

# 5015 Hinkleville Rd. Paducah, KY

Rare Opportunity to locate on a pad to be constructed in front of the Kentucky Oaks Mall



## HIGHLIGHTS

- 10,700 SF of retail space at the main entrance into the Kentucky Oaks Mall
- Positioned between Verizon and Pizza Hut, this 1.5 acre lot is arguably the best pad site in Paducah
- Extremely tight market with little to no vacancy
- Other major retailers in the area include:  
*Dillard's, Best Buy, Dick's Sporting Goods, JC Penney, Toys R Us, Babies R Us, Gander Mountain, Ulta, Kohl's and Bed Bath & Beyond*

## LOCATION

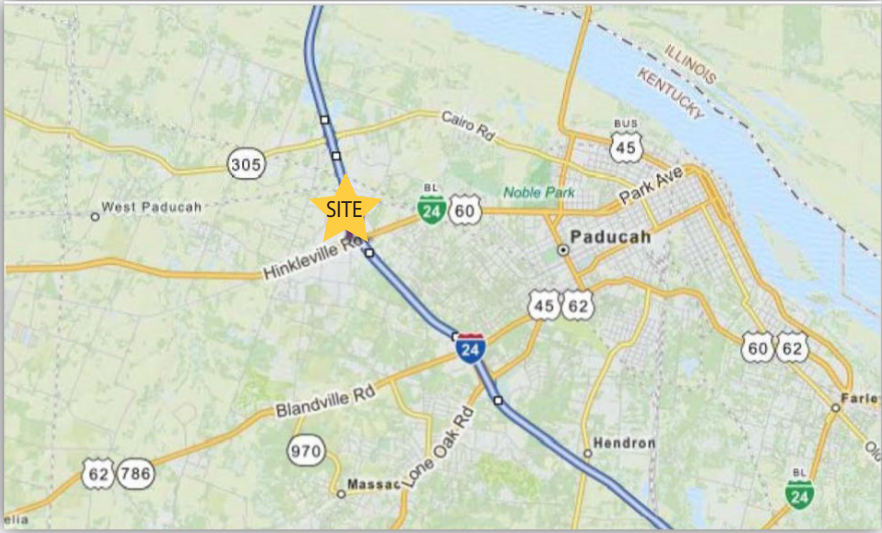
5015 Hinkleville Rd | Paducah, Kentucky

## DEMOGRAPHICS

2016 Estimates	1 mi	3 mi	5 mi
Population	1,423	18,685	42,672
Households	680	8,600	19,230
Average HH Income	\$81,725	\$72,556	\$64,718
Daytime Employees	3,116	18,970	39,421

## TRAFFIC COUNTS

Hinkleville Road @ James Snyder Blvd - 26,346 CPD  
Route 24 @ South of Hinkleville Road - 43,044 CPD



## CONTACT

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## DEVELOPED BY:



LEASED BY:



5015 Hinkleville Rd.  
Paducah, KY

**Anchor**  
ASSOCIATES



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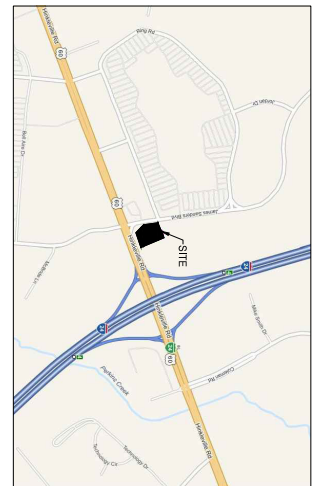
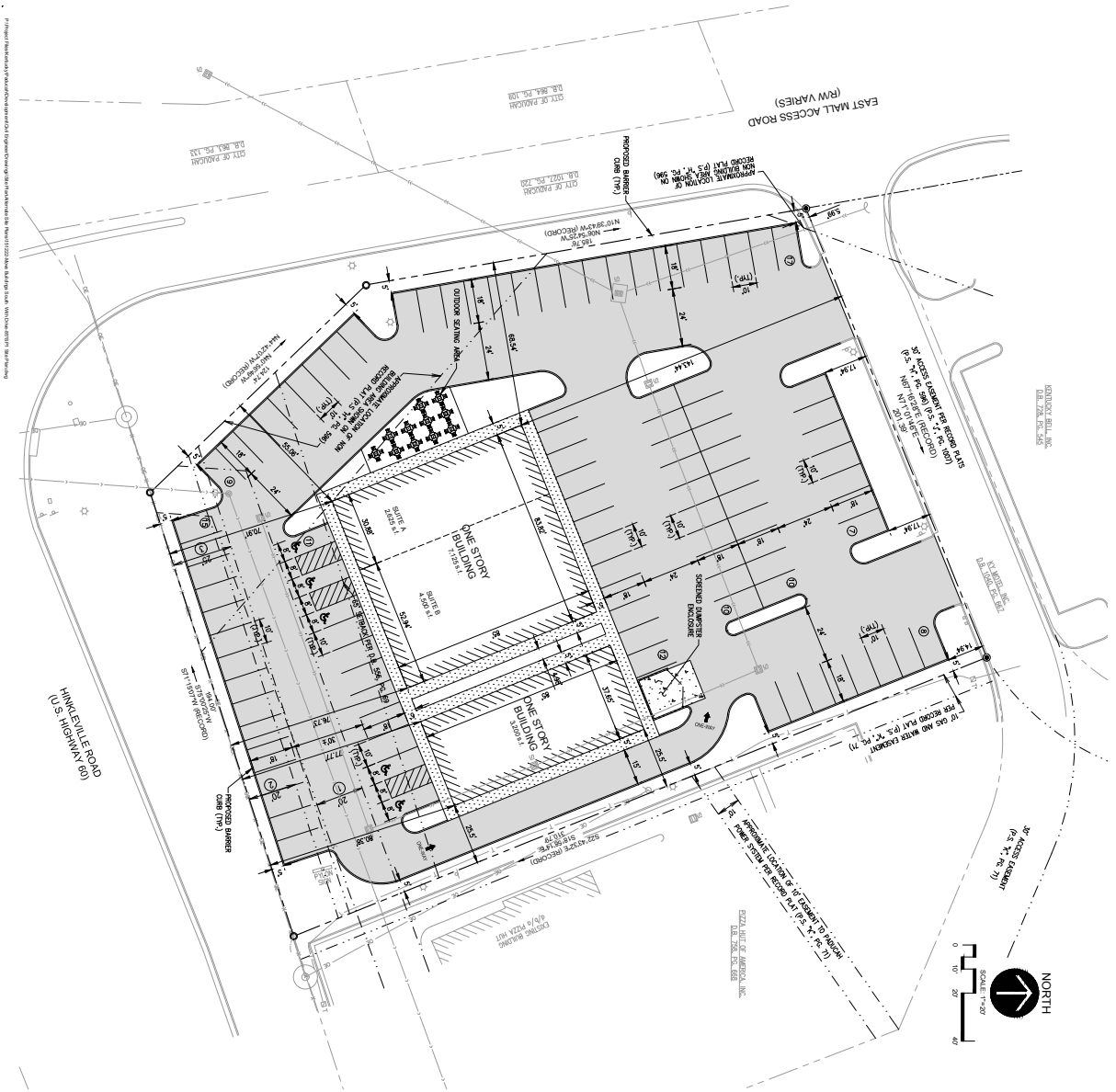
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**SITE DATA**

Zone: HD (Highway Business District)  
Site Area: 66,499 S.F. (1,527 Acres)  
Proposed Building 1: 7,125 S.F.  
Proposed Building 2: 3,200 S.F.  
Buildings Front Hinkleville Road

**Parking**

Building 1, Suite A (Restaurant): 1,300 S.F. of Dining Area  
Building 1, Suite B (Retail): 1,200 S.F.  
Building 2 (Retail/Dental): 57,100 S.F.

85+ Parking Spaces Required  
99 Parking Spaces Provided (94 Standard, 5 Accessible)

**Setbacks**

Front: 50'  
Side: 12'  
Rear: 10'

**5' Landscape Parking Setback**

Interior Landscaping (Min. 5% Required):  
Open Space Required: 3,325 S.F. (5%)  
Open Space Provided: 3,791 S.F. (5.7%)

**SURFACE LEGEND**

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT

<p><b>Quattro</b> Development</p>	<p><b>PROPOSED DEVELOPMENT</b> 5015 HINKLEVILLE ROAD PADUCAH, KY</p>
	<p><b>SP4.0</b> OPTION 4</p>
<p>Project: Paducah, KY Drawn By: E.B. Checked By: J.S. Date: 02/22/15 Title: SP4.0</p>	