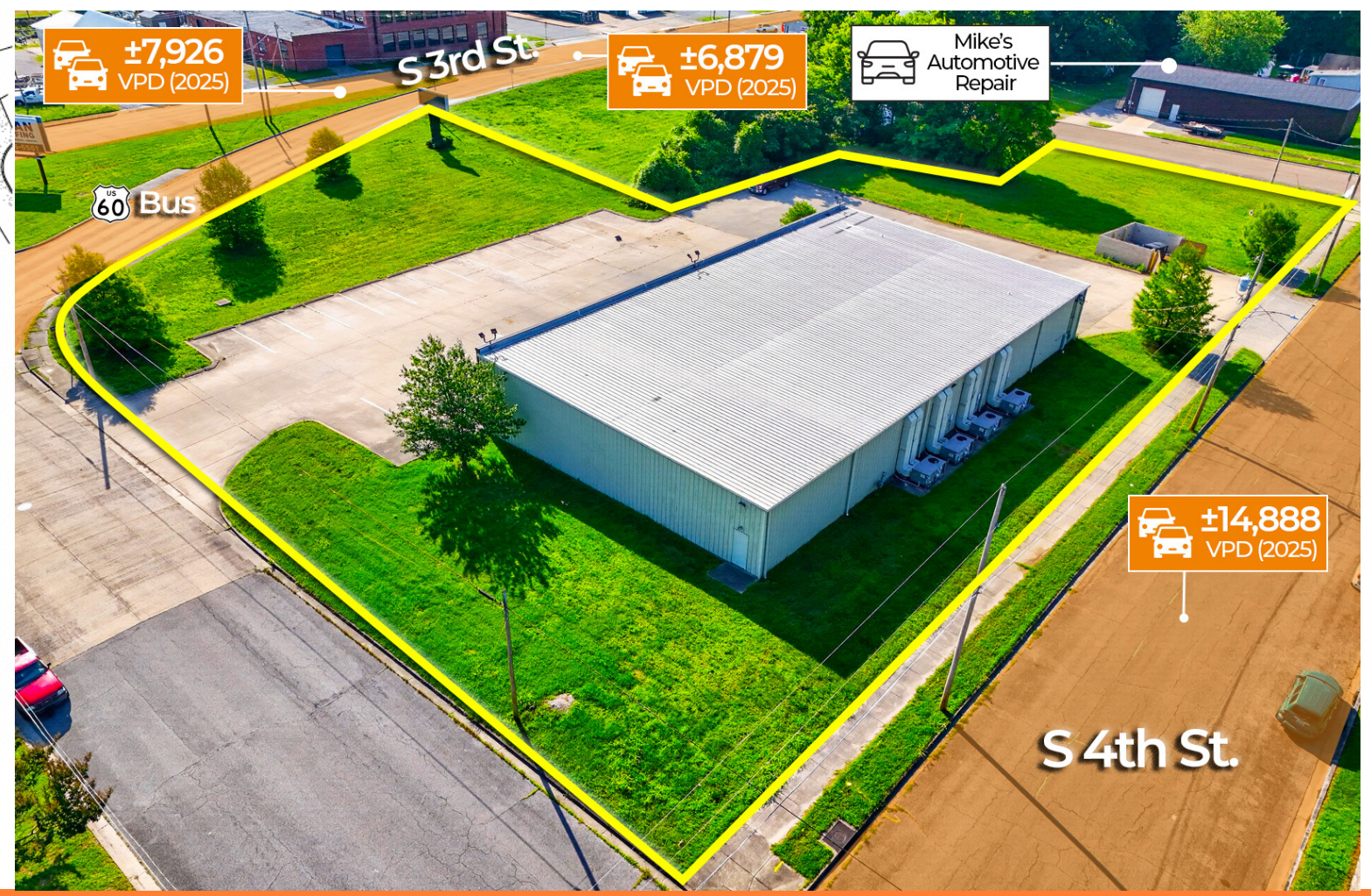
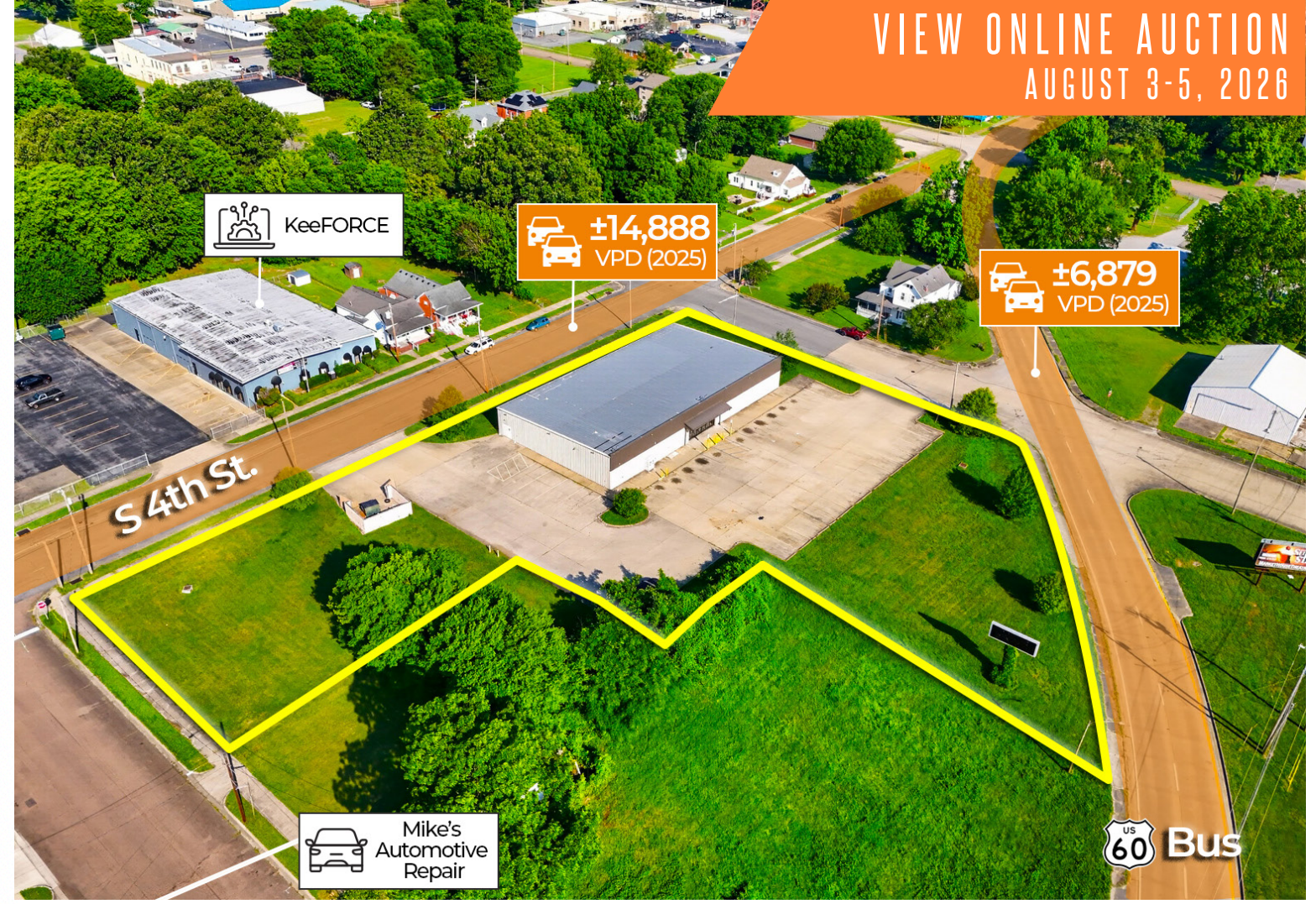
Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for zoning, lot size/land area, building size, and number of parking spaces. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

FREE-STANDING BUILDING FLEXIBLE ZONING

**\$1
ABSOLUTE
AUCTION**



VIEW ONLINE AUCTION
AUGUST 3-5, 2026



FORMER DOLLAR GENERAL

PADUCAH, KY

Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.

FREESTANDING FLEX BUILDING EXTERIOR/BUILDING PHOTOS

VIEW ONLINE AUCTION
AUGUST 3-5, 2026



\$1
ABSOLUTE
AUCTION





WESTERN KENTUCKY PADUCAH

VIEW ONLINE AUCTION
AUGUST 3-5, 2026

FORMER DOLLAR GENERAL

Located immediately south of Interstate 24 and along the Ohio River, Paducah anchors one of western Kentucky's most influential commercial, healthcare, and distribution markets. The city's regional influence extends well beyond Kentucky, attracting consumers from western Kentucky, southern Illinois, southeastern Missouri, and southern Indiana. This expansive four-state trade area supports a diverse mix of national retailers, healthcare providers, manufacturers, logistics operators, government agencies, educational institutions, and professional service businesses.

Paducah's retail corridor is anchored by nationally recognized brands including Walmart, Target, Sam's Club, Lowe's, Menards, Kroger, Hobby Lobby, Academy Sports + Outdoors, TJ Maxx, Ross Dress for Less, Harbor Freight Tools, Dollar Tree, CVS, Walgreens, and numerous national restaurants and service providers. This concentration of retailers reinforces the city's role as the primary shopping destination throughout the region while generating consistent consumer traffic from western Kentucky and neighboring states.

Paducah continues to experience significant economic investment driven by advanced manufacturing, energy, logistics, and technology initiatives, supported by its strategic location and robust multimodal transportation infrastructure. Ongoing industrial expansion and infrastructure investment continue to strengthen the region's long-term employment base while attracting new business and capital investment throughout McCracken County.

Healthcare remains one of Paducah's largest economic drivers, anchored by Baptist Health Paducah and Mercy Health Lourdes Hospital, which collectively serve patients throughout western Kentucky and southern Illinois. Educational institutions such as West Kentucky Community & Technical College provide workforce training for advanced manufacturing, logistics, healthcare, and skilled trades, while additional employment is supported by manufacturing, river transportation, government, professional services, and tourism. Paducah also benefits from a thriving visitor economy, generating approximately \$321.6 million in annual tourism spending throughout McCracken County. Together, these diverse economic drivers continue to support long-term commercial investment and sustained demand across the region.

Source: <https://epaducah.com>

FOUR-STATE REGIONAL TRADE AREA MCCRACKEN COUNTY

As the county seat of McCracken County (population 68,000+), Paducah anchors the Paducah, KY-IL Metropolitan Statistical Area and serves as the primary commercial, healthcare, governmental, and employment center for far western Kentucky. The city's influence extends well beyond state boundaries, drawing residents, businesses, and visitors from western Kentucky, southern Illinois, southeastern Missouri, and portions of southern Indiana. This expansive regional draw has established Paducah as the dominant commercial and retail hub within western Kentucky's four-state trade area.

Strategically positioned at the convergence of Interstate 24, Interstate 69, U.S. Highway 60, the Ohio River, and the Tennessee River, Paducah benefits from one of the Midwest's most significant multimodal transportation networks. The city's accessibility supports efficient movement of goods and people throughout the Mid-South while providing direct connectivity to Nashville, St. Louis, Louisville, Memphis, and beyond. This transportation advantage continues to attract investment across manufacturing, logistics, healthcare, distribution, and commercial sectors.

Paducah's economy is supported by a diverse employment base spanning healthcare, manufacturing, logistics, government, education, tourism, and river commerce. The city is internationally recognized as a UNESCO Creative City and is home to the Paducah-McCracken County Riverport, one of the region's premier inland shipping facilities connecting businesses to the nation's inland waterway system through barge, rail, highway, and air transportation. Combined with continued public and private investment, Paducah offers a stable economic foundation supporting long-term commercial real estate demand.

McCracken County continues to benefit from significant public and private investment initiatives designed to accelerate industrial growth and business expansion. Recent transformational projects include Global Laser Enrichment's planned \$1.76 billion uranium enrichment facility and General Matter's \$1.5 billion uranium enrichment project, reinforcing the region's position as a nationally significant center for advanced manufacturing, energy, and development.

Supported by exceptional regional connectivity, sustained economic investment, and a highly diversified employment base, Paducah continues to strengthen its position as western Kentucky's premier destination for retail, professional services, healthcare, logistics, and commercial investment.

PADUCAH SERVES AS THE PRIMARY COMMERCIAL HUB FOR WESTERN KENTUCKY'S FOUR-STATE TRADE AREA WITH DIRECT ACCESS TO I-24, I-69, U.S. HIGHWAY 60 AND THE OHIO RIVER

HOME TO A UNESCO CREATIVE CITY, MAJOR INLAND RIVERPORT, AND A DIVERSE ECONOMY DRIVEN BY A GROWING RENEWABLE ENERGY SECTOR, LOGISTICS, HEALTHCARE, EDUCATION, MANUFACTURING, & RETAIL

SITUATED AT THE CONVERGENCE OF 3 MAJOR RIVERS WITH CONNECTIONS TO THE MISSISSIPPI, PADUCAH IS A CRITICAL RIVER HUB FOR BARGE COMPANIES AND A VITAL LOGISTICS HUB WITH PROXIMATE TO I-24 AND THE I-69 CORRIDOR



PADUCAH, KY

VIEW ONLINE AUCTION
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WHY KENTUCKY

LOCATION + CONNECTIVITY

Kentucky's central location places businesses within a day's drive of approximately two-thirds of the U.S. population while providing direct access to 34-state distribution markets. The Commonwealth's extensive interstate highway system, inland waterways, rail infrastructure, and commercial airports support efficient movement of goods throughout North America.

UNMATCHED LOGISTICS

Kentucky ranks 2nd in the nation in total air cargo shipments. That is because Kentucky business is served by not one but two international airports plus three global shipping hubs, giving companies a leg up on getting products, papers and packages into the global stream of commerce. Kentucky is home to the UPS World Port, DHL Americas hub in Northern Kentucky, the Amazon Air global port in Northern Kentucky and several large FedEx ground hubs throughout the state. Due to this strong presence by the world's most prestigious logistics companies, products manufactured in Kentucky can get anywhere in the world virtually overnight.

LOW COST OF DOING BUSINESS

Kentucky consistently ranks among the nation's most affordable states for business operations, supported by competitive utility costs, reasonable tax policies, and workforce development incentives that encourage long-term corporate investment.

COMPETITIVE ENERGY COSTS

The Commonwealth benefits from electricity rates that remain below the national average, providing manufacturers, industrial users, and distribution operators with a long-term operating cost advantage.

WORKFORCE TRAINING

Kentucky's nationally recognized workforce training programs partner directly with employers to develop customized recruitment, training, and apprenticeship programs supporting advanced manufacturing, logistics, healthcare, technology, and skilled trades. Last year alone, the state trained more than 95,000 people and supported more than 5,000 companies.

ADVANCED MANUFACTURING

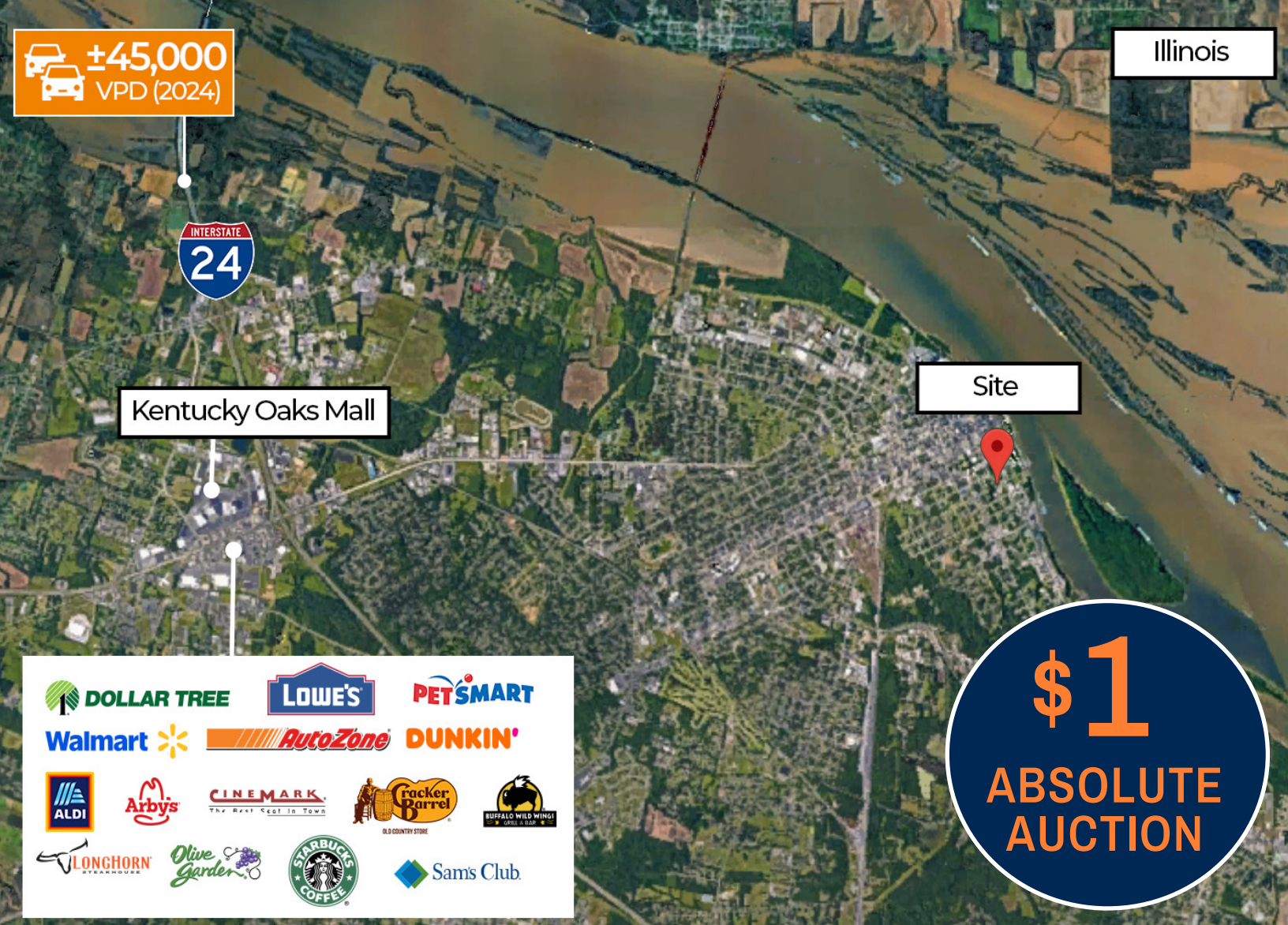
Kentucky is home to one of the nation's strongest advanced manufacturing economies, with significant investments in automotive production, battery technology, aerospace, metals, food processing, and energy. Recent multi-billion-dollar projects continue to diversify the state's industrial base while driving long-term employment growth.

UNSURPASSED QUALITY OF LIFE

With one of the lowest cost of living rates in the U.S., your dollars go further in Kentucky! The cost of living is more than 10% lower in Kentucky than the U.S. average, and housing costs alone are up to 30% lower. Affordable housing, low operating costs, nationally recognized outdoor recreation, higher education institutions, and a favorable business climate continue to attract employers, skilled workers, and long-term investment throughout the Commonwealth.

ECONOMIC MOMENTUM

Kentucky has announced tens of billions of dollars in new private-sector investment over the past several years, reinforcing its position as one of the fastest-growing destinations for manufacturing, logistics, technology, and energy development in the United States.



±45,000
VPD (2024)

Illinois



Kentucky Oaks Mall

Site

\$1
ABSOLUTE
AUCTION



THE KENTUCKY ADVANTAGE

Kentucky combines a strategic central location, world-class logistics infrastructure, competitive operating costs, and a pro-business environment that continues to attract significant corporate investment across manufacturing, distribution, technology, healthcare, and energy. The Commonwealth's multimodal transportation network, skilled workforce, and sustained economic development initiatives have positioned Kentucky among the nation's leading destinations for long-term commercial and industrial growth.

PRO-BUSINESS ENVIRONMENT

Kentucky consistently attracts domestic and international investment through a combination of competitive operating costs, workforce development programs, and targeted economic incentives. The Commonwealth has secured billions of dollars in announced capital investment across advanced manufacturing, electric vehicles, battery production, aerospace, logistics, and energy, reinforcing its position as one of the nation's premier business-friendly states.

STRATEGIC ADVANTAGES IN INFRASTRUCTURE AND LOGISTICS

- Kentucky's integrated transportation network supports efficient regional and national distribution.
- Interstate highways connect every major metropolitan market throughout the Midwest and Southeast.
- Three major commercial airports, including the global air cargo hub at Cincinnati/Northern Kentucky International Airport.
- More than 2,800 miles of rail operated by multiple Class I railroads.
- Nearly 1,600 miles of commercially navigable inland waterways along the Ohio, Mississippi, Tennessee, Cumberland, and Green Rivers.
- More than 9,000 miles of state highways supporting regional freight movement.
- Extensive multimodal infrastructure serving manufacturing, logistics, distribution, and e-commerce operations statewide.

Sources: Kentucky Cabinet for Economic Development (<https://ced.ky.gov>); Kentucky Transportation Cabinet (<https://transportation.ky.gov>); Kentucky Community & Technical College System (<https://kctcs.edu>); Kentucky Tourism, Arts & Heritage Cabinet (<https://www.kentuckytourism.com>); Area Development (<https://www.areadevelopment.com>); Site Selection Magazine (<https://siteselection.com>); The Lane Report (<https://www.lanereport.com>)

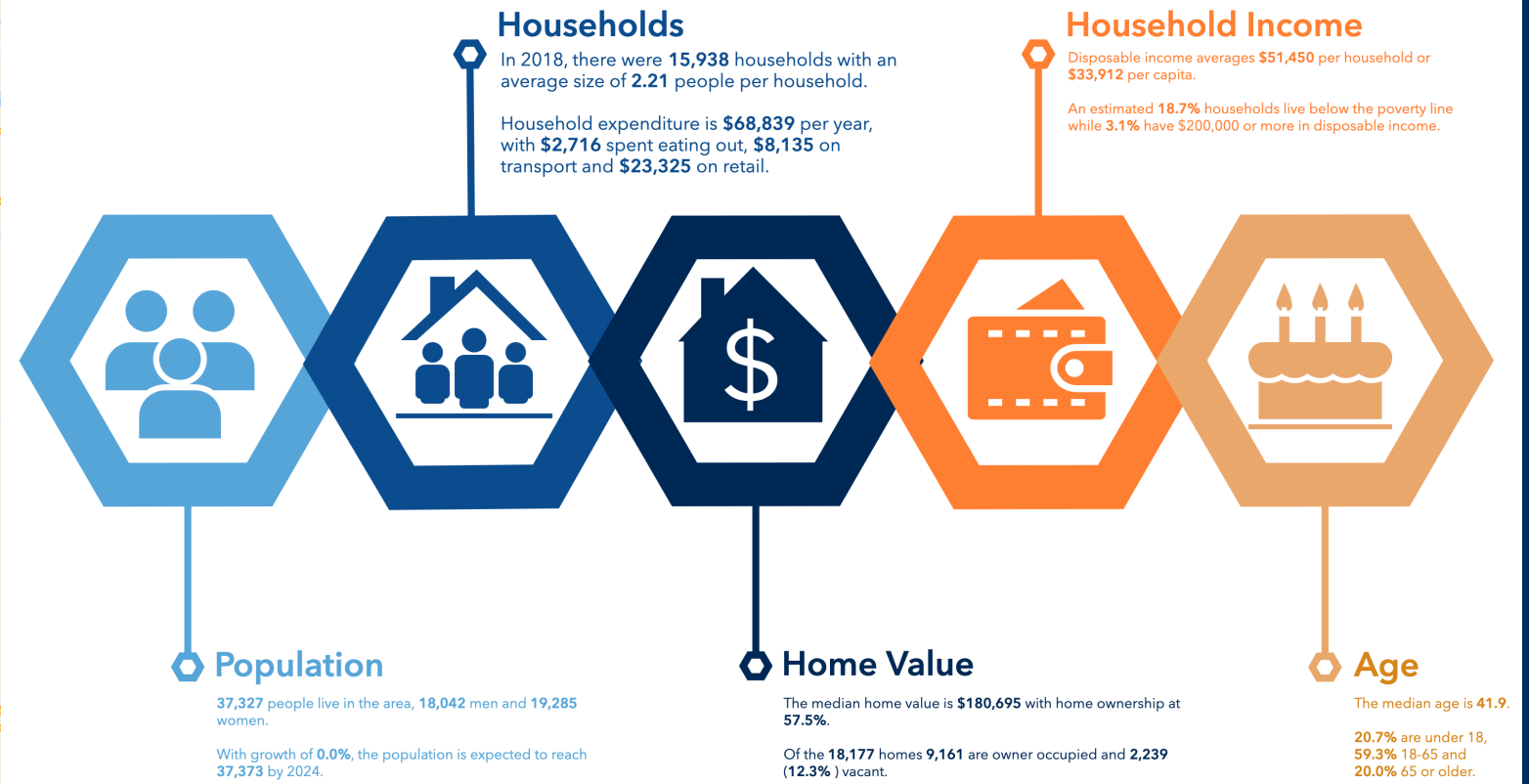
WESTERN KENTUCKY TRADE AREA DRIVE TIME MAP (20,40, 60-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
AUGUST 3-5, 2026

FORMER DOLLAR GENERAL



KEY FACTS		EDUCATION	
37,327 Population	41.9 Median Age	8% No High School Diploma	31% Some College
2.2 Average Household Size	\$78,022 2022 Average Household Income (Esri)	35% High School Graduate	26% Bachelor's/Grad/Pr of Degree
BUSINESS		EMPLOYMENT	
2,262 Total Businesses	26,086 Total Employees	62% White Collar	5.5% Unemployment Rate
		21% Blue Collar	17% Services
INCOME		ANNUAL HOUSEHOLD SPENDING	
\$51,450 Median Household Income	\$33,912 Per Capita Income	\$1,676 Apparel & Services	\$2,753 Eating Out
	\$96,793 Median Net Worth	\$5,464 Groceries	\$5,806 Health Care

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2023, 2027.

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PADUCAH, KY



ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: AUGUST 3-5, 2026
CLICK TO VIEW AUCTION WEBSITE

FORMER DOLLAR GENERAL

NON-ENDORSEMENT & DISCLAIMER NOTICES

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240146

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for AUGUST 3-5, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

PHIL KATES

Senior Managing Director Investments
Auction Advisor
P: 305-206-1286
E: Philip.Kates@marcusmillichap.com

GRANT FITZGERALD, BROKER OF RECORD

Marcus & Millichap
9300 Shelbyville Rd., Ste. 1012, Louisville, KY 40222
KY Lic.# 286261

ADAM SKLAVER

Senior Managing Director Investments
Auction Advisor
C: 301-706-4619
E: Adam.Sklaver@marcusmillichap.com

Marcus & Millichap

PADUCAH, KY