

For Sale

Home Depot Outlot



2801 James Sanders Boulevard
Paducah, McCracken County, KY, 42001

For More Information:

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Complete Highlights

PROPERTY HIGHLIGHTS

- +/-0.45 acre development lot for sale southwest of I-24
- Outlot in front of Home Depot
- Located in Paducah's major retail corridor adjacent to Walmart and Kentucky Oaks Mall just off Hinkleville Rd and James Sanders Blvd
- Other retailers include TJ Maxx, Sam's Club, Walmart, Dillards, Dick's Sporting Goods, Kohl's, Hobby Lobby, Ross Dress for Less, Academy Sports and numerous restaurants and hotels
- Zoned Highway Business District
- Traffic count of +/-28,488 VPD on Hinkleville Road and a +/-17,265 VPD on James Sanders Blvd
- Call for pricing!



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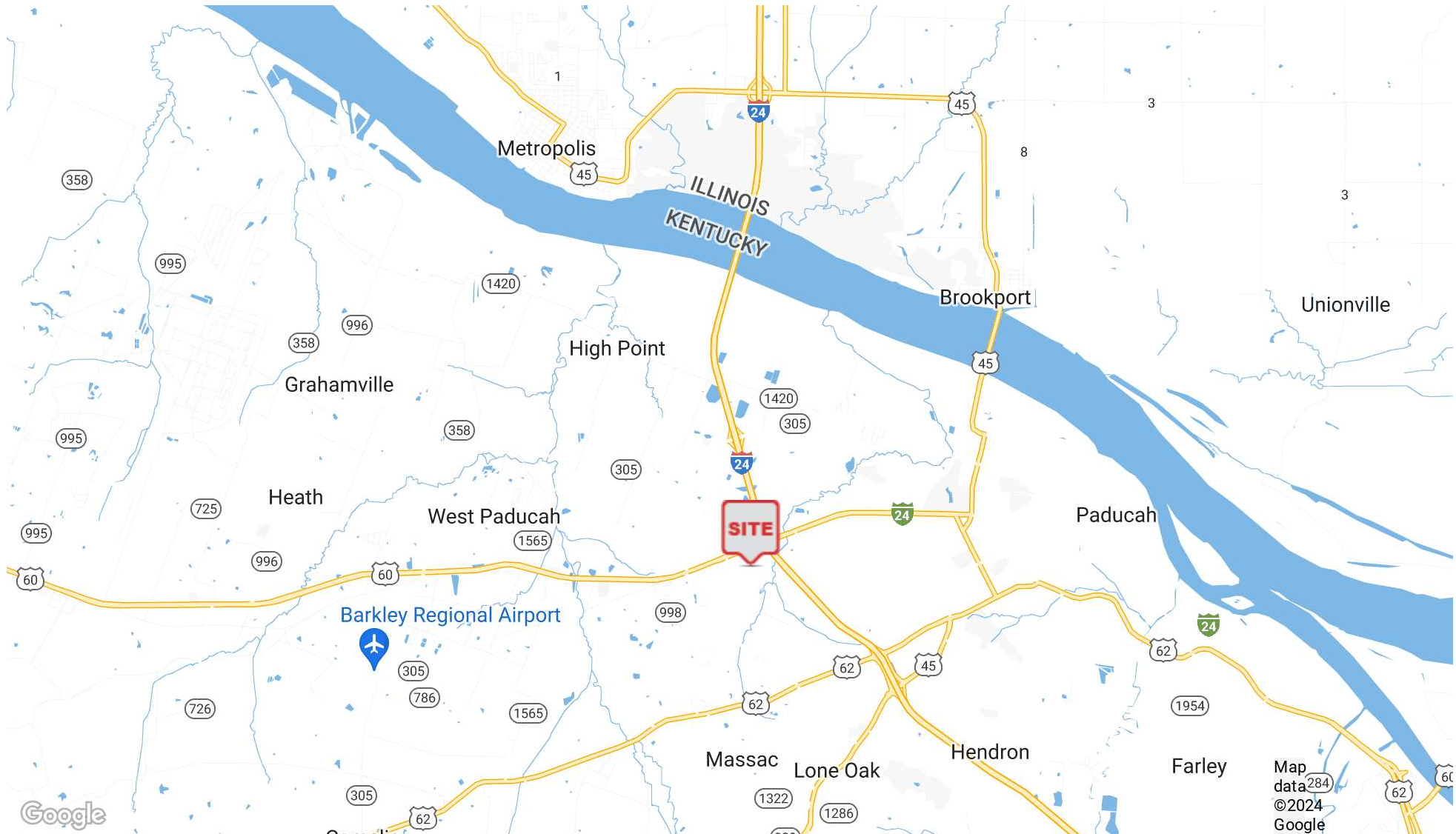
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Regional Map



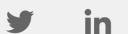
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Retailer Map



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Aerial Photographs



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Site Plan



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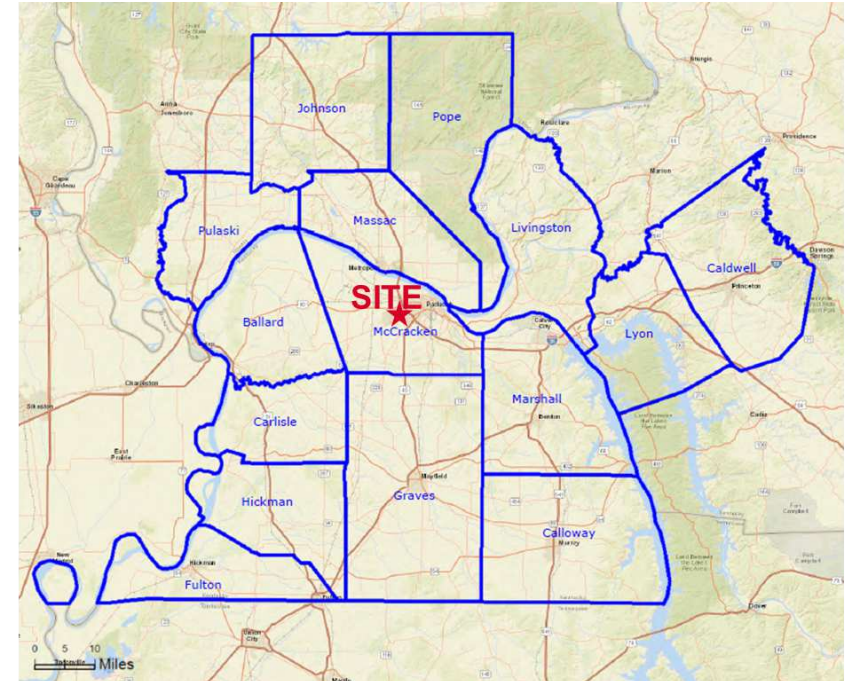
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Demographics Map

Trade Area Summary - Regional 15 Counties

TOTAL POPULATION	269,402
TOTAL HOUSEHOLDS	112,309
AVERAGE HH INCOME	\$54,520
MEDIAN HH INCOME	\$40,694
PER CAPITA INCOME	\$22,885



Trade Area includes the following counties: Kentucky (McCracken, Ballard, Carlisle, Calloway, Caldwell, Hickman, Fulton, Graves, Lyon, Marshall; Illinois (Pulaski, Johnson, Massac, Pope, Livingston)



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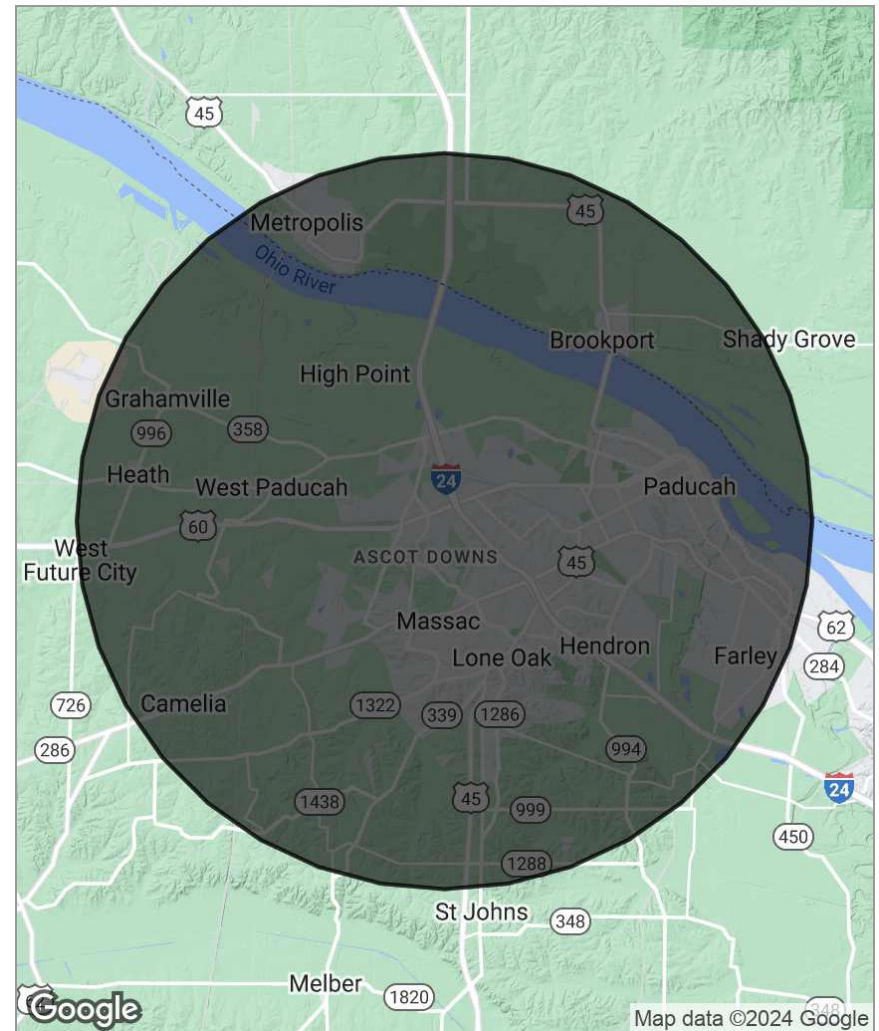
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Demographics Map

7 MILE SUMMARY

TOTAL POPULATION	61,621
TOTAL HOUSEHOLDS	26,680
AVERAGE HH INCOME	\$88,917
MEDIAN HH INCOME	\$62,151
PER CAPITA INCOME	\$38,903



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