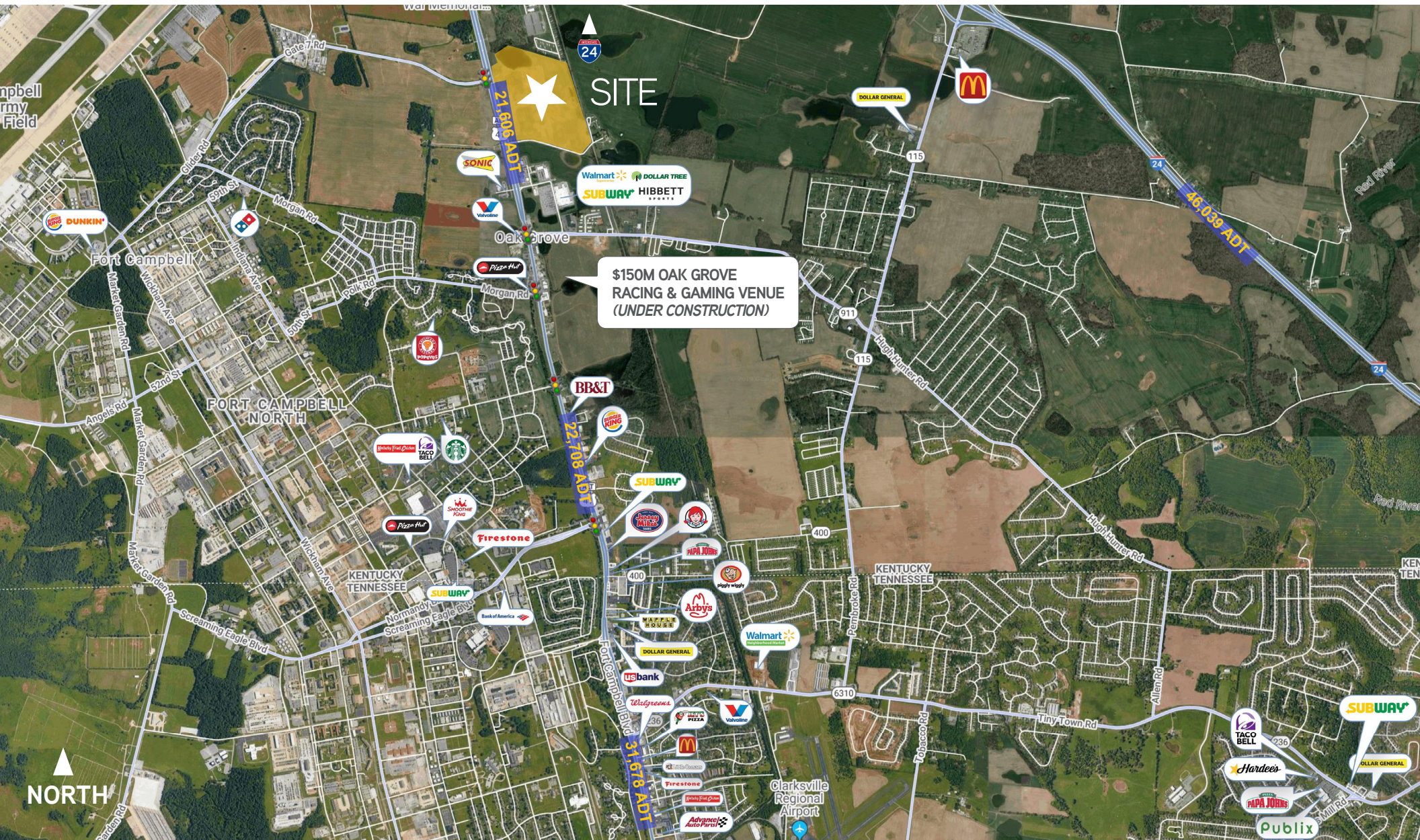


AVAILABLE

FORT CAMPBELL BOULEVARD | OAK GROVE, KY 42262

110-Acres

Mixed-Use Development



OAK GROVE, KENTUCKY

Located in the fastest-growing city in Kentucky, Oak Grove is located 4-minutes to Interstate 24 (46,039 VPD). Oak Grove is located on the boundaries of Western Kentucky and Middle Tennessee. Only 1-hour from Nashville, Oak Grove provides easy access to Memphis, Atlanta, Louisville, and St. Louis. Oak Grove is home to the Fort Campbell Military Reservation, which is the mainstay for the community economy. The military base consists of 105,068-acres, which is why it's one of the largest military installations in the world. Fort Campbell accommodates the third largest military population in the Army, with 1,884 active duty officers, 20,511 active duty enlisted, 40,491 family members, 112,629 retirees and 3,921 civilian employees on base.

Oak Grove Village is located approximately 12-miles north from Austin Peay State University (10,344 students enrolled). Tennessee's fastest-growing University, Austin Peay, is the largest provider for higher education to 2,659 military-affiliated students enrolled in 2018. The University's strategic plan is to increase enrollment from 10,344 to 15,000 students by the year 2025, due to an analysis of the Nashville and Clarksville Joint Metro Region that indicates that the area has experienced rapid growth that will continue at a steady pace through year 2025.



615 THIRD AVE SOUTH
SUITE 500 | NASHVILLE, TN 37210
615 850 2700

For More
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O A K G R O V E V I L L A G E

AVAILABLE

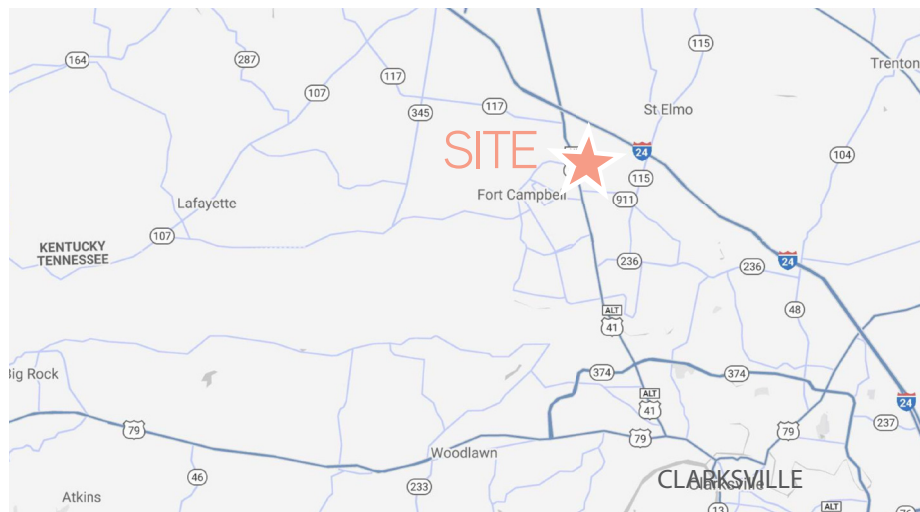
FORT CAMPBELL BOULEVARD | OAK GROVE, KY 42262

110-Acres
Mixed-Use Development



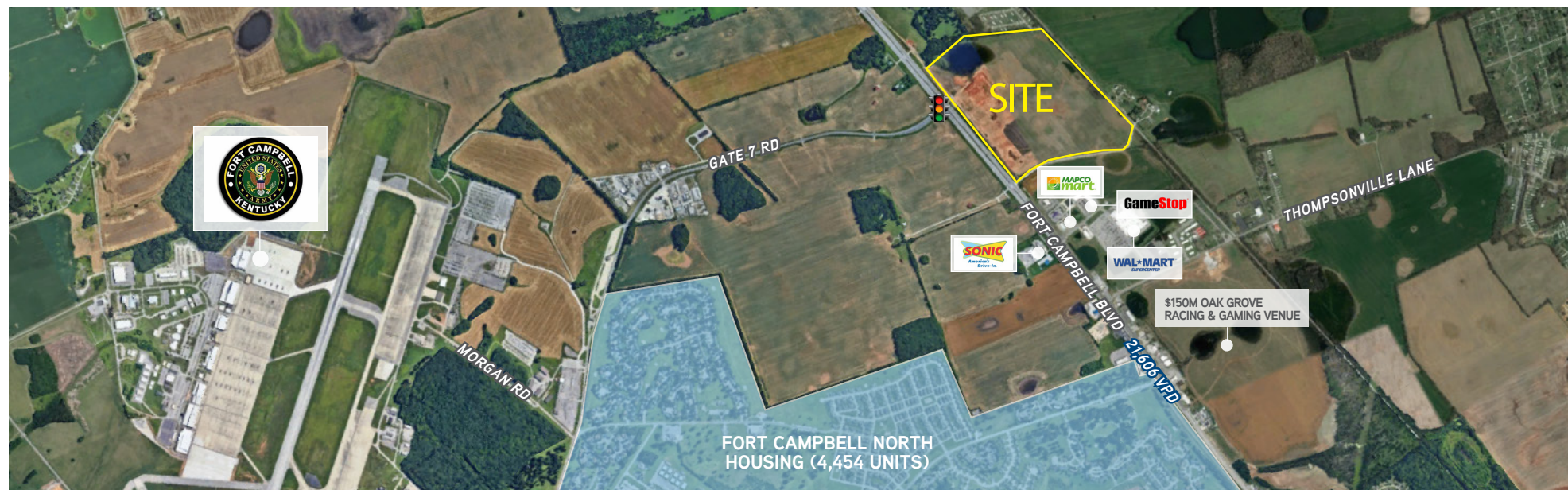
Residential • Big-Box • Small Shops • Outparcels • Hotels

OVERVIEW



SITE FEATURES | HIGHLIGHTS

- 110 acres development at the corner of Fort Campbell Boulevard and Tuckaway Lane with easy access to Interstate 24 (46,039 VPD)
- The site is located across from the Fort Campbell Military Reservation's gate 7, which is the second largest military base in the world with a base population of approximately 200,000 individuals
- Mixed-use project with tracts for multi-family, retail, restaurants, hotels, and medical
- Approximately 12-miles from Austin Peay State University (10,344 students enrolled)
- 48,572 estimated households within a 10-mile radius
- 134,987 population within a 10-mile radius
- Fort Campbell Boulevard 2018 traffic counts: 21,606 vehicles per day
- Located near the \$150M Oak Grove Racing & Gaming venue



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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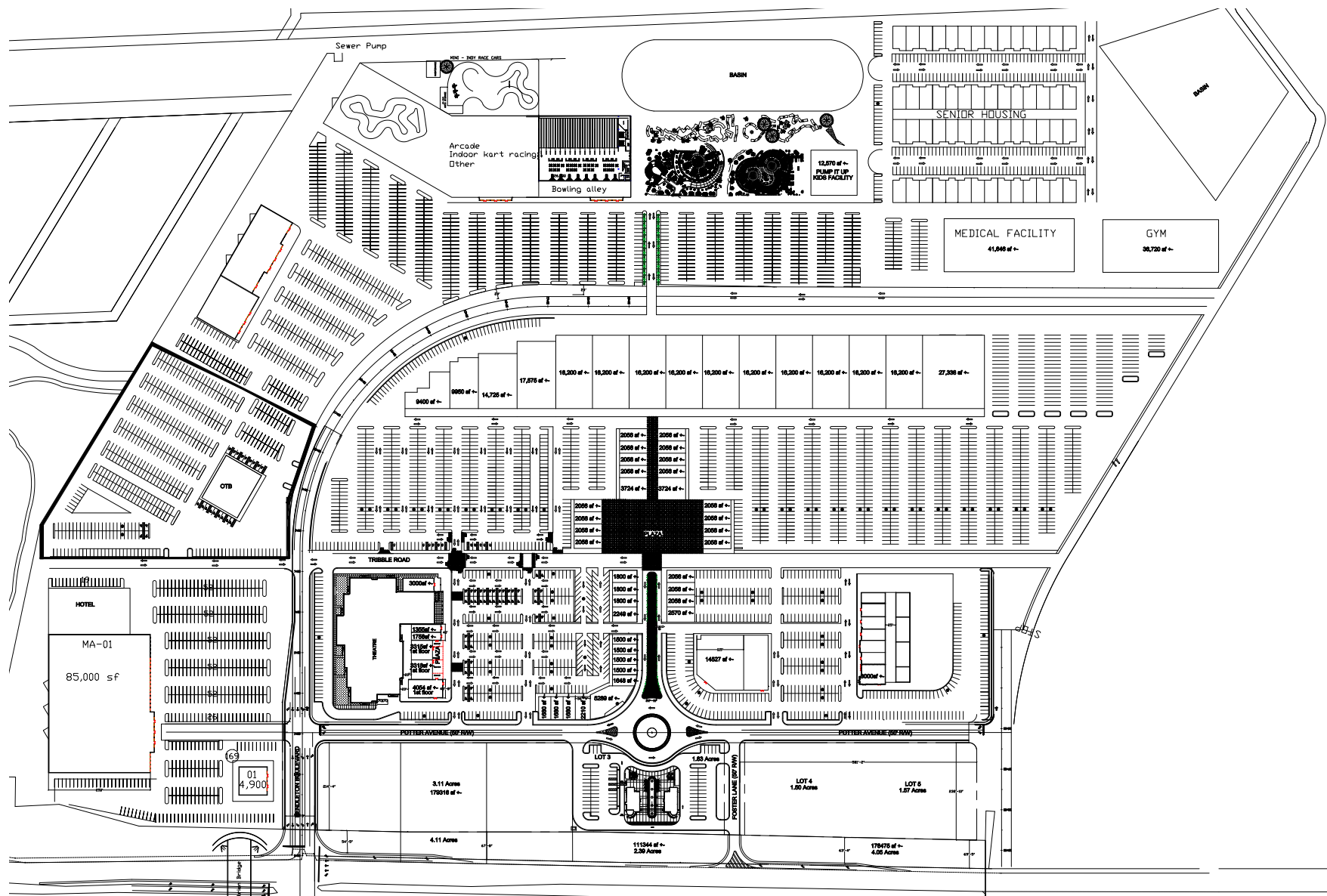
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SITE PLAN



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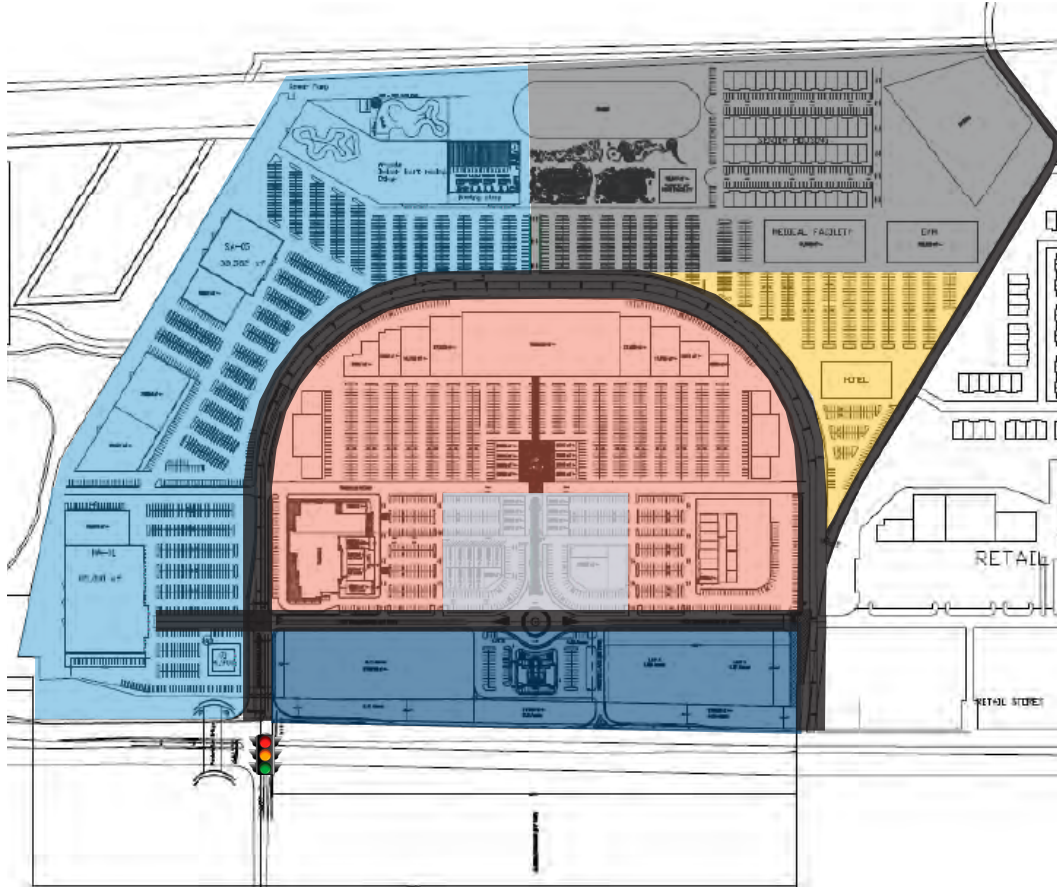
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AVAILABLE

FORT CAMPBELL BOULEVARD | OAK GROVE, KY 42262

110-Acres Mixed-Use Development

**SITE PLAN KEY**

■	Retail
■	Parcel Civic
■	Pads
■	Hotel
■	Flex
■	Multi-family
■	Roads

DEMOGRAPHICS

	5 MILE	7 MILE	10 MILE
Population	44,317	76,156	134,987
Households	14,163	26,080	48,572
Total Retail Expenditure	\$314.74M	\$604.02M	\$1.16B
Average HH Income	\$55,474	\$58,819	\$61,659



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