

KENTUCKY OAKS MALL

5101 Hinkleville Rd, Paducah, KY 42001

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Redevelopment opportunity in a premier location within the markets only regional mall, located on US 60 and I 24



PROPERTY HIGHLIGHTS

- Join Burlington and Ross Dress for Less
- Space Available 6,325 - 12,800 SF
- 262' of Frontage
- Excellent visibility, ample parking, easy ingress/egress from three signalized access points
- Mall Co-Tenancy: Dillard's, JCPenney, Dicks Sporting Goods, Best Buy, Eddie Bauer
- Area Retailers include: Wal-Mart Supercenter, Lowe's, Home Depot, Kohl's, Hobby Lobby, Tractor Supply
- Traffic Count - US 60: 28,488 adt

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	15,750	42,042	72,863
Households	70,904	18,834	31,262
Avg HH Income (\$)	72,473	62,714	60,077

EXCLUSIVE AGENT(S)

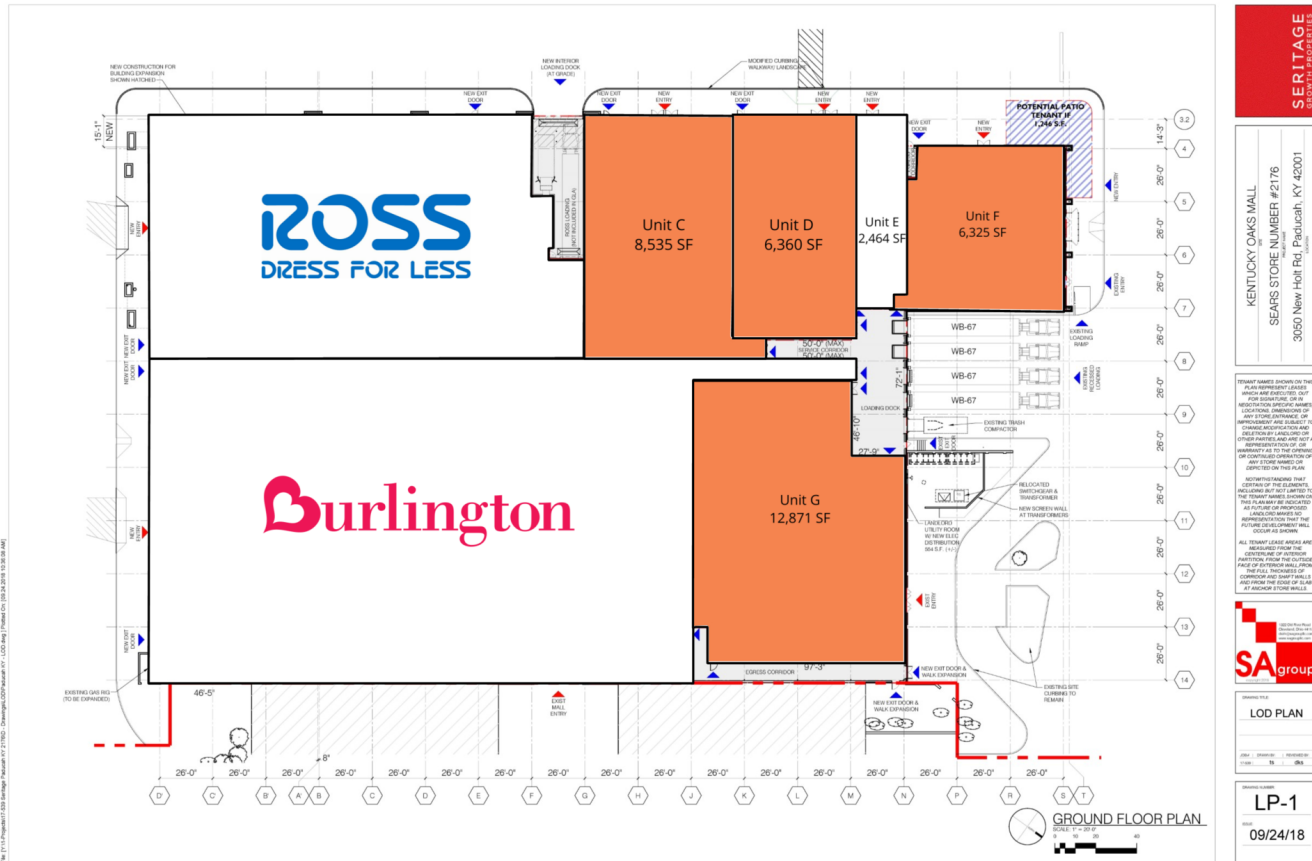
KEVIN SCHREIBER • kevin.schreiber@tscg.com • 502.874.5934
 RONDA HOGAN, CCIM • ronda.hogan@tscg.com • 502.874.5936



KENTUCKY OAKS MALL

5101 Hinkleville Rd, Paducah, KY 42001

SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
A	Burlington Coat Factory	41,900 SF
B	Ross Dress For Less	23,432 SF
C	Available	8,535 SF
D	Available	6,360 SF
E	Noire Nail Bar	2,464 SF
F	Available	6,325 SF
G	Available	12,871 SF

EXCLUSIVE AGENT(S)

KEVIN SCHREIBER • kevin.schreiber@tscg.com • 502.874.5934
 RONDA HOGAN, CCIM • ronda.hogan@tscg.com • 502.874.5936

