

Welcome to

SHOWCASE

Paducah

2016

Darlene Mazzone – Chair, Paducah Mainstreet Board
Melinda Winchester, Downtown Development Specialist, Mainstreet Director, 270-444-8690
Steve Ervin, Director of Planning, 270-444-8690

THANK YOU TO OUR SPONSORS



SHOWCASE Paducah 2016

Property Listing

OPEN HOUSES



1. 111 Market House Square (For Sale)
2. 115 Market House Square (For Sale)
3. 117 Market House Square (For Sale)
4. 311 Broadway (For Sale)
5. 314 Broadway (For Lease)
6. 405 Broadway (For Lease)
7. 620 Broadway (For Sale)
8. 500 Broadway (For Lease)
9. 420 N. 5th Street (For Sale)
10. 625 N. 6th Street (For Sale)
11. 524 N. 7th Street (For Sale)
12. 525 N. 8th Street (For Sale)
13. 223 N. 9th Street (For Sale)

Up & Coming Businesses- RehabTours-



1. 224-226 Broadway - Highwater Fresh Bar & Citizens Gym
(also preview renderings for upper story apartments)

NEW Businesses



1. Square Furniture Collection - 112 Broadway
2. Must Stitch Emporium - 128 Market House Square
3. Paducah Art Guild- 115 Market House Square
4. The 1857 Boutique Hotel- 210-212 Kentucky
5. Silent Brigade Distillery - 426 Broadway
6. The Baby Grand- 512 Jefferson
7. ROAM the DOME- 711 N. 6th Street

SHOWCASE SPECIAL TENT EVENTS-



Square Furniture Collection SHOWCASE Blowout Sale
Cook's Computer Services- Special Onsite consultation and demonstrations

SHOWCASE Paducah

Saturday - July 23, 2016



COMMERCIAL OPEN HOUSES

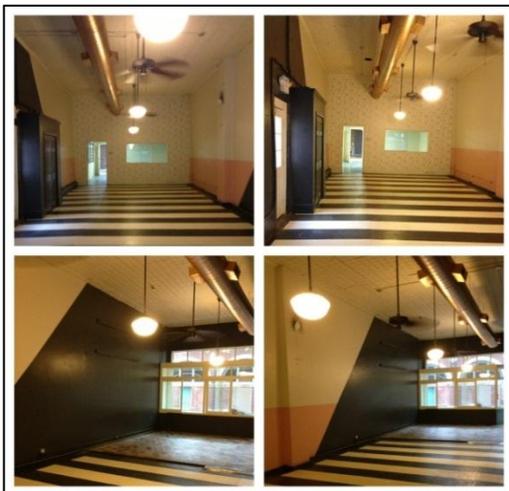


#1 -111 Market House Square- FOR SALE Located in the heart of downtown Paducah historic district, this brick building offers two commercial storefronts and a loft style residential apartment on the upper floor. It features full height ceilings, wood floors, updated bath and kitchen and rear deck. The total square footage is 5800 sq. ft. With rear access to the alley and parking. Great income potential. Contact Anthony Barnes- 270-442-1891.



#2- 115 Market House Square – FOR SALE-This Historic commercial property located in the heart of the Market House Square area is approximately 1,750 sq. ft. The property is zoned H-1 Historical Commercial and is an ideal retail space for the thriving downtown and lower town Paducah Arts Community. The property lies on the west side of N 2nd St between its intersections of Broadway and Kentucky Ave. The building is typical for the area with lots of open floor space and extensive use of track lighting ideal for displays and exhibits. The date of construction is unknown but estimated to be in excess

of 100 years. The construction quality, design, and materials should provide for long-term low maintenance occupancy.



#3 - 117 Market House Square-FOR SALE- This Historic commercial property located in the heart of the Market House Square area is approximately 1,750 sq. ft. The property is zoned H-1 Historical Commercial and is an ideal retail space for the thriving downtown and lower town Paducah Arts Community. 117 Market House Square is located directly adjacent to the recently dedicated pedestrian park which offers an artistic place for pedestrians to rest and relax while shopping downtown. The property lies on the west side of N 2nd St between its intersections of Broadway and Kentucky Ave. The building is typical for the area with lots of open

floor space and extensive use of track lighting ideal for displays and exhibits. The date of construction is unknown but estimated to be in excess of 100 years. The construction quality, design, and materials should provide for long-term low maintenance occupancy

#4 - 311 Broadway- FOR SALE

Approximately 8000 SQ. FT. 1st Floor-1800 Sq. Ft. - Retail / Office Space - 2nd Floor- 1800 Sq. FT. – Immediate income potential with existing tenant.

1 Bedroom Apartment (Or Additional Retail) - 3rd & 4th Floors - 3600 Sq. Ft. Executive Loft Apartment-

3600 Sq. Ft has been converted into a Loft style apartment with open beam and exposed brick theme.



3rd floor has 1800 Sq. Foot of living area comprising of large open living room with river and Broadway view's, Stationary antique elevator used as entertainment area, Large open walk through kitchen with bar area for entertaining, walk through dining room or could be used as office area, Den / office space or 3rd bedroom, guest bath area with shower, pantry, foyer with coat closet.



4th floor has 1800 Sq. Foot comprising of Master suite with 14 foot high exposed beam ceiling rafters ,windows with river and Broadway view, master bath with his her sinks, Jacuzzi garden tub, Walk in shower, private toilet room, Guest suite with private bath with Jacuzzi tub, laundry room, large open art gallery style hall way, equipment room. Area is Heat and cooled by a Zoned HVAC unit all electric.

For Pricing and More Info Contact: BOB HARPER Cell 270-559-4990 –MARY HARPER-270-519-5670

Email: harper@mbproperties.bz

Web Site: www.mbproperties.bz

#5 - 314 Broadway –
 Commercial 1800 sq ft
FOR LEASE
 Great Location!
 Call 270-519-9458



**314 Broadway, same building as
 Italian Grill on Broadway**



GREAT LOCATION!!!

- ✓1,800 Square feet
- ✓Great foot traffic
- ✓Lobby
- ✓Window onto Broadway/Natural Light
- ✓Gas Heat
- ✓Upstairs office

For Information call 270-519-9458

Saturday, July 23, 10-4

**#6- 405 Broadway- GREAT LOCATION- FOR LEASE PROPERTY- Waiting
 for your NEW business to Downtown Paducah**



FOR LEASE

NEWLY RENOVATED!

Commercial, Retail
 or Office Space

Approximately 1,100 SQ FT



**405 BROADWAY
 PADUCAH, KENTUCKY**

FOR MORE INFORMATION CALL:

270.444.0305

#7 - 420 Broadway- FOR SALE

Alberta Davis -270-217-4362

In the heart of Downtown is a great opportunity for a

Large mixed use development- 20,000 sq. feet with 3-phase central air conditioning, hardwood floors, outstanding potential for residential and studio space, retail or executive space.

Fabulous 10ft ceilings with roof-top views.



#8- 500 Broadway – The Arcade Building- FOR LEASE –

Contact: Cindy Hart- Fern Leaf Realty- 270) 442-0253



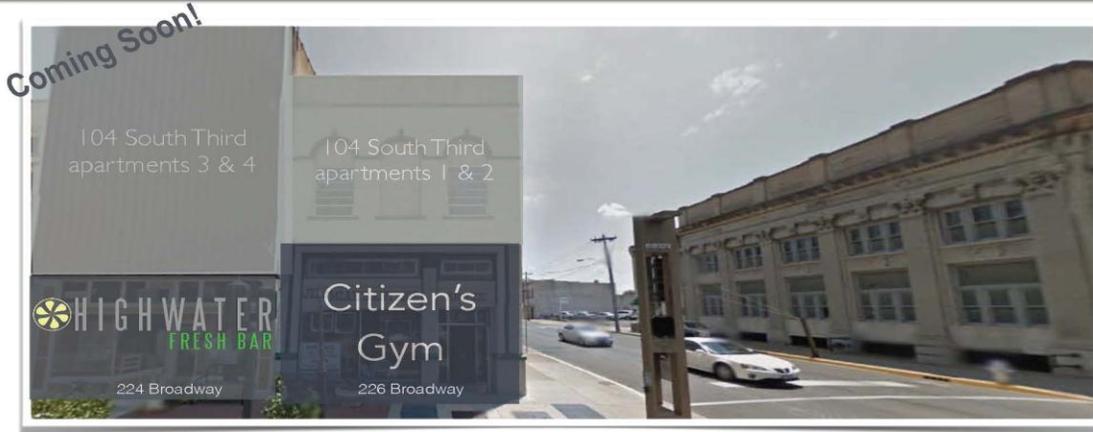
Are looking for PRIME office space with Historic Downtown Paducah- Come Tour the ARCADE Building with 2 Office Spaces available for Lease
504 Broadway Suite 100- 940 Square feet - \$750.00 per month

105 South 5th Street- 935 Square feet - \$650.00 per month

#1 COME TOUR A CURRENT REHABILITATION PROJECT

LEARN ABOUT THE NEW BUSINESSES- CITIZENS GYM & HIGHWATER FRESH BAR AND APARTMENTS COMING SOON TO DOWNTOWN

224-226 BROADWAY



**New residency options in downtown Paducah
includes FREE gym membership**

Now accepting pre-lease applications
Apartments will be ready for move-in December 31, 2016
Security Deposit due upon signing

- | | | | |
|--|--|---|---|
| <p>Apartment 1
1 bedroom/1.5 bath
650 sq ft
\$850/month</p> | <p>Apartment 2
1 bedroom/1 bath
600 sq ft
\$800/month</p> | <p>Apartment 3
1/2 bedroom/1.5 bath
950 sq ft
\$1100/month</p> | <p>Apartment 4
1/2 bedroom/1.5 bath
950 sq ft
\$1000/month</p> |
|--|--|---|---|



Contact Adam Moyers for more an application amoyers83@gmail.com | 270-994-6948

Historic Lower Town- RESIDENCES



#9 - 420 N. 6th Street- MLS 83683 & 85660. Late 1800's cedar bungalow in Lower Town. Zoned H2 for commercial, residential, office and/or restaurant. Alley access can allow five or six spaces to be made in rear yard. Detached workshop and small garage. Rear alley access adjacent to back of Troutt Old Time General Store. Three bedrooms or office spaces and 2 full baths. 192 sq. ft. in detached workshop with ductless HVAC. Second level can be finished out to

add additional 423 sq. ft. Listed by: Ashlea McMillan, Century 21 Service Realty. Cell: [\(270\) 994-8686](tel:2709948686). paducahpropertiesashlea@gmail.com.

#10 - 625 N. 6th Street – Opportunity for City OWNED Property-



Vacant Lot Ready for new residential or mixed-use construction in the Lower Town Arts District. Lot size is 57.75 x 165.25. The City of Paducah owns two properties that they will accept development proposals for transfer of ownership of the property. For Additional Information- contact City of Paducah, Planning Department at 270-444-8690.



#11 - 524 N. 7th Street - . MLS 86267 & 86680. Possible restaurant, office or retail commercial space. 6 year old Victorian cottage on one level with three office spaces, one bathroom, open room, kitchen. Large backyard that could be paved for parking spaces. Hardi plank siding makes for a low maintenance exterior. Listed by: Ashlea McMillan, Century 21 Service Realty. Cell: [\(270\) 994-8686](tel:2709948686). paducahpropertiesashlea@gmail.com.

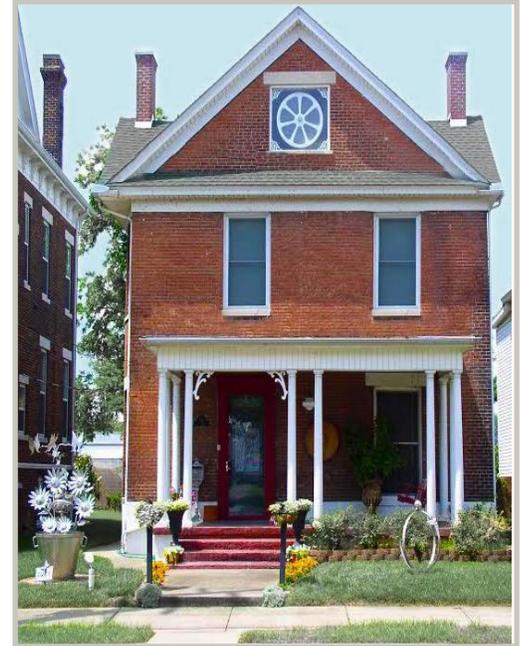
#12 – 525 N. 8th Street – FOR SALE

4 Beds, 3.5 Baths, 2,512 Square Feet
Lot: 114x165 (18,810 sq. ft.)
Built in 2006-2-Car Garage (750 sq. ft.) Great Room, Office Large Kitchen with built-in eating area, Laundry Room, Guest bathroom, Dining Room, Master Bedroom & En Suite on First Floor with jet tub, separate shower & two walk-in closets, Walk-in Attic & Pull-down Attic, Three Bedrooms Upstairs, Two Full Bathrooms Upstairs, The yard has been professionally landscaped and maintained. The backyard features a patio and is fenced. The two-car garage has ample space for a workbench and equipment storage. A second attic area can be accessed from the garage.
Refreshments Available.



For Sale by Owner
270-748-8645
\$165,000

#13 - 223 N. 9th Street- 9th Street Beauty - \$222,000. LowerTown offers all the tradition of a stately older home in a comfortable updated package. The current owners enjoy this gem as a single family residence which boasts of open and spacious rooms with elegant lighting, eat-in kitchen with formal dining room, family room and office or tv room, upstairs bedrooms, roomy basement & a two car garage with alley access. Lovely hardwood floors, updated electrical/plumbing, ac/heat, 7-yr old roof, updated appliances...the list grows. So much to appreciate! 6 fireplaces with custom fitted mantles (3 with gas logs). Central heat and air and existing functional hot water radiators. 12 ft. ceilings with functional pocket doors. Custom stained glass, art chandeliers and yard sculpture. Fenced yard with brick patio. Hot tub room with riverboat themed stained glass is a must see! Automatic lawn sprinkler system and water purification system add to the package.



Approx. 2700 square feet. Contact: Leslie Haywood-Moore, Sales Associate, Moore Real Estate Company, 731-225-2619 (cell) ; Timothy W. Moore, Principal Broker, Lic. to broker real estate in TN and KY; Moore Real Estate Company, 804 N. Lindell, Martin, TN 38237; 731-587-9547

NEW BUSINESSES

#1 – Square Furniture Collection – 112 Broadway – 573-359-4087

Hours of Operation: Tuesday- Saturday 11-500 and Sunday 100 to 500 website: <https://www.facebook.com/squarefurniturecollection/>
E-mail: keithmarchbanks@yahoo.com

Come check out downtown own showroom of ever-changing dynamic home decor and furniture with prices up to 80% off retail, including samples & previously damaged furniture. During SHOWCASE you will also get an opportunity to go Square Furniture's SHOWCASE Tent Sale across for store location. Great deals are waiting for you!



#2- Must Stitch Emporium – 128 Market House Square - 270-709-3331

Monday - Saturday 10 am - 5 pm

We specialize in fabric, quilting, counted cross stitch, custom long arm quilting & classes for quilting and cross stitch. We want a big emphasis on the cross stitch because it isn't available anywhere else in the area. We have tons of designer patterns, linen, Aida, the full dmc, weeks dye works, gentle arts and classic color works lines of floss.



#3 – Paducah Art Guild - 115 Market House Square –



The Art Guild of Paducah at 115 Market Square is part of the July 23rd Showcase of Paducah properties for sale. The Art Guild is currently renting this site and wants to remain in the property or on the block and is hoping to find investors to purchase the property with them. We are a group of more than 70 artists centered in Paducah, but our membership stretches from southern Illinois to Nashville, and we keep growing. Come and see

our exciting work. If you want to discuss coming in with us to purchase Market Square property as an art and artisan center, we'd love to talk with you. Please contact Bob Davis at 270-217-3976, or email us at artguildofpaducah@gmail.com



Before Picture

#4- The 1857 Boutique Hotel – 210 Kentucky opened in April and is a model example of repurposing historic structures into unique destinations. The owners utilized the local grant programs and historic tax credit incentives! Come take a tour of this new business and meet the owners. Hear their story! All ten of our boutique rooms offer visitors a

unique and distinctive hotel experience. From vaulted ceilings to exposed brick, our hotel rooms beautifully blend modern décor with the industrial design of the original building, which dates back to the 1800's. Walk out our front door and guests will be in the heart of charming and historic downtown Paducah. Within eyesight to the Paducah Riverfront and just a block away from historic Market House Theatre and the preeminent Luther F. Carson Four Rivers Performing Arts Center, guests at our hotel find themselves literally at the heartbeat of Paducah. Combine our location and our facility with our own brand of Southern hospitality and you'll find the most unique boutique hotel experience in the region. For More Information go : <http://www.the1857hotel.com/>

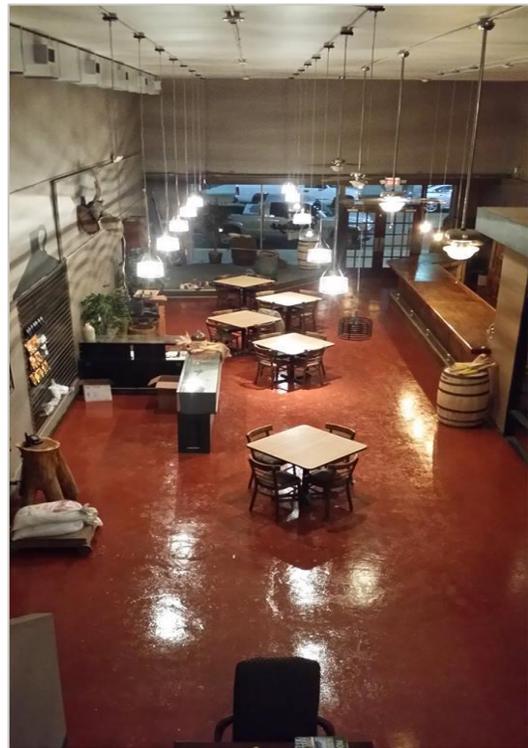
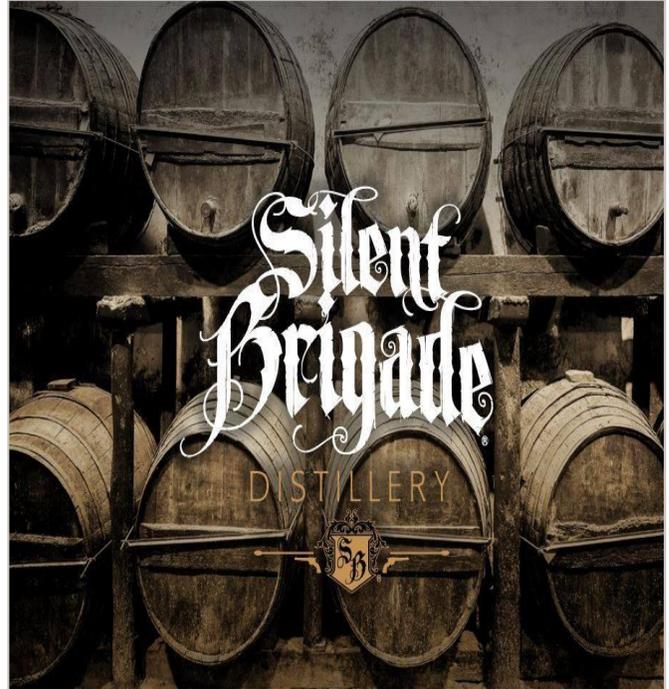


After Photo



**#5 – Silent Brigade Distillery – 426
Broadway- 270-709-3242
<http://www.silentbrigadedistillery.com>**

Come take a tour of Downtown Paducah’s newest distillery and sample their latest new flavors and view the still process. Silent Brigade Distillery was born from our passion to create the smoothest traditionally crafted bourbon. Quality is our life’s blood, so we designed and built our copper pot stills to achieve the best hand crafted bourbon. Our passion for historic craftsmanship and uncompromising quality led us to create what we believe will be the finest spirits on the market.



#6 – The Baby Grand – 512 Jefferson

The Grand Lodge on Fifth introduces its newest event space: The Baby Grand. Located at 516 Jefferson, just around the corner from the Grand Lodge, this 1240 square foot facility is perfect for smaller gatherings. It is available for parties of up to 65 people and can be used for wedding and baby showers, birthday parties,

luncheons, reunions, cocktail parties, business meetings, garden clubs, and many other similar uses. It is available for rent both for weekdays and weekends. LEMONADE and REFRESHMENTS available AND free gift/promotional product to the first 100 visitors on Saturday.



#7 – Paducah Convention Center DOME – 711 Nth Street



**Come ROAM the DOME @
Showcase PADUCAH**



40,000 Square Feet
1,000,000 Possibilities!

**Come ROAM the DOME!!
711 N. 6th St**

Saturday, July 23, 10-6

270-408-1346