

RETAIL PROPERTY FOR LEASE

THE SHOPS AT BRADFORD SQUARE

4036-4044 FORT CAMPBELL BLVD, HOPKINSVILLE, KY 42240



CONNOR HOBBS

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WHITE  OAK
COMMERCIAL REAL ESTATE

4036-4044 Fort Campbell Blvd, Hopkinsville, KY 42240

For Lease



PROPERTY DESCRIPTION

White Oak Commercial Real Estate is pleased to offer For Lease, The Shops at Bradford Square, a well-positioned retail strip center in Hopkinsville, KY. Offering excellent visibility and access in a high-traffic corridor, the property is adjacent to a strong lineup of national credit tenants, including Rural King, Ashley Furniture, 7 Brew, Zaxby's, Chicken Salad Chick, T-Mobile, Dollar Tree and more.

PROPERTY HIGHLIGHTS

- Total SF: 27,775 SF
- Current Availability:
- 1,085 SF: \$14.50/sf + NNN (Next to UPS)
- 6,306 SF: \$7.95/sf + NNN (In Between Dollar Tree and Sun Tan City)
- Building signage available
- Abundant on-site parking

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LOCATION DESCRIPTION

- Situated at the intersection of Fort Campbell Blvd (18,000+ VPD) and I-169/Pennyrile Pkwy (18,000+ VPD)
- Signage visibility to both major thoroughfares
- Surrounded by established retail and dining destinations

OFFERING SUMMARY

| | |
|---------------|----------------------------|
| Lease Rate: | \$7.95 - 14.50 SF/yr (NNN) |
| Available SF: | 1,805 - 6,306 SF |

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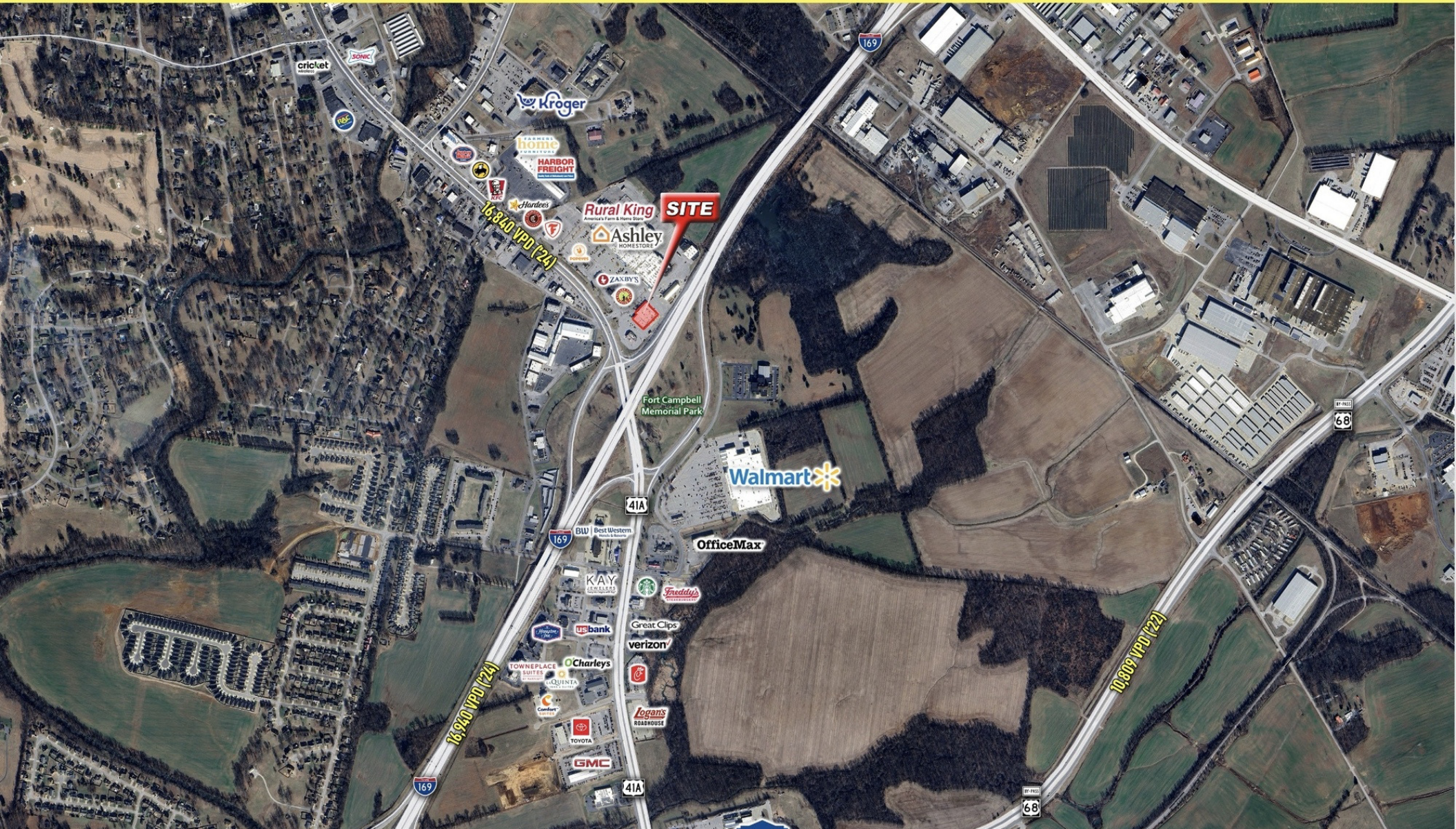
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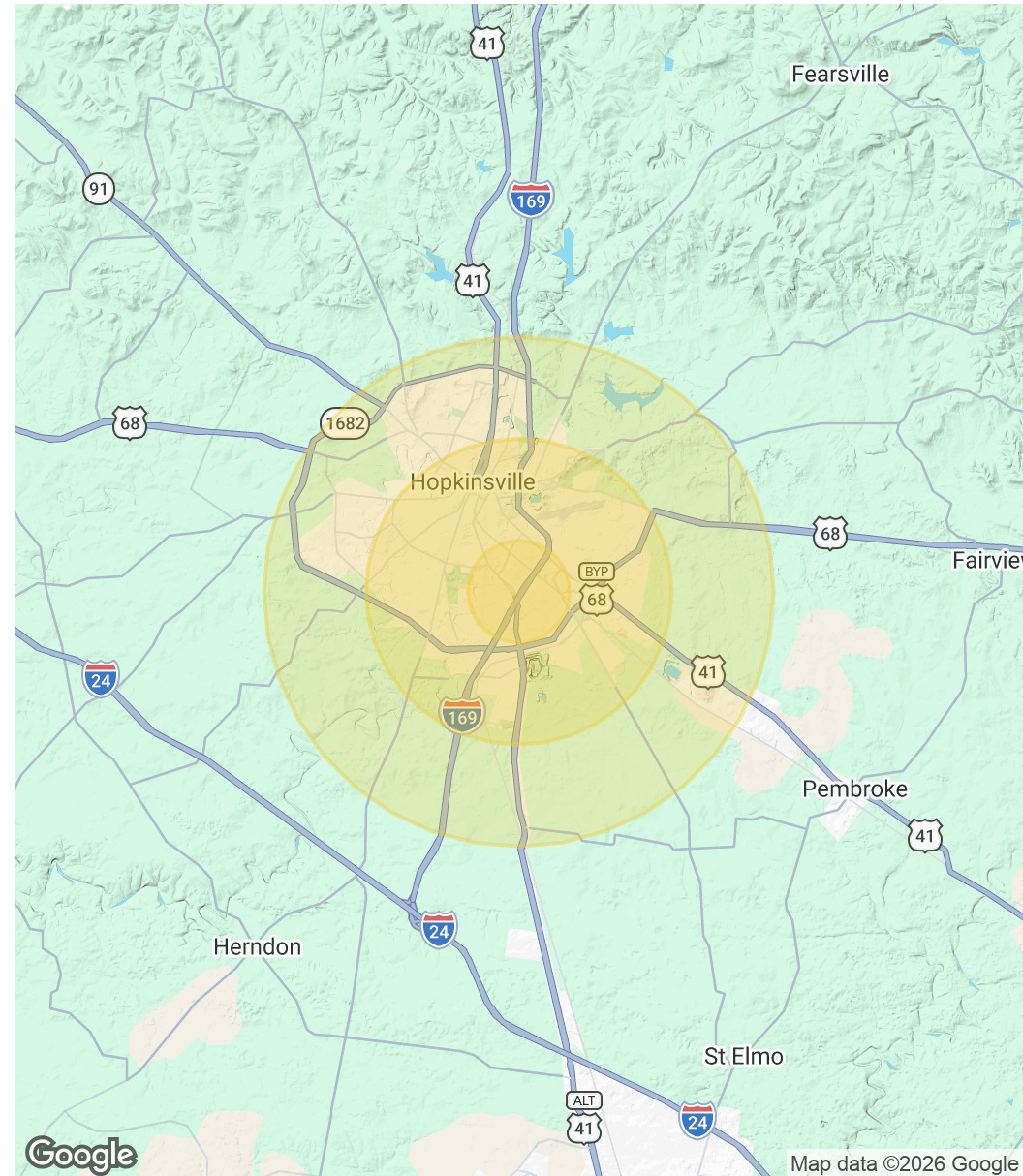
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 2,197 | 22,922 | 33,978 |
| Average Age | 39 | 40 | 40 |
| Average Age (Male) | 37 | 38 | 38 |
| Average Age (Female) | 41 | 42 | 41 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 994 | 9,584 | 14,089 |
| # of Persons per HH | 2.2 | 2.4 | 2.4 |
| Average HH Income | \$58,690 | \$57,757 | \$58,683 |
| Average House Value | \$183,598 | \$174,279 | \$180,913 |

Demographics data derived from AlphaMap



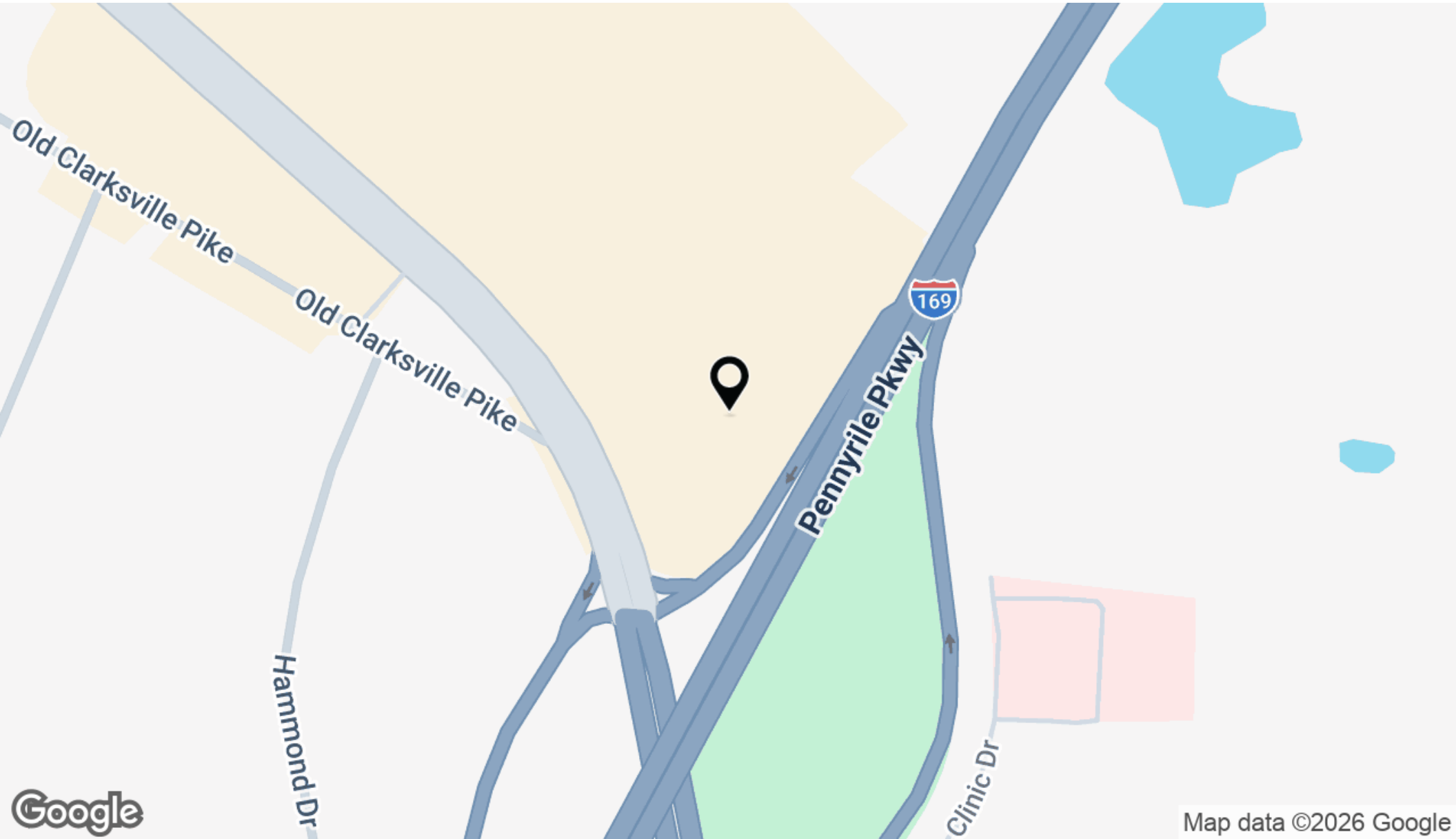
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Google

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