

# PADUCAH SQUARE SHOPPING CENTER

1927 IRVIN COBB DRIVE  
PADUCAH, KENTUCKY



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# PADUCAH SQUARE SHOPPING CENTER

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# PADUCAH SQUARE SHOPPING CENTER

## *PROJECT SUMMARY*

### Property

Paducah Square Shopping Center is a 90,024-square-foot shopping center located on 11+ acres of land. The property consists of three single-story masonry frame buildings containing 90,024 square feet of leasable space, plus a 660-space parking lot, located on Irvin Cobb Drive near downtown Paducah, I-24 and all main arteries serving Paducah. The complex has HVAC and is sprinkled throughout.

Paducah Square Shopping Center contains a 77,192 square-foot anchor building now occupied by Surplus City and The Shed. This space is potentially expandable to 110,000+ square feet for building expansion and/or build-to-suit developments.

### Current Tenants (as of July, 2009)

<b>Tenant</b>	<b>Suite</b>	<b>Square Feet</b>
Audubon Dental Center	1	3,211
The Book Rack	2A & 2B	1,600
D&D Surplus	1D,1E, 2C and 2D	5,279
Heights Finance	1B	1,577
Vacant	1C	1,165
The Shed	Building 3	32,167
Surplus City	Building 3	45,025
	TOTAL	90,024

# PADUCAH SQUARE SHOPPING CENTER

## *Property Description*

The property consists of three buildings. The primary unit contains 77,192 square feet of space currently occupied by Surplus City and The Shed. The secondary building, which is actually two buildings, totals 12,832 square feet and is divided into seven units. The structures were constructed in 1972 and the shed in 1973. Features include a 660 space parking lot; individual roof-mounted, natural gas fired, forced air heating systems; central air conditioning units; and a newly-installed single-ply membrane roof. The entire property is sprinkled.

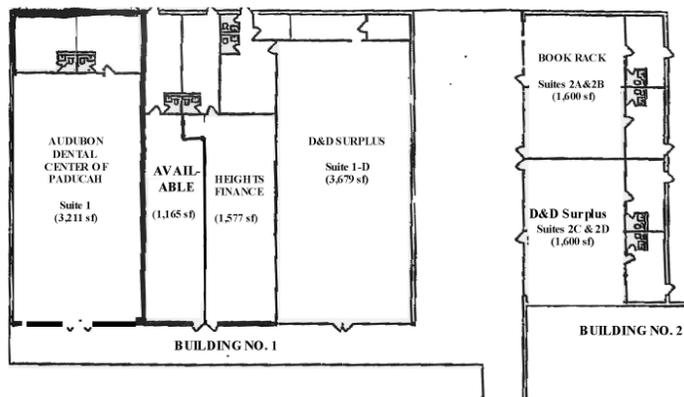
The property is located at the corner of Irvin Cobb Drive and Broad Street. An incredibly successful Wal-Mart vacated the primary building at Paducah Square Shopping Center in order to occupy its second Wal-Mart Super Store in Paducah. The Paducah area's strong regional retail draw is evidenced by the fact that it is one of only a few cities of its size that has economically justified two Wal-Mart Super Stores.

Transportation to the area is provided by three bus lines, four railroads and Barkley Regional Airport which serves three commercial airlines. Arterial highways include US Routes 45, 60, 62, 68 and I-24. There are several river transport and barge lines.

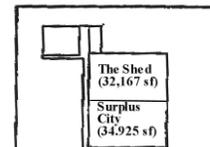
Recreational facilities include auto and horse racing tracks, four golf courses and 450 acres of parks. Kentucky Lake and Lake Barkley are approximately twenty miles away

# PADUCAH SQUARE SHOPPING CENTER

## *Building Description/Photos*



BUILDING 1: 9,632 sf  
 BUILDING 2: 3,200 sf  
 BUILDING 3: 77,192 sf  
 Total square feet: 90,024 sf



BUILDING NO. 3

PADUCAH SQUARE SHOPPING CENTER  
 1927 IRVIN COBB DRIVE - PADUCAH, KY 42093

# PADUCAH SQUARE SHOPPING CENTER

## *Reasons to Consider*

### **An Ideal Location**

- Paducah Square neighborhood and the "South Side of Paducah" continue to enjoy dramatic growth
- Located on possibly the best retail center site with additional development potential on Paducah's South Side
- Proven site for Wal-Mart, which registered excellent sales every year - served as genesis for two Wal-Mart Super Centers
- All zoning, permits, utilities, etc. in place

### **Parking:**

- 660 existing parking spaces and plenty of land for additional parking

### **Property:**

- 77,192 square-foot anchor building now occupied by Surplus City and The Shed - readily expandable to 110,000 square feet
- HVAC and sprinkler system throughout

### **Ownership:**

- Owners willing to work to help bring new businesses on-line in record time
- Prepared to expend funds for necessary capital improvements to keep Paducah Square as one of the best shopping centers in the region
- Flexible and eager to help tenants maximize their profits

# PADUCAH SQUARE SHOPPING CENTER

PADUCAH'S BEST LOCATION AT 1927 IRVIN COBB DRIVE—PADUCAH, KENTUCKY  
 WANTED: GROCER, DRUG STORE, MEDICAL USE, RETAIL OR OFFICE USERS



**OPPORTUNITIES AVAILABLE:**

Suites for Lease	Outparcels for Sale, Exchange, Build to Suit
<b>Suite 1-C</b>	<b>1,165 sf Great Visibility</b>
<b>Suite 2-C</b>	<b>800 sf Can be combined with 2-D</b>
<b>Suite 2-D</b>	<b>800 sf Can be combined with 2-C</b>
<b>Outparcel 1</b>	<b>2.567 ac Adjacent to Surplus City</b>
<b>Outparcel 2</b>	<b>1 + ac At intersection of Irvin Cobb Drive and Broad Street</b>

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**2.5 ACRE OUTPARCEL (POTENTIAL BUILDING UP TO 40,000 SF) ADJACENT TO SURPLUS CITY AND THE SHED NOW AVAILABLE**

**BE SURE TO SEE WEBSITES FOR OUR PARENT COMPANY AT [WWW.ZAMSC.COM](http://WWW.ZAMSC.COM) AND OUR AFFILIATE'S MIXED USE DEVELOPMENT NEAR HILTON HEAD, SC AT [WWW.BUCKWALTERPLACE.COM](http://WWW.BUCKWALTERPLACE.COM)**



# **PADUCAH SQUARE SHOPPING CENTER**

## ***SELECTED PAST & PRESENT PROJECTS***

### **LARGE SCALE MIXED USE LAND DEVELOPMENTS**

Buckwalter PUD, Bluffton, SC— 4,300 acres of Buckwalter PUD including Buckwalter Place, Buckwalter Crossroads, Buckwalter Commons, Woodbridge Center and Townes Center  
Winding River Holdings, St. George, Utah— 5,000 acres in 4 tracts includes Winding River South, Winding River North, Gateway Industrial Park, and Ash Hills

### **OTHER PROJECTS**

#### **MIXED-USE URBAN**

Lexington Center, Lexington, KY— Mixed-use 365-rm Hyatt Regency Hotel, 72,000 sf Retail, 8-ac Parking

#### **OFFICE**

Franklin Center, Johnstown, PA— 110,000 sf Office Building  
Watterson Medical Center, Louisville, KY – Condominium conversion of 70,000 square foot office building  
Skyway Corporate Center, Irving, TX —62,000 sf Office/Warehouse Building, plus 2.11 acres  
Stearns Business Park, Tucson, AZ— 52,559 sf Office Complex plus 6.56 acres  
Broadway at 41st, Phoenix, AZ— 47,040 sf Office/Flex Building  
Park at Palmdale, Tucson, AZ —35,000 sf Office Building  
Riverview Business Center, Phoenix, AZ— 83,000 sf Multi-Tenant/Flex Buildings, plus 15 acres  
Sheffield Building, Atlanta, GA— Redevelopment of 63,726 sf Medical Office Building  
Oakbrook 14, Atlanta, GA —Developed 102,000 sf Office/Warehouse Building  
Morse Avenue, Sunnyvale, CA —79,999 sf of Incubator Buildings

#### **RESEARCH & DEVELOPMENT**

Commercial/Arques, Sunnyvale, CA— Two Corporate Headquarters/R&D Buildings totaling 82,000 sf  
Stearns Technology Park, Fremont, CA —73+ acres developed into a 19-Lot Research and Development Park  
Stearns Research Center, San Jose, CA —Four R&D Buildings totaling 163,752 sf, plus 12.83 acres  
Stearns Oakmead, Sunnyvale, CA— 40,000 sf Office/R&D Building  
Phoenix Tech Center, Phoenix, AZ— 20 acres of Office/R&D/Industrial Land  
Phoenix Tech Center, Phoenix, AZ —Two Office/Flex/R&D Buildings totaling 62,000 sf  
Weddell Drive, Sunnyvale, CA —63,000 sf Research and Development Building  
Stearns Oakmead, Sunnyvale, CA —44,000 sf Research and Development Building  
Mercury Drive, Sunnyvale, CA —25,000 sf Research and Development Building  
Keeneland, Fremont, CA— Developed Fremont's first 52-acre R & D Park , plus Four R & D Buildings totaling 156,000 sf

# PADUCAH SQUARE SHOPPING CENTER

## *SELECTED PAST & PRESENT PROJECTS*

*(continued)*

### RETAIL

Paducah Square, Paducah, KY —90,024 sf Shopping Center

Oracle Square, Tucson, AZ— 11,500 sf Retail Building

Stearns Commerce Center, Tucson, AZ— Two Retail and Three Industrial Buildings comprising 84,468 sf

Norrich, Ft. Worth, TX— Redevelopment of 45,281 sf Retail Shopping Center

Nostardal, Garland, TX— 8 acres at Intersection of North Star and Beltline

### INDUSTRIAL/MANUFACTURING

Mikohn Gaming Corporation, Hurricane, UT— 86,000 sf Manufacturing/Office/Warehouse Building

Charlotte Bond Warehouses, Charlotte, NC— Two Distribution Warehouses totaling 404,351 sf

Nashville Warehouses, Nashville, TN —Three Multi-Tenant Warehouses totaling 592,000 sf

Tampa Warehouses, Tampa, FL— 223,000 sf Multi-Tenant Warehouse

Oakbrook 22, Atlanta, GA— Ten Industrial Lots totaling 71.84 acres in Oakbrook Center

### INTERCHANGE LAND

Frampton Tract PDD, Point South, SC – 181 acres of land at I-95 Interchange (exit 33)

Beardsley Road, Phoenix, AZ— 37.17 acres of Land at I-17 Interchange

Phoenix Tech Center, Phoenix, AZ— 9.6 acres developed into Six Light Commercial Lots at I-10 Interchange

Coronado Pointe, Tucson, AZ —38 acres developed into Twelve Retail/Office/Industrial Lots at I-10 Interchange

### RESIDENTIAL COMMUNITIES

Sparkling Creek Farms, Stahlstown, PA—73 acres developed into 13 homesites.

Chestnut Ridge Estates, Allentown, PA – 25 acres developed into 9 homesites

Berkeley Hall, Bluffton, SC—36 hole gated golf community

Belfair, Bluffton, SC—36 hole gated golf community

Hampton Hall, Bluffton, SC—18 hole gated golf community

Country Club Towers, Phoenix, AZ —8.8 acres High-Rise Condominium site

### RURAL LAND

Southern Kentucky/Northern Tennessee— 22,000+ acres of Land, and 50,000+ acres of additional Mineral Rights

Includes properties where ZAM personnel served as President, COO, and/or Managing or non-Managing Partner

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## *SELECTED PAST & PRESENT TENANTS*

<i>Distribution/Industrial</i>	<i>Retail</i>	<i>Office/R&amp;D</i>
Adams Brothers	Artique	Advanced Eye Care
Allen-Bradley Company	Behind Closed Doors	Advanced Foot & Ankle
Apcon Construction Company	Berea College Crafts	Advantage Computer Services
Beatrice/Hunt-Wesson Foods	Bon Worth	Amer. Assoc. of Equine Practitioners
Carolina Transfer	Book Rack	American Marketing Technologies
Clopay	Brassworld	Arnco & Associates
Consoweld Distributors	Brown Group Retail	Applied Ordinance Technology (SAIC)
ConAgra, Inc.	Bugle Boy Industries, Inc.	Assure Home Equity
DMI Distribution	Buy the Yard Fabrics	Audubon Dental Center of Paducah
Dry Storage	Capacity, Inc.	Automated Solutions
DuPont	Carat Patch	Bank of Lexington
Environmental Systems Products	Carl Meyers Riding Apparel	Bar Technologies
Family Dollar Stores	Civic Center Toy Shop	Behavioral Health Systems
Feibus & Company	Corning Incorporated	Boeing Electronics, Inc.
Fluid Conditioning Company	CSIC Venture, Inc.	Cambria County Community College
Frantz Manufacturing Company	D&D Surplus Liquidations	Cambria County Coroner's Office
Genesis Machining & Eng	Diamond Carriage	Cambria County Domestic Relations.
Georgia Flush Door Sales	Dougherty's Fine Footwear	Cambria Somerset Assoc. of Realtors
Gestetner	Dress Barn	C.A.D. Institute
GTE Directories Service Corp.	El Dorado Hair Salon	Children's Paracletes, Inc.
Hart Across America	F.A.O. Schwartz	Cypress Medical
IBM	Groomingdales	Diagnostic X-Ray Physicians
Interstate Brands Corporation	Haggar Direct	DIONEX
LBS Distributors	Hard Drive, Inc.	The EADS Group
Libbey-Owens-Ford	Harley Davidson	Edgar Snyder & Associates
Machinery Sales	Hines Unique Home Furnishings	Electronic Data Systems, Inc.
Mayflower	Home Improvement Warehouse	Ener-Tech Association
McCaw Communications	Homestretch Deli	1sTeam Advertising
Mikohn Gaming Corporation	House of Books, LLC	Frazier Rehab
National Auto Collision Centers	Illusions Fashion Jewelry	Frombach Appraisal Services

# PADUCAH SQUARE SHOPPING CENTER

## *SELECTED PAST & PRESENT TENANTS* (continued)

<i>Distribution</i>	<i>Retail</i>	<i>Office/R&amp;D</i>
Ozburn-Hessey	Interiors for Less Outlet, Inc.	Garman Realty
Quamagra Tile	Joe's Pancake House	Geneva College
Quick/Care Corporation	Kathy's Hallmark	Height's Finance
Rayleigh Optical	Kentucky Coffee Company	H & R Block
RH Ventures	Kentucky Korner	Humana Military Healthcare Services
Service Master	KG's Café	Dr. Dana Irwin
Service Merchandise	The Kitchen Outlet, Inc.	James Law Firm
Southern Warehouse	Lafayette Galleries	JK Harris, LLC
Star Distribution	Le Pew Custom Fragrances	Jewish Hospital Healthcare Services
Star Duplicating	London Fog Industries	Johnstown Credit Bureau
SWS Electronics	Magic Pan	Johnstown Old Timer's Baseball
Systech, Inc.	Mamma Mia's	Johnstown Symphony Orchestra
Telesis Practice Serv's of KY	Molly, Ronald & Patricia (Dress UP!)	Kentucky World Trade Center
Toys 'R' Us	Music Connection	Krumenacker Law Firm
Trader Publishing	Paper Factory of WI, Inc.	Laurel Legal Aid Services, Inc.
U.S. Postal Service	Parisienne	Legg Mason Wood Walker
Universal Truck Bed Liner	Peddler's Mall	McDonnell Douglas Systems
Wyatt Farms	Pennsylvania Fashions, Inc. (Capers)	M.B.I. Industrial Medicine
Young Transfer	Pit Stop	MCI Telecommunications
Zenitech	Plum Tree Restaurant	Merrill Lynch Pierce Fenner & Cooper
	Prescott Books	Midwestern Construction
	Prestige Fragrance & Cosmetics, Inc.	MIPS Computer Systems
	Rack Rooms Shoes, Inc.	Murray Thompson & Associates
	Rare Discovery	North American Mortgage Company
	Rebecca Ruth Candy	Northwestern Mutual Financial Ntwk
	Rent to Own Inc.	Northwest Savings Bank
	Rent-Way, Inc.	OAI Security
	ReRuns	Occ. Physician Services of Louisville
	Sara Lee Direct	Open Door Counseling
	Satellites & More	Paducah Perspective
	The Shed (Bobby Purcell)	Peer Group
	Sher's Bridal and Formal Wear	Performance Semiconductor
	Shepherd Hills Walnut	Physician Weblink Practice Serv of KY

# PADUCAH SQUARE SHOPPING CENTER

## *SELECTED PAST & PRESENT TENANTS* *(continued)*

### *Distribution*

S&K Famous Brands, Inc.  
The Sports Outlet, Inc.  
Straus Tobacconist  
Surplus City Supercenter  
Sweet Tooth Enterprises  
The Wallet Works, Inc.  
Wal-Mart  
Welcome Home, Inc.  
Wendy McDaniel  
Yesterday's Billiards & Pub

### *Retail*

### *Office/R&D*

PNC Bank  
Portal Dynamics, Inc.  
Preventive Dentistry  
Pro-Active Health Associates  
Raptosh Law Firm  
REH and Associates  
Rheumatology Associates  
RJ Swetz & Company, PC  
Robert Morris University  
Scott Foresman Company  
Shahade Law Firm  
Shear & Shear  
Silverman, Tokarsky, Forman &  
Green  
St. of AZ - Supreme Court Offices  
TMS Health  
Tribe, Inc.  
University of Louisville  
Veterans Affairs Dept.  
Winners Circle