

5104 Hinkleville Rd

Paducah, KY 42001



AVAILABLE FOR SALE

NNN Leased Asset

- **Annual Net Operating Income \$151,200**
- 6% cap rate
- 15 year NNN lease remaining
- Rent increases every 5 years
- Experienced and credit worthy tenant
- Bldg size 3,765 SF
- Zero landlord responsibilities
- Lot size 44,400 SF
- Approximately 30 parking spaces
- Lot provides easy ingress/egress by way of 2 curb cuts accessing Hwy 60 (Hinkleville Rd)
- **REDUCED!!! \$2,520,000**



Notes: Prime retail location with direct frontage on Hinkleville Road shadowed by numerous national big box retailers in Paducah's main retail corridor. Parcel is accessible from Interstate 24.



For more information contact: Hal Watkins or Joe Kiefer, Broker

Hahn Kiefer Real Estate Services

hwatkins@hahnkiefer.com

jkiefer@hahnkiefer.com

Office: (812) 477-6980

Hal's Cell: (270) 860-6029

Joe's Cell: (812) 604-5973

This information was obtained from sources we consider reliable. We cannot be responsible however, for errors, omissions, prior sales or leases, withdrawal from the market or change in price.



Hinkleville Rd



Google earth