



## New Retail Building

3980 Fort Campbell Boulevard

Hopkinsville, Kentucky 42240

### Property Highlights

- +/-7,000 SF new Penn Station anchored retail building
- Adjacent to Bradford Square Shopping Mall directly off of Fort Campbell Boulevard
- +/-1,500 - 5,500 SF available; Endcap space with proposed patio available
- Located just south of downtown Hopkinsville within an active commercial corridor supported by dense residential neighborhoods
- Fort Campbell Boulevard is a four lane state maintained, heavily traveled traffic corridor
- Close proximity to Fort Campbell Army Post, hosting 31,000 personnel and civilians and Jennie Stuart Medical Center with over 800 employees
- Area retailers include Walmart, Lowe's, Kmart, Kroger, Starbucks, Chick-Fil-A, JCPenney, Hibbett Sports, WK Cinemas, Walgreens, Wendy's, Pizza Hut, Zaxby's, Logan's Roadhouse, O'Charley's and more

### Offering Summary

**Building Size:** 7,000 SF

**Available SF:**

### For More Information

**Paul Ray Smith, Jr**

Executive Vice President

O: 859 422 4401

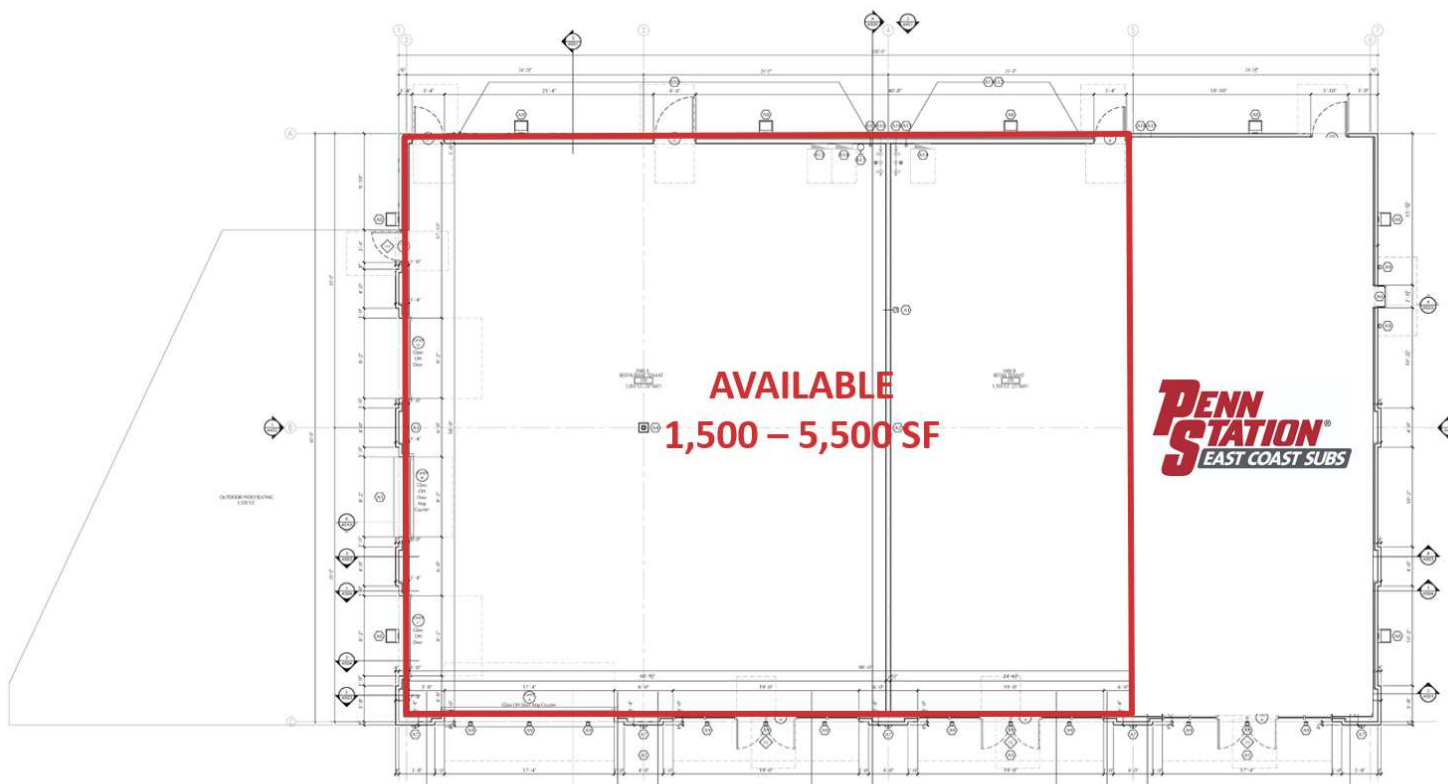
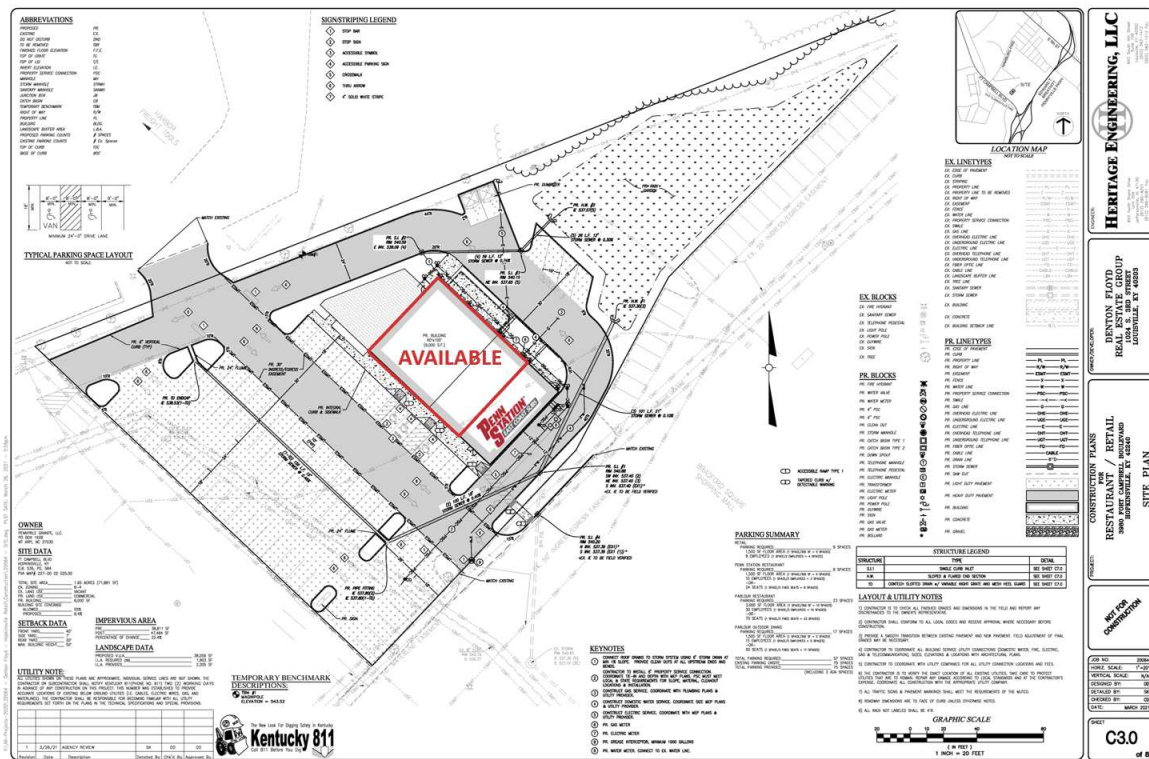
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**Zach Smith**

Senior Associate

O: 859 422 4406

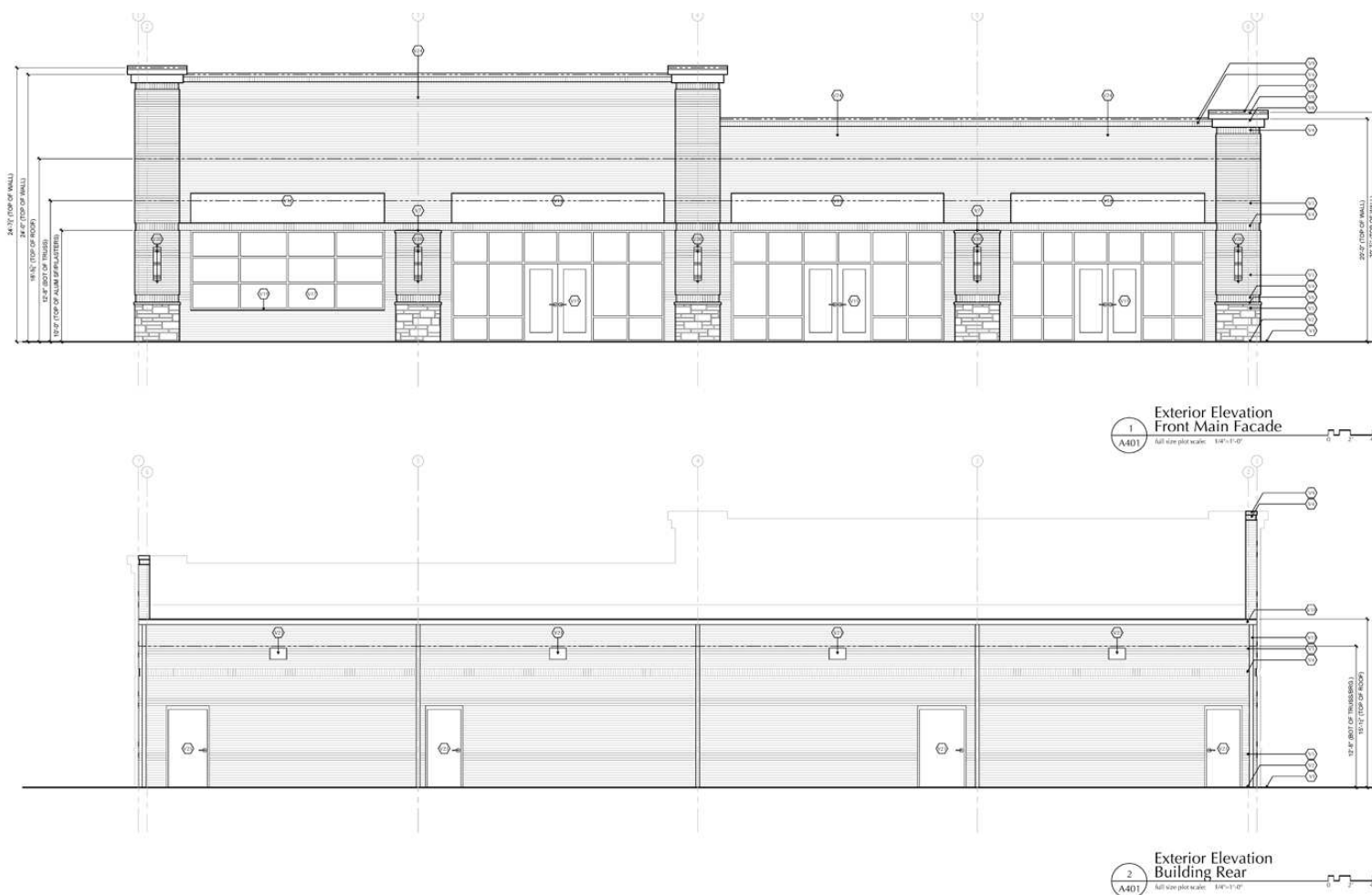
zachsmith@naiisaac.com



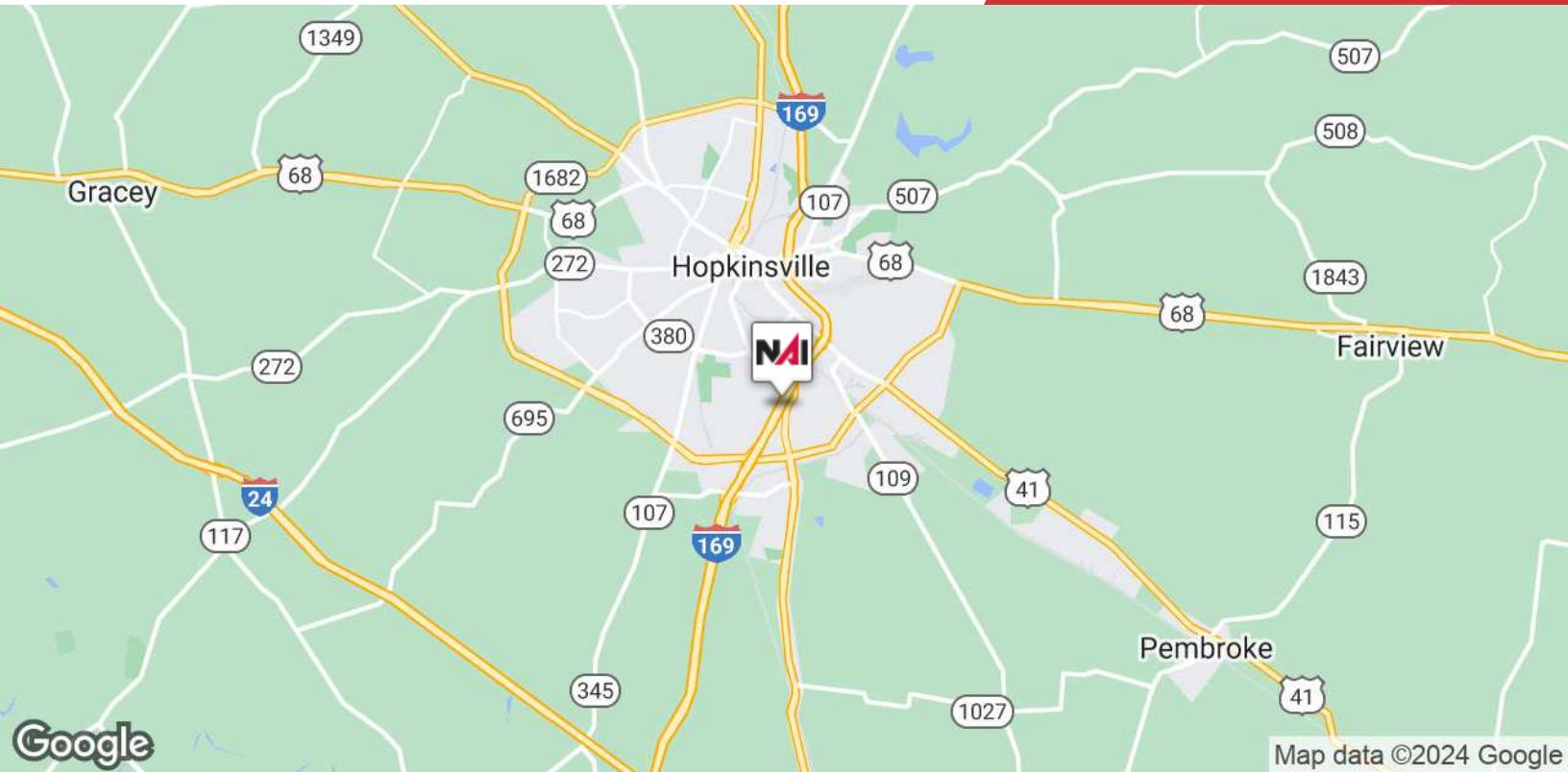
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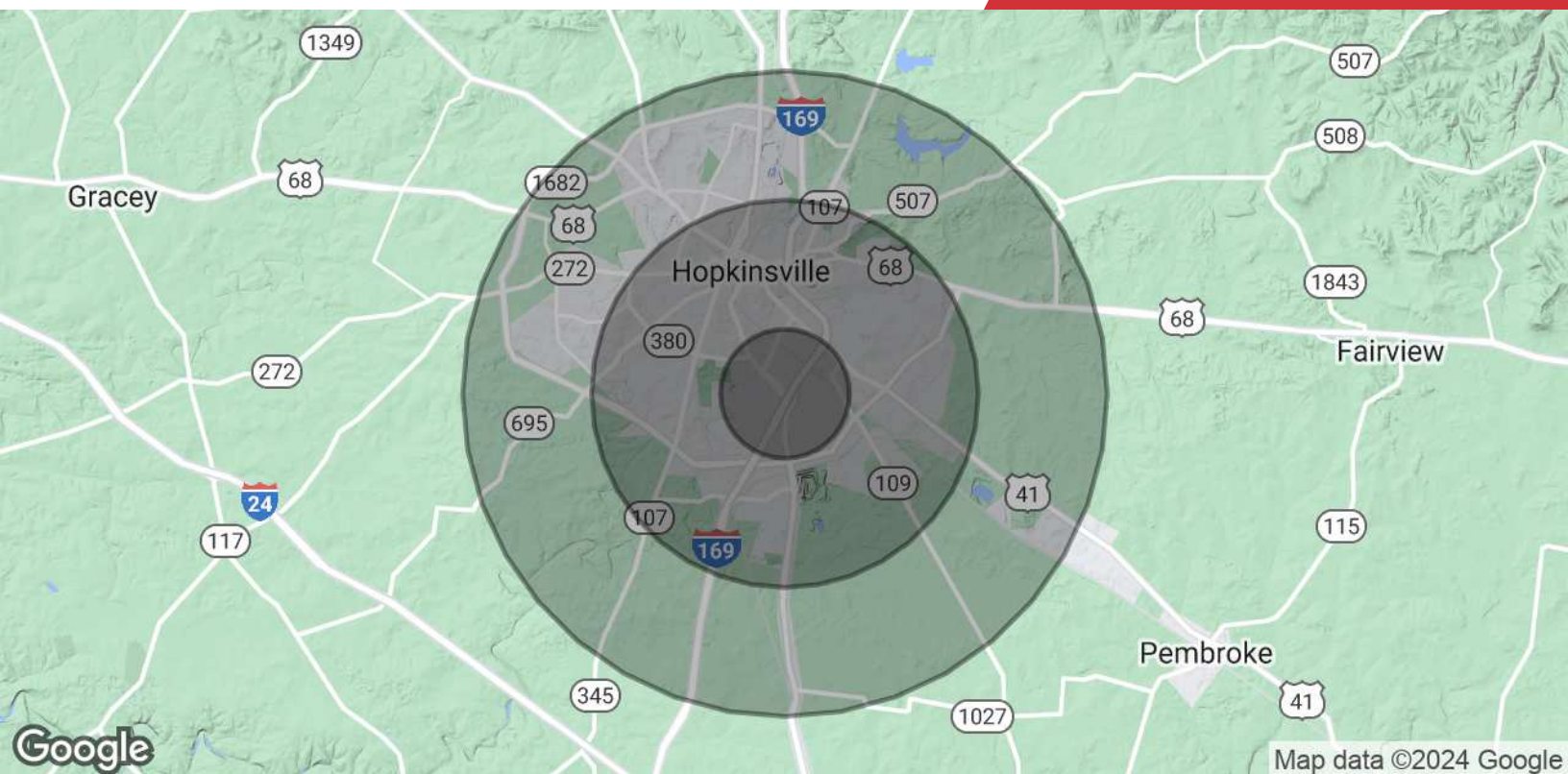
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### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	2,375	24,186	35,274
<b>Average Age</b>	32.9	35.6	35.9
<b>Average Age (Male)</b>	30.5	33.2	33.6
<b>Average Age (Female)</b>	35.5	38.3	38.6

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,081	9,876	14,349
<b># of Persons per HH</b>	2.4	2.3	2.5
<b>Average HH Income</b>	\$73,365	\$56,549	\$58,951
<b>Average House Value</b>	\$82,022	\$91,005	\$105,624

\* Demographic data derived from STDB 2020