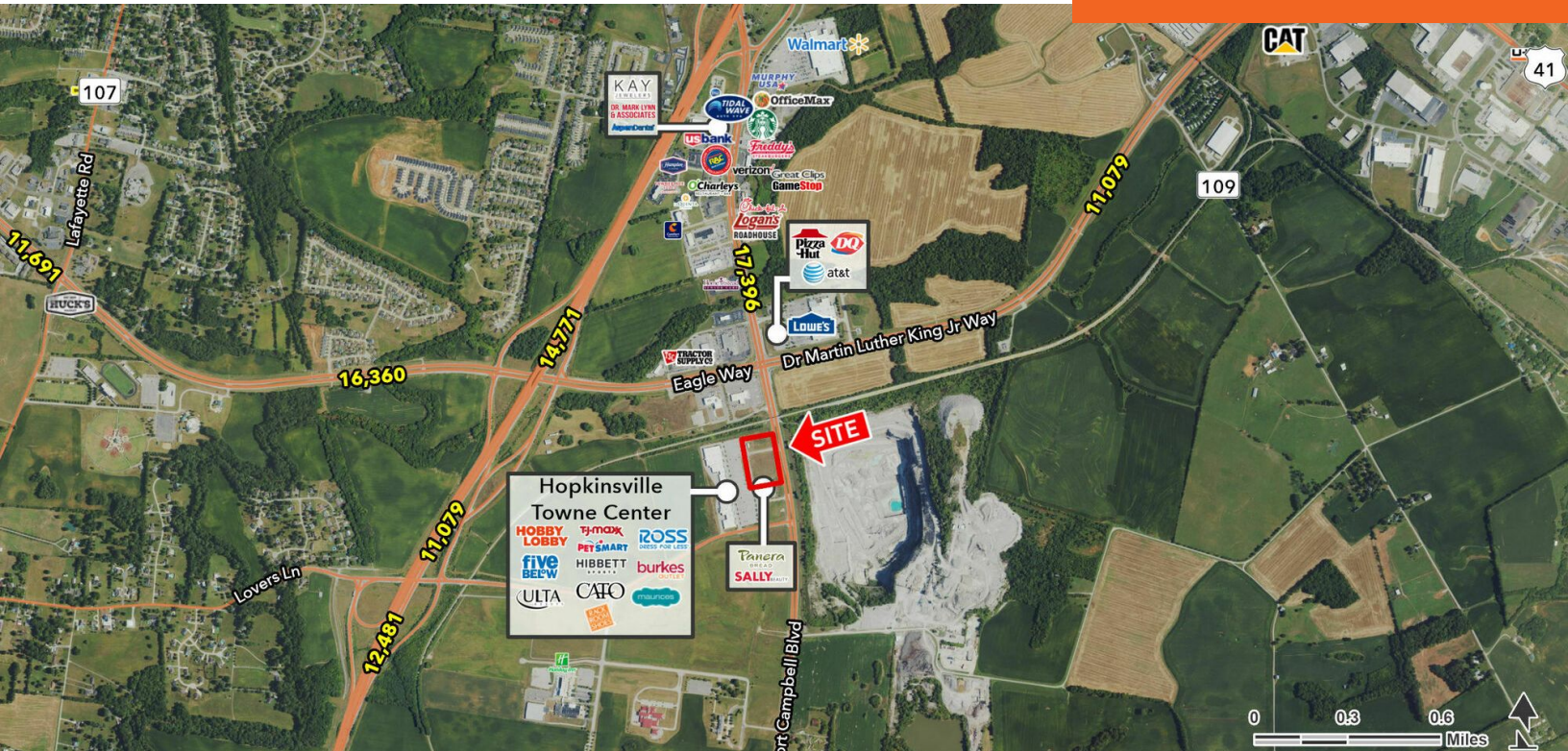


HOPKINSVILLE TOWNE CENTER OUTPARCEL

4875 FORT CAMPBELL BLVD, HOPKINSVILLE, KY 42240

FOR SALE & LEASE

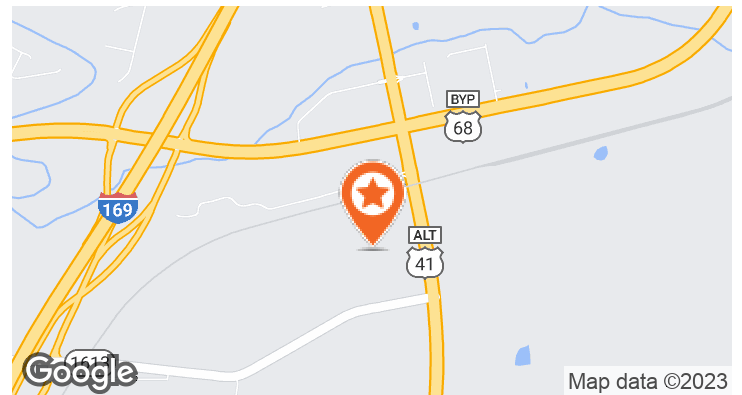


LOCATION DESCRIPTION

Approximately 3 acres of land outparcels in Hopkinsville Towne Center. The available pads are a prime location on Fort Campbell Blvd, just south of US 68 Bypass and 10 miles north of Ft. Campbell Military Base, home to over 83,000 active soldiers and family.

PROPERTY HIGHLIGHTS

- (2) 1.46 acre pad sites available
- Anchor Tenants: Hobby Lobby, TJ Maxx, Burkes, Ross
- Co-Tenants: Maurices, Rack Room Shoes, Hibbett Sports, Panera Bread
- Area Retailers: Walmart Supercenter, Tractor Supply, Lowe's, Office Max
- Traffic Count: Fort Campbell Blvd: 22,200 adt



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	11,968	33,828	50,296
Households	5,016	13,697	19,351
Average Income	\$68,172	\$60,573	\$62,188



KEVIN MAYHUGH

kevin.mayhugh@tscg.com
502.874.5933

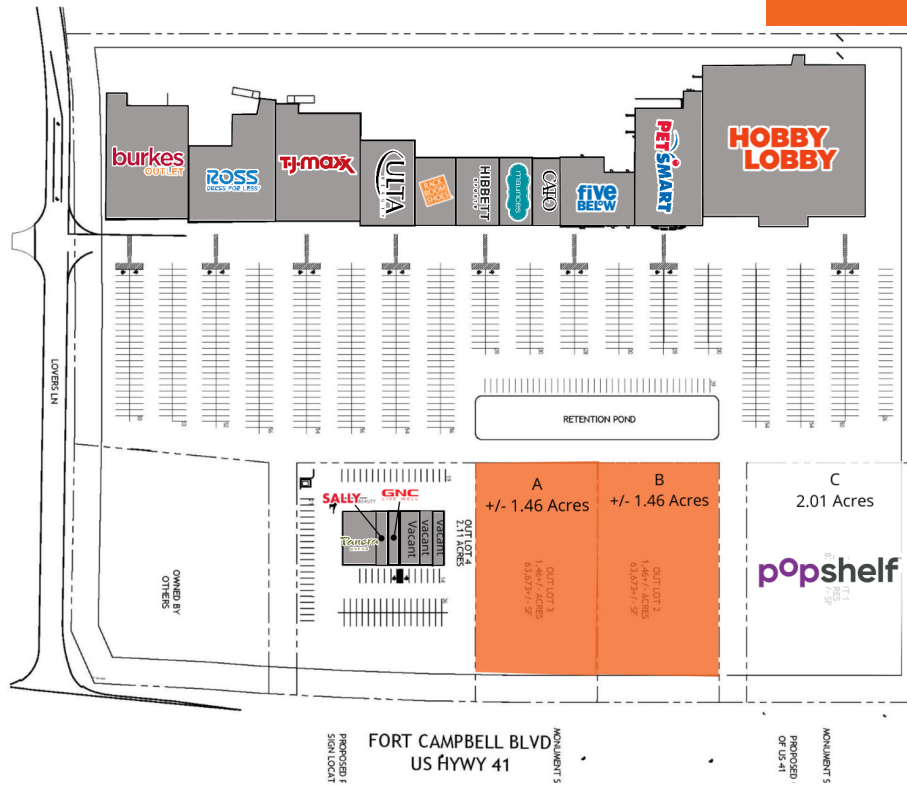
KEVIN SCHREIBER

kevin.schreiber@tscg.com
502.874.5934

HOPKINSVILLE TOWNE CENTER OUTPARCEL

4875 FORT CAMPBELL BLVD, HOPKINSVILLE, KY 42240

FOR SALE & LEASE



SUITE	TENANT NAME	SPACE SIZE
A	Available	1.46 Acres
B	Available	1.46 Acres
C	-	2.01 Acres



KEVIN MAYHUGH
 kevin.mayhugh@tscg.com
 502.874.5933

KEVIN SCHREIBER
 kevin.schreiber@tscg.com
 502.874.5934