

CAMPBELL CORNER

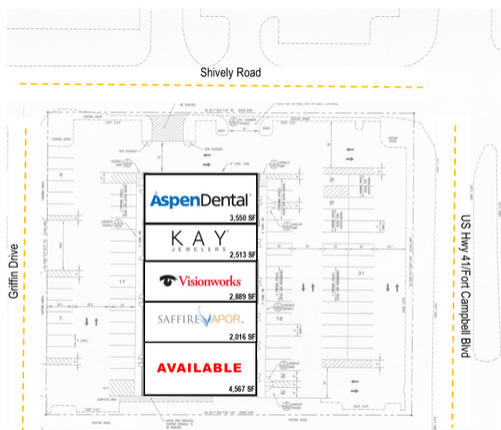
4131 Fort Campbell Blvd., Hopkinsville, KY 42240

EXECUTIVE SUMMARY



LOCATION OVERVIEW

4,567 SF available in Campbell Corner located at a signalized intersection on Fort Campbell Blvd, a heavily traveled 4 lane thoroughfare just north of US-68 Bypass in Hopkinsville, KY. The strip center is located in the retail corridor with incredible proximity to Pennyriple Parkway, just 1/2 mile west, which leads to Evansville, Indiana and south to Interstate 24 and Ft. Campbell Military Base, home to 83,000 active military and their families.



PROPERTY HIGHLIGHTS

- .5 miles west of Pennyriple Parkway and .7 miles north of US-68
- Excellent visibility on Ft. Campbell Blvd.
- Easy access from signalized intersection
- Pylon signage available
- Co-Tenants: Aspen Dental, Kay Jewelers, Sapphire Vapor, and Vision Works
- Area retailers: Walmart Supercenter, Hobby Lobby, Lowe's Home Improvement, Chick Fil A, Ross Dress for Less, and more
- 17,223 ADT

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	21,586	36,896	46,423
Households	8,843	14,941	18,415
Average HH Income	\$59,623	\$59,854	\$63,399

EXCLUSIVE AGENT(S)

RONDA HOGAN, CCIM • ronda.hogan@tscg.com • 502.874.5936

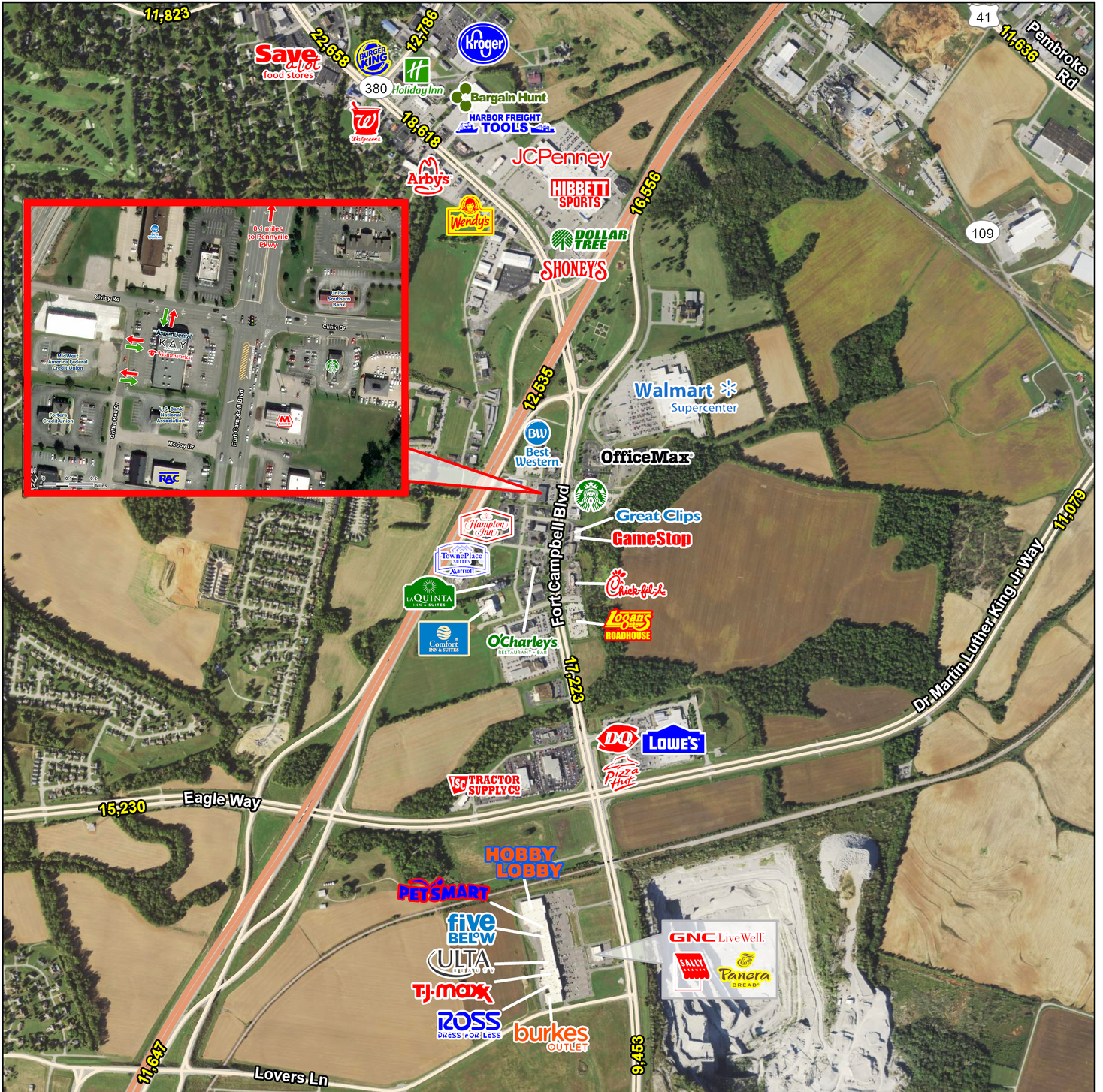
KEVIN SCHREIBER • kevin.schreiber@tscg.com • 502.874.5934



CAMPBELL CORNER

4131 Fort Campbell Blvd., Hopkinsville, KY 42240

AERIAL



EXCLUSIVE AGENT(S)

RONDA HOGAN, CCIM • ronda.hogan@tscg.com • 502.874.5936

KEVIN SCHREIBER • kevin.schreiber@tscg.com • 502.874.5934

