

PADUCAH TOWNE CENTER

3220 IRVIN COBB DR

PADUCAH, KY

SITE

JUNIOR BOX AVAILABLE
26,875 SF
TreesTrends
HOME, FASHION & DECOR



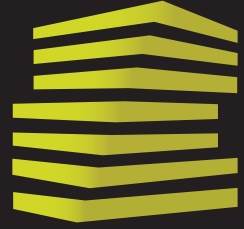
LOWE'S



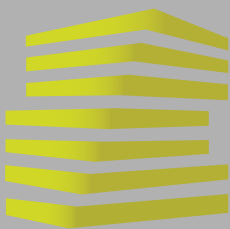
12,677 (2023)

10,144 (2023)

16,923 (2021)



LOCATION.
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PADUCAH TOWNE CENTER

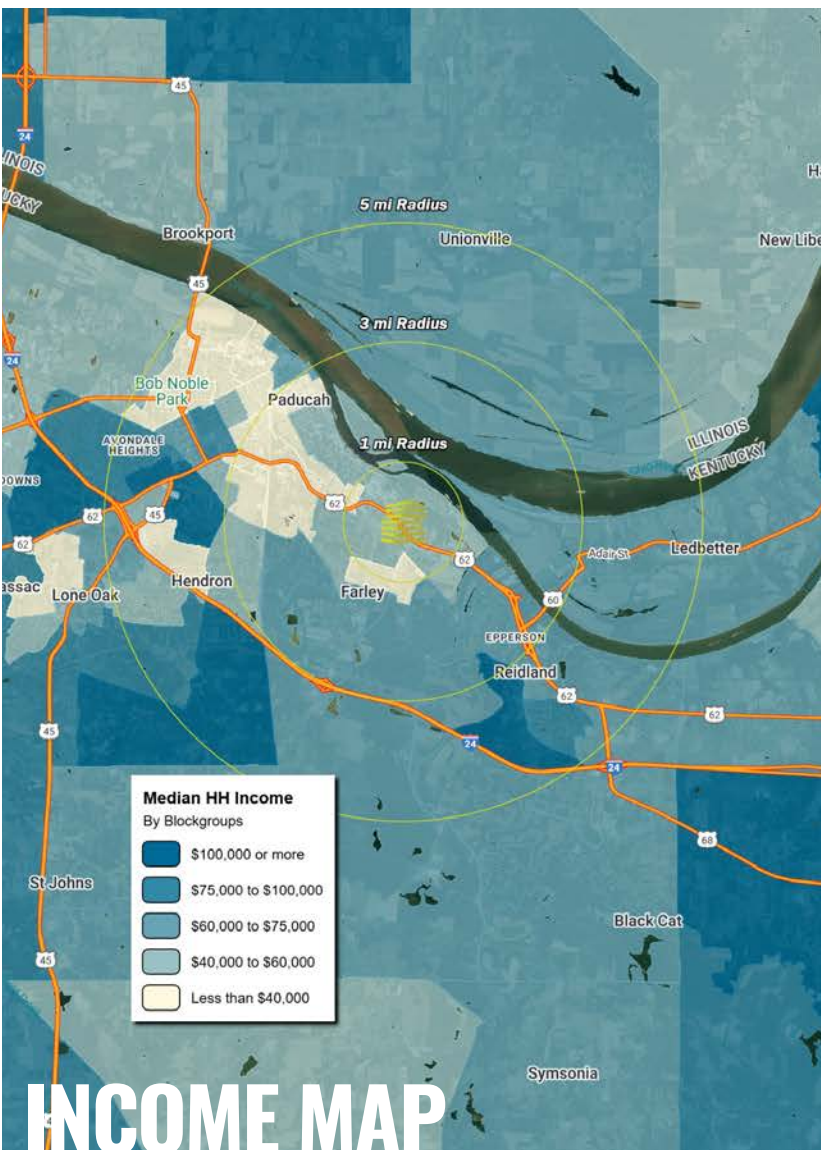
NEIGHBORHOOD VIBE

SCOTT BITNEY

314.818.1550 (DIRECT)
314.276.4673 (MOBILE)
Scott@LocationCRE.com

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
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TRADE AREA OVERVIEW

Paducah is a home rule-class city in and the county seat of McCracken County, Kentucky, United States. The largest city in the Jackson Purchase region, it is located at the confluence of the Tennessee and the Ohio Rivers, halfway between St. Louis, Missouri, to the northwest and Nashville, Tennessee, to the southeast.

Dippin' Dots, the Paducah & Louisville Railway, and several barge companies have their headquarters in Paducah. A federal National Weather Service Forecast Office is based in Paducah, providing weather information to western Kentucky, southeastern Missouri, southern Illinois, and southwestern Indiana. Some of Paducah's top employers include Western Baptist Hospital (1,600), Lourdes Hospital (1,200), USEC Paducah Plant (1,200), James Marine Inc. (1,000) and Walmart Supercenter (500).

Paducah's private and public sectors are committed to providing quality educational, cultural and entertainment activities usually found in larger metropolitan areas. The city's diverse cultural pedigree was recognized by UNESCO in November 2013 when Paducah became a designated UNESCO Creative City for the City's important role in the connectivity of cultures through creativity. The UNESCO Creative Cities Network comprises 116 member cities in 54 countries designated in seven creative fields: Crafts & Folk Art, Design, Film, Gastronomy, Literature, Media Arts and Music.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	2,254	11,676	35,481
HOUSEHOLDS	979	5,208	15,562
EMPLOYEES	2,351	8,904	22,950
MED HH INCOME	\$45,953	\$42,512	\$55,628

AREA RETAIL | RESTAURANTS

Wendy's

BIG LOTS!

LOWE'S

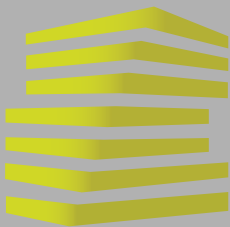
Kroger

BURGER KING

DOLLAR TREE

at&t

Walmart



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SITE PLAN

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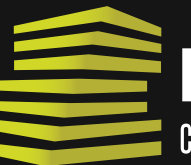
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Suite	Tenant	SF
1	Walmart	178,425
2	Rent-a-Center	4,705
3	Shoe Show	2,800
4	AVAILABLE	1,200
5	Sally Beauty	1,600
6	CATO	4,000
7	AVAILABLE	1,600
8	H&R Block	2,800
9	New China Restaurant	2,000
10	Metro PCS	1,200
11	Great Clips (AVAILABLE, LEASE EXP. 11/1/28)	1,200
12	GNC	1,200
13	Beautiful Nails	1,200
14	AVAILABLE	3,324
15	AVAILABLE	6,623
16	AVAILABLE	10,082
17	Trees 'n Trends	36,093
18	AVAILABLE	26,875
19	AVAILABLE	3,002
20	AVAILABLE (Tenant open for business)	3,000
21	Dollar General	11,608

- WALMART ANCHORED SHOPPING CENTER LOCATED IN THE HEART OF THE TRADE AREA
- SIGNALIZED ACCESS AND EXCELLENT VISIBILITY
- 26,875 SF JUNIOR BOX AVAILABLE, 1,200 - 16,705 SF AVAILABLE
- 3,000 SF END CAPS AVAILABLE IN PAD BUILDING
- OUTPARCEL AVAILABLE



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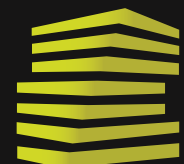
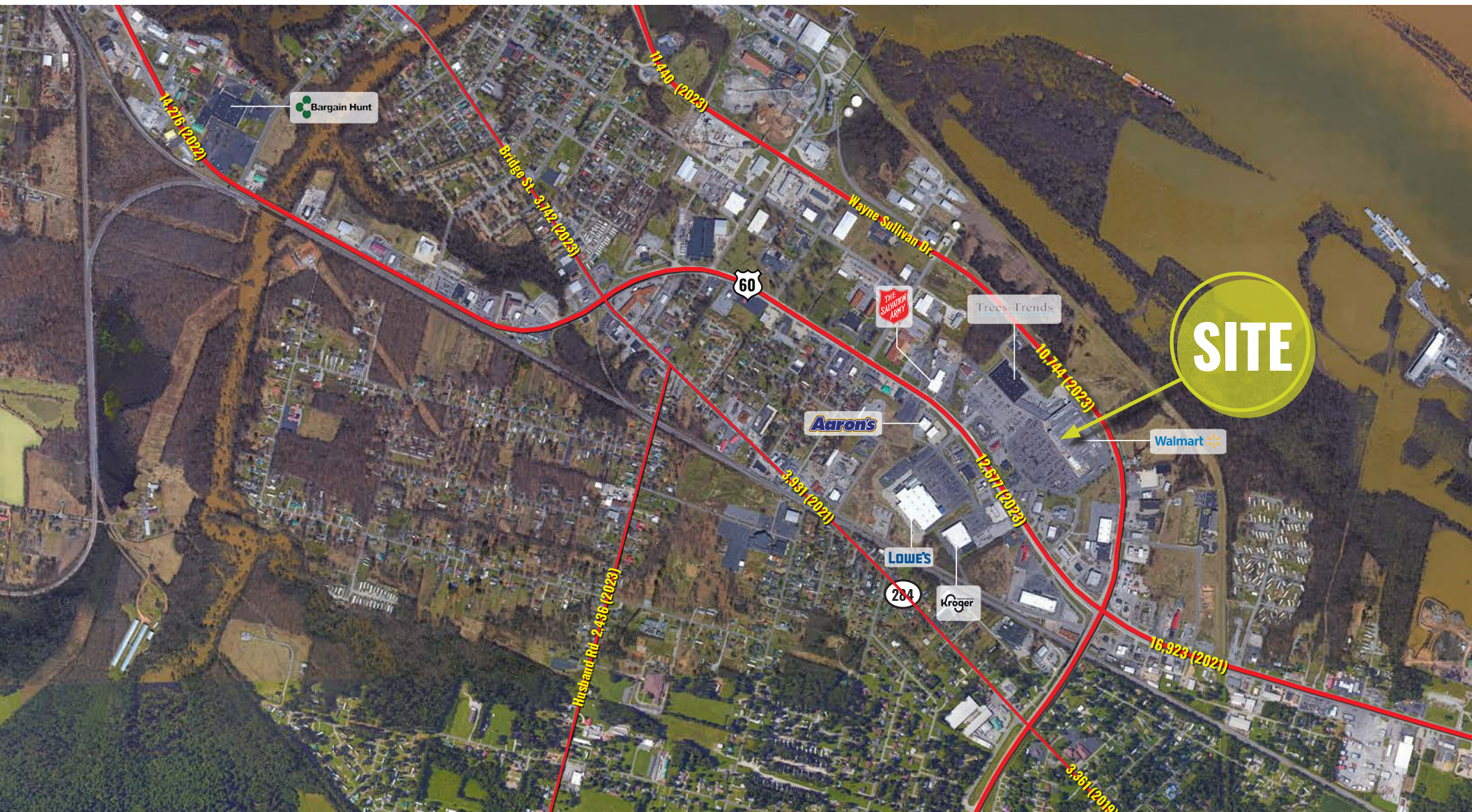
MARKET AERIAL

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