

For Sale

Manufacturing Facility

90,000 SF/ 14.425 Acres | \$1,750,000.00



134 Roger Thomas Rd

Cadiz, Kentucky 42211

Property Highlights

- Access to I-24
- Adaptable to a variety of uses
- 30 minutes to Ft. Campbell, KY. Military Base
- Centrally located accessible to major markets
- 5 loading docks / 6 overhead ground level entry doors
- 1,500 KVA service, 1,200 AMP Panel, 600 AMP Panel
- 1,000 KVA service, 2,000 AMP Panel

Property Description

The property, 14.425 acres in size is improved with three buildings. The main facility is approximately 70,800 square feet in size comprised of office, manufacturing, and warehouse space with 18 ft. eave height. There are two additional buildings adjacent to the main facility each being 9,600 square feet in size with 12 ft. eave height.

OFFERING SUMMARY

Sale Price	\$1,750,000.00
Lot Size	14.43 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	4,141	\$46,039
10 Miles	14,329	\$53,328
15 Miles	27,363	\$55,957

For more information

Wayne Wilkinson, CCIM

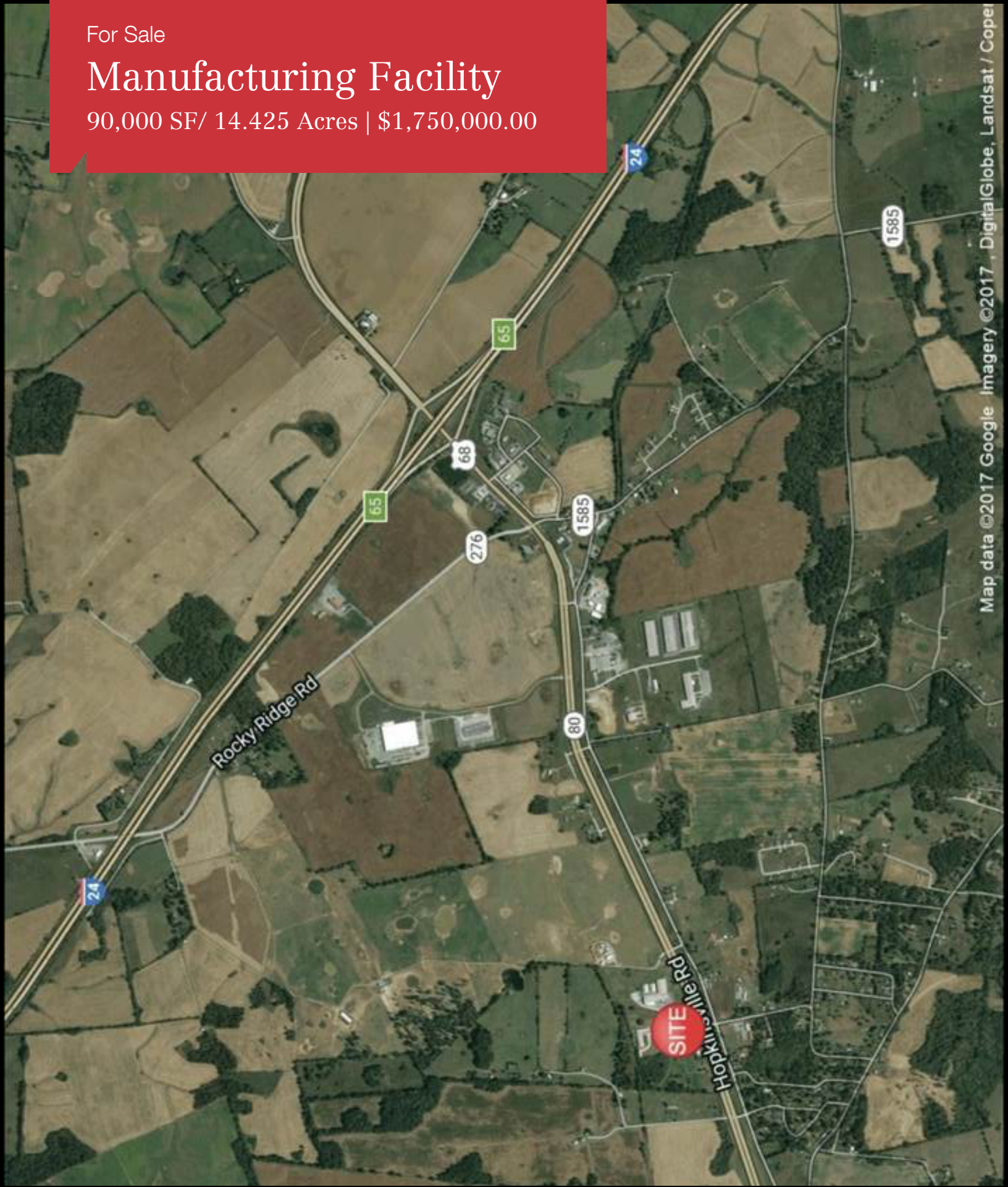
O: 931 648 4700

wpw@naiclarksville.com

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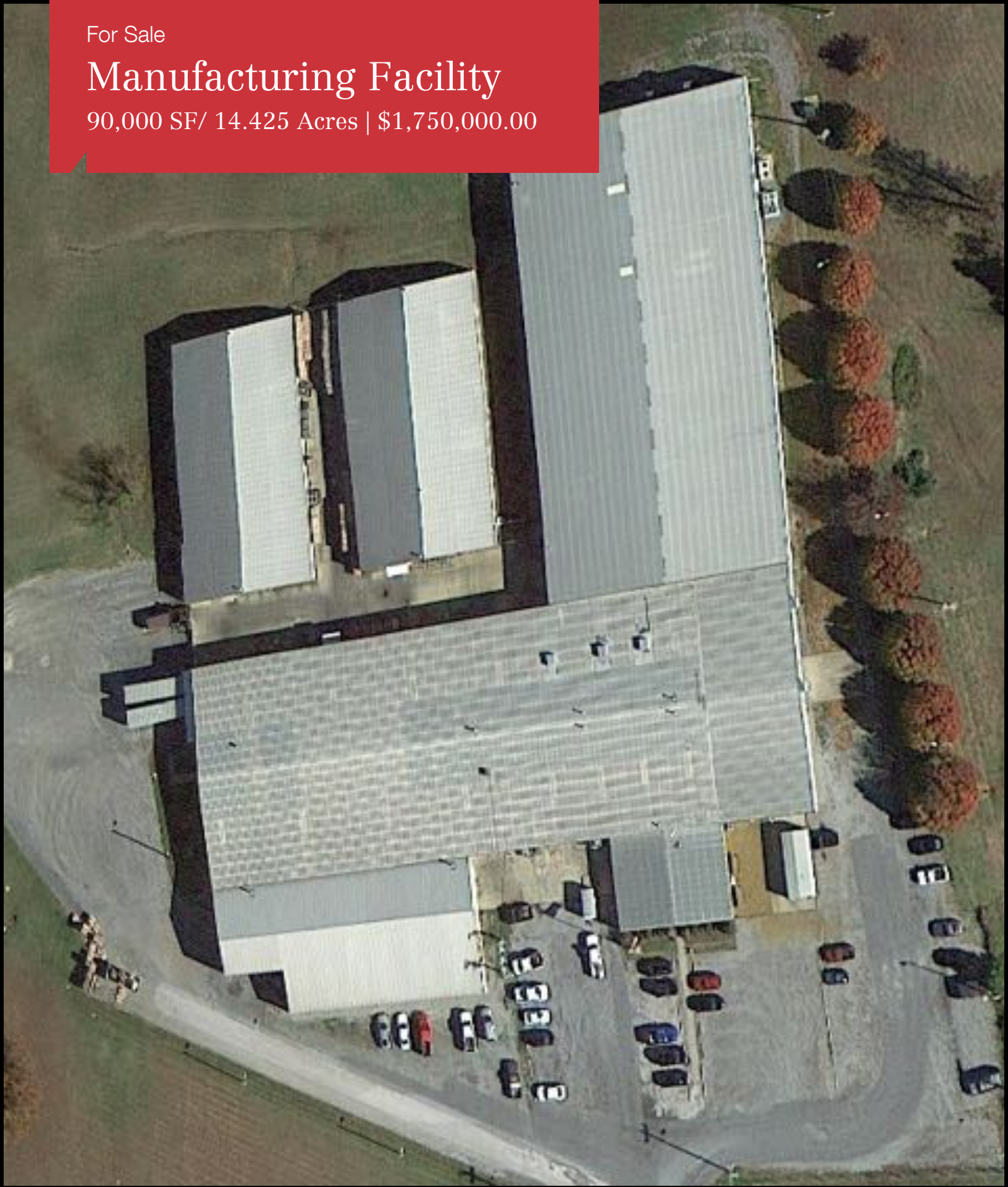


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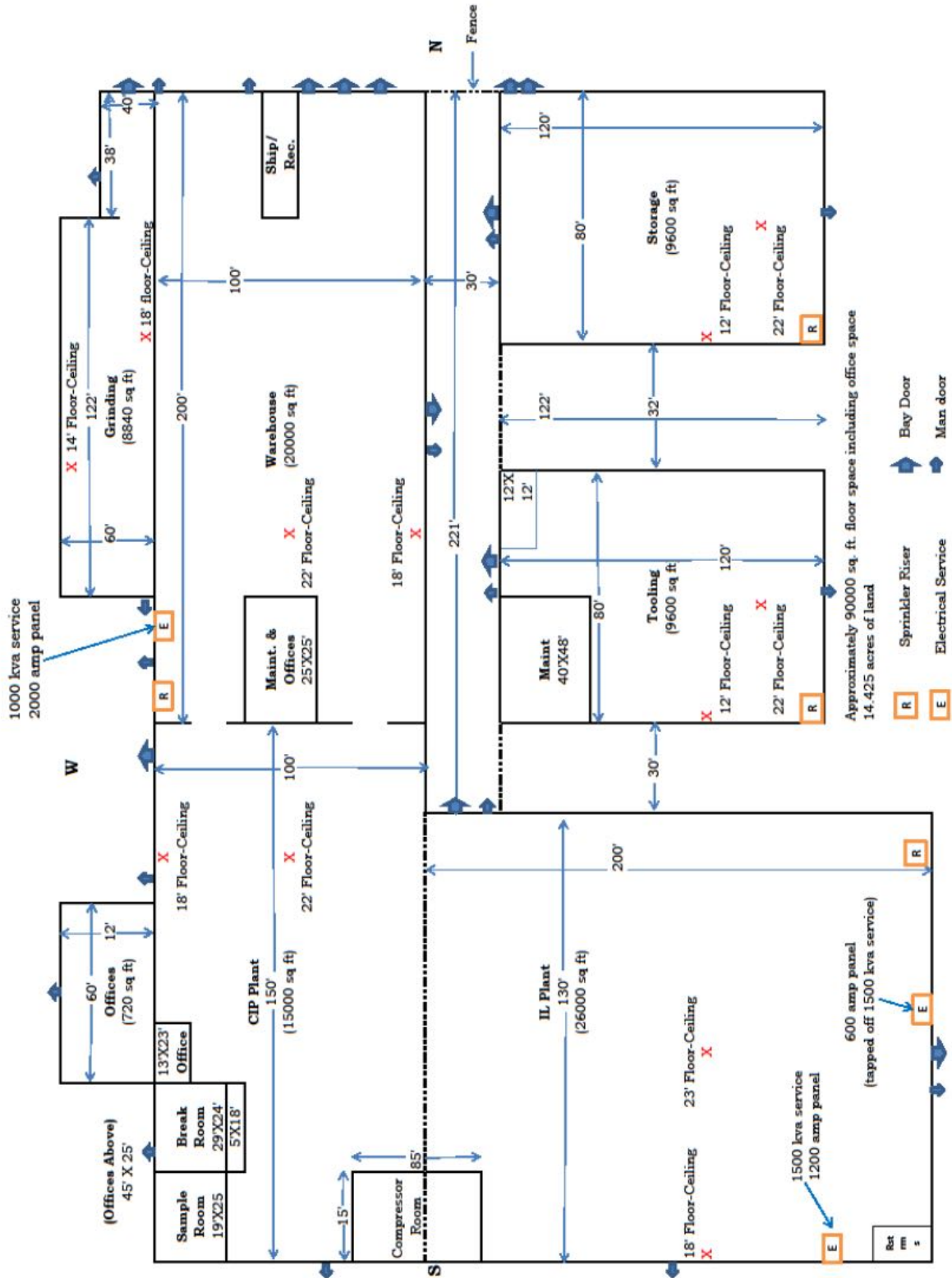


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Plant With Dimensions Updated 12/18/2017
(Total Plant sq ft: 90000 sq ft)



Approximately 90000 sq. ft. floor space including office space
14.425 acres of land

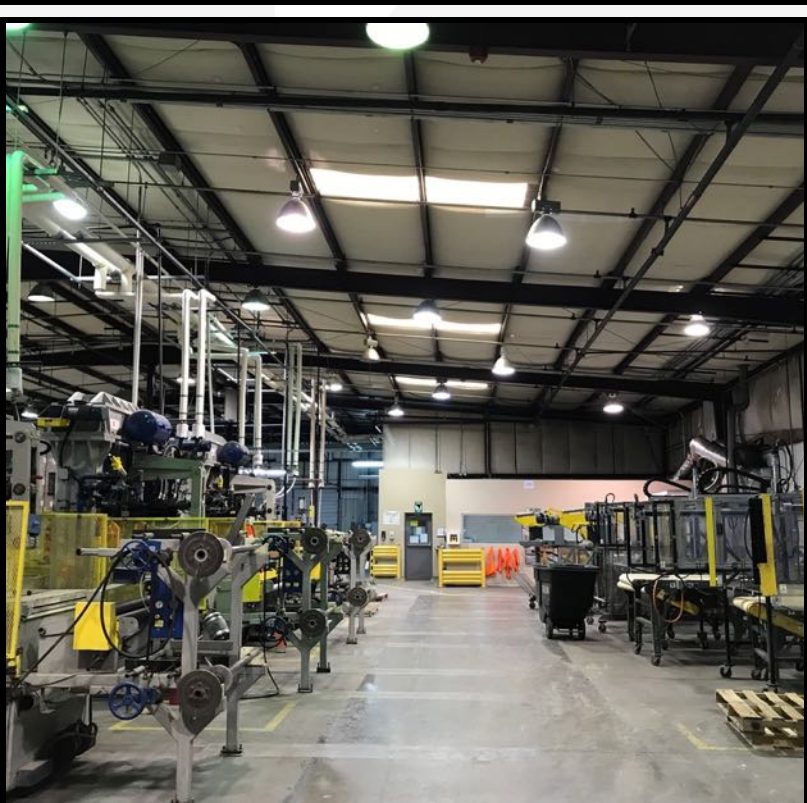
- Bay Door
- Man door
- Sprinkler Riser
- Electrical Service

E

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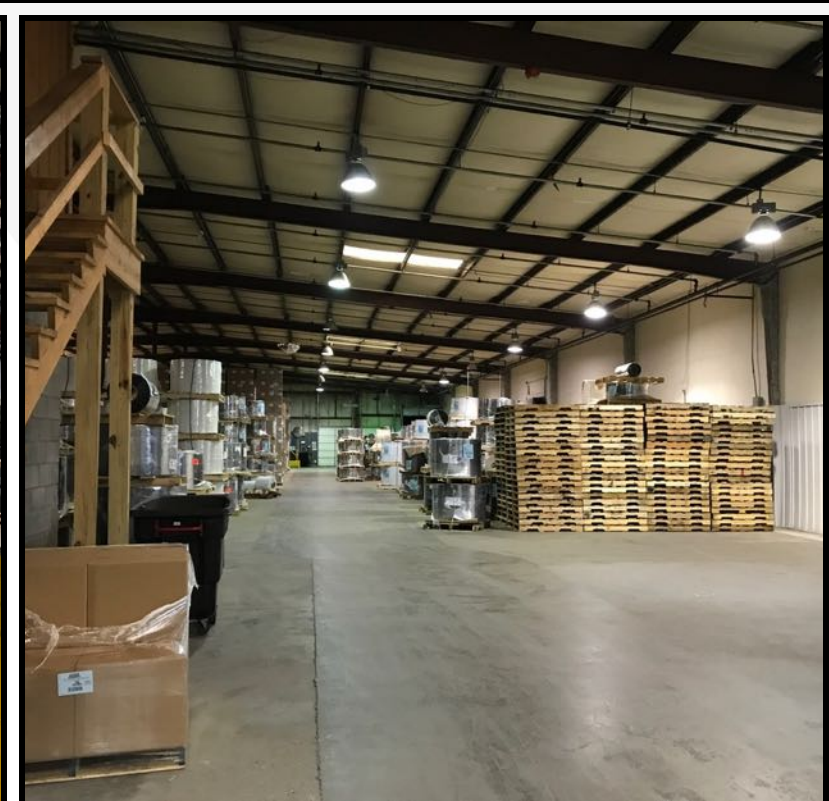
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Map data ©2018 Google

COMPLETE PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.8723/-87.7653

RFULL9

134 Roger Thomas Rd

Cadiz, KY 42211

5 mi radius

10 mi radius

15 mi radius

Transportation To Work (2015)

Worker Base Age 16 years or Over	2,581		5,366		14,202
Drive to Work Alone	2,159	83.7%	4,497	83.8%	11,535
Drive to Work in Carpool	268	10.4%	500	9.3%	1,361
Travel to Work by Public Transportation	-	-	1	-	47
Drive to Work on Motorcycle	-	-	-	-	19
Bicycle to Work	-	-	-	-	4
Walk to Work	109	4.2%	191	3.6%	763
Other Means	15	0.6%	39	0.7%	144
Work at Home	29	1.1%	137	2.6%	330

Daytime Demographics (2017)

Total Businesses	339		409		1,083
Total Employees	2,875		3,223		9,791
Company Headquarter Businesses	2	0.6%	2	0.5%	6
Company Headquarter Employees	253	8.8%	264	8.2%	717
Employee Population per Business	8.5 to 1		7.9 to 1		9.0 to 1
Residential Population per Business	18.7 to 1		32.8 to 1		35.5 to 1
Adj. Daytime Demographics Age 16 Years or Over	5,415		8,338		23,733

Labor Force

Labor Population Age 16 Years or Over (2017)	5,081		10,797		30,616
Labor Force Total Males (2017)	2,405	47.3%	5,326	49.3%	15,000
Male Civilian Employed	1,295	53.9%	2,864	53.8%	8,412
Male Civilian Unemployed	22	0.9%	92	1.7%	377
Males in Armed Forces	10	0.4%	212	4.0%	686
Males Not in Labor Force	1,078	44.8%	2,158	40.5%	5,525
Labor Force Total Females (2017)	2,676	52.7%	5,471	50.7%	15,617
Female Civilian Employed	1,236	46.2%	2,605	47.6%	7,547
Female Civilian Unemployed	122	4.6%	163	3.0%	514
Females in Armed Forces	-	-	-	-	28
Females Not in Labor Force	1,318	49.2%	2,703	49.4%	7,527
Unemployment Rate	2.8%		2.4%		2.9%
Labor Force Growth (2010-2017)	-4	-0.2%	-3	-0.1%	16
Male Labor Force Growth (2010-2017)	-2	-0.2%	-1	-0.1%	6
Female Labor Force Growth (2010-2017)	-2	-0.1%	-2	-0.1%	10

Occupation (2015)

Occupation Population Age 16 Years or Over	2,535		5,472		15,943
Occupation Total Males	1,297	51.2%	2,865	52.4%	8,406
Occupation Total Females	1,237	48.8%	2,607	47.6%	7,537
Management, Business, Financial Operations	247	9.7%	671	12.3%	1,921
Professional, Related	625	24.6%	1,209	22.1%	3,252
Service	392	15.4%	725	13.2%	2,492
Sales, Office	506	20.0%	1,273	23.3%	3,962
Farming, Fishing, Forestry	11	0.4%	33	0.6%	75
Construction, Extraction, Maintenance	207	8.2%	420	7.7%	1,326
Production, Transport, Material Moving	548	21.6%	1,141	20.9%	2,915
White Collar Workers	1,378	54.4%	3,153	57.6%	9,135
Blue Collar Workers	1,157	45.6%	2,320	42.4%	6,808

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5 mi radius 10 mi radius 15 mi radius

Population

Estimated Population (2017)	6,324	13,405	38,442
Projected Population (2022)	6,271	13,254	36,098
Census Population (2010)	6,029	13,272	39,108
Census Population (2000)	5,233	11,583	35,480
Projected Annual Growth (2017-2022)	-53 -0.2%	-151 -0.2%	-2,344 -1.2%
Historical Annual Growth (2010-2017)	295 0.7%	133 0.1%	-666 -0.2%
Historical Annual Growth (2000-2010)	796 1.5%	1,689 1.5%	3,628 1.0%
Estimated Population Density (2017)	81 psm	43 psm	54 psm
Trade Area Size	78.5 sq mi	314.0 sq mi	706.8 sq mi

Households

Estimated Households (2017)	2,539	5,432	16,089
Projected Households (2022)	2,545	5,502	16,060
Census Households (2010)	2,435	5,314	15,963
Census Households (2000)	2,131	4,699	14,365
Projected Annual Growth (2017-2022)	7 0.1%	70 0.3%	-29
Historical Annual Change (2000-2017)	408 1.1%	733 0.9%	1,724 0.7%

Average Household Income

Estimated Average Household Income (2017)	\$69,639	\$80,424	\$71,203
Projected Average Household Income (2022)	\$88,940	\$101,861	\$89,891
Census Average Household Income (2010)	\$42,206	\$52,440	\$52,385
Census Average Household Income (2000)	\$37,338	\$40,941	\$43,264
Projected Annual Change (2017-2022)	\$19,302 5.5%	\$21,437 5.3%	\$18,688 5.2%
Historical Annual Change (2000-2017)	\$32,301 5.1%	\$39,484 5.7%	\$27,939 3.8%

Median Household Income

Estimated Median Household Income (2017)	\$41,704	\$48,942	\$50,564
Projected Median Household Income (2022)	\$47,944	\$56,805	\$59,704
Census Median Household Income (2010)	\$35,848	\$41,579	\$41,887
Census Median Household Income (2000)	\$31,106	\$34,220	\$36,164
Projected Annual Change (2017-2022)	\$6,240 3.0%	\$7,863 3.2%	\$9,140 3.6%
Historical Annual Change (2000-2017)	\$10,598 2.0%	\$14,722 2.5%	\$14,400 2.3%

Per Capita Income

Estimated Per Capita Income (2017)	\$28,209	\$32,710	\$29,881
Projected Per Capita Income (2022)	\$36,357	\$42,409	\$40,079
Census Per Capita Income (2010)	\$17,046	\$20,998	\$21,382
Census Per Capita Income (2000)	\$15,337	\$16,866	\$17,486
Projected Annual Change (2017-2022)	\$8,148 5.8%	\$9,699 5.9%	\$10,198 6.8%
Historical Annual Change (2000-2017)	\$12,871 4.9%	\$15,844 5.5%	\$12,395 4.2%
Estimated Average Household Net Worth (2017)	\$351,515	\$394,067	\$373,372

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