

JAMES CHURCH

KELLER WILLIAMS · COMMERCIAL · LAND · RESIDENTIAL

FOR SALE OR LEASE



TURN-KEY RESTAURANT & BAR · PENNYRILE PARKWAY CORNER

4000 Fort Campbell Blvd

A fully built-out restaurant &

HOPKINSVILLE, KENTUCKY 42240 · CHRISTIAN COUNTY

FOR SALE FOR LEASE BUILDING LOT

\$1,200,000 / mo ± 5+1/2% N2S9F AC OFFERING MEMORANDUM

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Contents & Disclosure

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01

Investment Overview

A turn-key restaurant & bar on the dominant retail corner serving the Campbell trade area — offered for sale or lease, FF&E in place.

THE OFFERING

Walk in and open the door

4000 Fort Campbell Blvd is a ±5,122 SF freestanding restaurant on a 1.29-acre hard corner at the Pennyriple Parkway interchange — serving Hopkinsville and the Fort Campbell trade area. Originally a Shoney's, the building was fully renovated and most recently operated as Giovanni's Steak House.

It is offered fully turn-key: a hardwood bar with granite counter tops, a draft system and full back-bar, and a working commercial kitchen — furniture, fixtures and equipment in place and open immediately. At a buyer's election, FF&E can be removed and the space delivered vacant.

The site sits inside the Rural King Supercenter, offering 102' of frontage, two curbside parking spaces, and previously held a sign for Bradford's. It is offered for sale at \$1,200,000 NNN.

22 SF freestanding restaurant on a 1.29-acre hard corner at the Pennyriple Parkway interchange — serving Hopkinsville and the Fort Campbell trade area. Originally a Shoney's, the building was fully renovated and most recently operated as Giovanni's Steak House.

\$1,200,000

SALE PRICE

LEASE (ASKING) \$8,000/mo +

PRICE / SF (SALE) ~\$234 / SF

BUILDING GLA ±5,122

LOT SIZE 1.29 AC (56,000 sq ft)

USE Restaurant

PARKING 90 surface, 90 curbside, pylon signage and site

AVAILABILITY Vacant — immediate

CONDITION Turn-key, FF&E

± 5,122	1.29	AC	~ 25,600	~ 90
BUILDING SF	CORNER LOT		AADT · FT CAMPBELL PKY	BRWIDNG SPACES

Building area is shown two ways across public sources: ±5,122 SF (CoStar GLA) and ±5,122 SF (Public Records). Price/SF shown on the ±5,122 SF basis.

INVESTMENT HIGHLIGHTS

Why this corner.

Turn-Key & Vacant

Fully renovated and offered with 1F20 Eatnptaceer dining Fort Campbell Blvd room, bar and commercial kitchen. Vacant and available immediately.

Te Hard Corner

102' of frontage and two curb cuts.

Anchored Co-Tenancy

Inside the Rural King-anchored Shoppes of Hopkinsville — along with WK Cinemas, Firestone, Popeyes,

Built-Out Bar & Kitchen

Custom hardwood/bar with granite and draft beer. Includes commercial kitchen.

Demand Is Proven

The 15-minute trade area over-includes steakhouse dining (Esri): 72% steakhouse restaurant in the last 6 months.

Sale or Lease Flexibility

Acquire at \$200,000 or lease at \$8,000/monthly license and pylon signage.

02

Property Informa

The building & site — specifications, professional photography, and key restaurant & bar.

PROPERTY SPECIFICATIONS

The building & site.

ADDRESS	4000 Fort Campbell Blvd, Hopkinsville, KY 42240
USE	Freestanding restaurant & bar (turn-key)
MOST RECENT OPERATOR	Giovanni's Steak House (former Shoney's)
BUILDING GLA	±5,122 SF (CoStar) · PVA gross ±6,072 SF
LOT SIZE	1.29 AC (56,192 SF) · Lot 1, Plat Bk 6-137
CONDITION	Fully renovated; turn-key FF&E in place
BAR / KITCHEN	Custom hardwood bar w/ granite & draft system; full b
RECENT IMPROVEMENTS	Fresh paint · refinished dining · renovated restrooms fixtures)
LIQUOR LICENSE	Prior on-site license (expired Jan 2026)
FRONTAGE / ACCESS	102' on Fort Campbell Blvd · 2 curb cuts
PARKING / SIGNAGE	~90 surface spaces · pylon sign
PARCEL ID	227-00-02-017.00 (Christian County PVA)
DEED	Book 832 / Page 286 (10/31/2025)
FLOOD ZONE	Zone B & X — not in SFHA
TAXES / PVA VALUE	\$1.59 / SF (2025) · \$1,125,000 assessed
ZONING	To be confirmed with City of Hopkinsville P&Z
AVAILABILITY	Vacant — immediate
OFFERED	For Sale (\$1,200,000) or Lease (\$8,000/mo + NNN)

Figures from Christian County PVA, CoStar, and owner-provided information — deed (CoStar GLA vs. PVA gross); final marketed SF and zoning to be confirmed.

PROPERTY PHOTOGRAPHY

Inside the build-out.



EXTERIOR & ENTRY



CUSTOM HARDWOOD BAR



OPEN DINING ROOM



BAR & BACK-BAR



COMMERCIAL KITCHEN

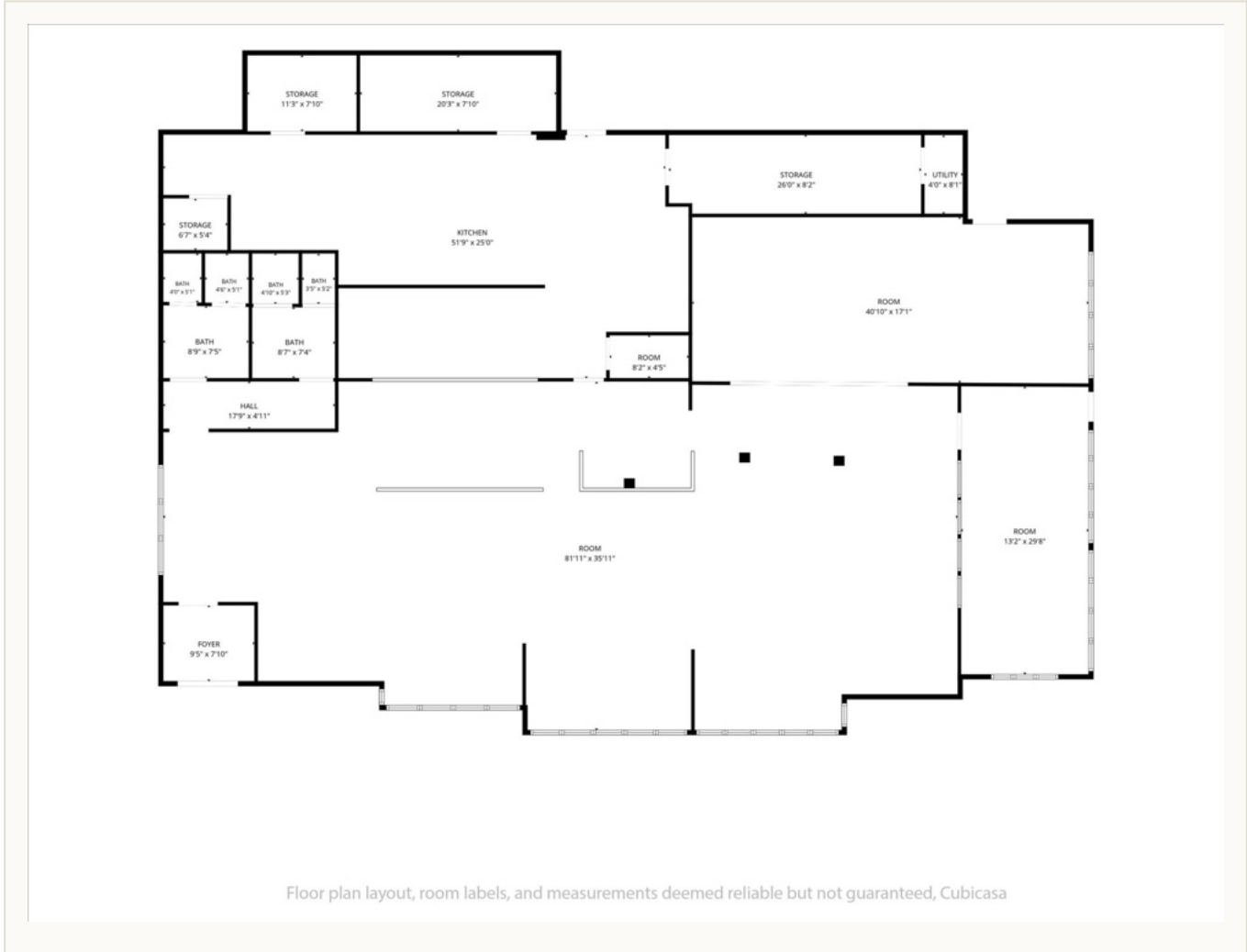


RENOVATED RESTROOMS

Full gallery (73 photos) & 3D Matterport by Edgeone.

FLOOR PLAN

The layout.



Dimensioned floor plan — dining room, bar, kitchen, restrooms and service areas certified survey.

03

Location & Marke

The corner the corridor is built around — traffic, trade-area demographic demand, and comparable sales.

LOCATION, TRAFFIC & TRADE AREA

The corner the corridor



Interchange Access Anchored Center Fort Campbell Demand

At the Fort Campbell Blvd I-24 interchange, a major regional destination on the Pennyrile Parkway, with a daily traffic volume of approximately 25,600+ vehicles per week. The area is anchored by a VA Clinic, a Fire Station, a Post Office, and a large consumer base.

TRADE-AREA DEMOGRAPHICS · ESRI (DRIVE-TIME) TRAFFIC COUNTS · ESRI / KYTC

METRIC	15-MIN	30-MIN	STREET & CROSS	ADT	YR
Population (2025)	37,063	201,099	Ft Campbell Blvd @ Harvey	3,963	2017
Population 18+	28,245	146,007	Ft Campbell Blvd @ Patrick	2,658	2017
Households	15,326	72,879	Ft Campbell Blvd @ Old Clark	1,182	2018
Median HH Income	\$53,377	\$68,251	Pennyrile Pkwy @ Calvin Dr	17,948	2022
Med. HHI (2030 proj.)	\$56,381	\$75,533	Pennyrile Pkwy @ Sivley Rd	14,072	2022

Demographics: Esri Business Analyst drive-time rings (2025). Traffic counts: Esri past the site. Estimates for context, not a guarantee.

RESTAURANT DEMAND & MARKET POTENTIAL

Built for how this market

Esri Restaurant Market Potential — 15-minute drive time. Total brand x (extend past the center drive-time trade area)

72.4%	20,462	91.6%	\$53,377
DINED AT FAMILY / STEAKHOUSE (6 MO)	ADULTS · 15-MIN DRIVE	USED FAST FOOD (6 MO)	MEDIAN HH INCOME

CASUAL & STEAKHOUSE BRAND AFFINITY · MPI VS. U.S. (100)

Bob Evans		151	Cracker Barrel		124
Logan's Roadhouse		150	Red Lobster		121
Waffle House		148	Longhorn Steakhouse		115
Golden Corral		145	Texas Roadhouse		114
Ruby Tuesday		143	Outback Steakhouse		105
Applebee's		125	Chili's Grill & Bar		98

Who lives here — Esri Tapestry

The trade area is dominated by Esri's heartland & rural household types — value favor familiar, full-service casual and steakhouse dining. Proximity to Fort

Small Town Single (K3)	Heartland (K3)	Community Based (R3)	Southern Satellites (K3)	Loveables (K3)
Military Proximity (B3)				

Source: Esri Business Analyst — Restaurant Market Potential & ArcGIS Tapestry (market context, not a guarantee of performance).

COMPARABLE SALES

Where it prices.

Recent area retail sales (CoStar, 2024-2026). The subject last traded for sale at \$1,200,000.

ADDRESS	YR BLT	SF	SALE DATE	PRICE	\$/SF	CAP	SUBMARKET
4000 Fort Campbell Blvd (last recorded)	2006	5,122	Oct 2025	\$1,017,500	\$198.65	—	Christian Co.
2626 Fort Campbell Blvd	2006	11,157	May 2026	\$1,900,000	\$170	14.4%	Christian Co.
16032-44 Eagle Way Byp	2016	6,000	Aug 2024	\$1,450,000	\$242	—	Christian Co.
1207 E 9th St	2019	9,100	Aug 2024	\$1,582,500	\$174	—	Christian Co.
2037 Fort Campbell Blvd	1998/2006	16,100	Mar 2025	\$965,000	\$235	—	Montgomery Co.
1933 Tiny Town Rd	2012	3,600	Oct 2025	\$933,000	\$259	—	Montgomery Co.
1502 Tiny Town Rd	2014	7,100	Dec 2024	\$1,330,000	\$187	—	Montgomery Co.
821 S Main St (DG Market)	2025	10,564	Apr 2025	\$1,739,800	\$165	7.3%	KY West
1806 Fort Campbell Blvd	2023	3,187	Mar 2026	\$4,100,000	\$1,286	9%	Montgomery Co.

Comparable sales per CoStar (nearby sales); new-construction net-lease pads shown

SALE OR LEASE INQUIRIES

Let's talk about this

Floor plan, equipment list, lease terms, the full 73-photo gallery available on request. Book a time and I'll walk you through it.

James Church

Commercial · Land · Residential | CCIM Candidate · NMLSR #678483

MOBILE

OFFICE

EMAIL

BOOK A TIME

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OFFICE

LISTING

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kw CLARKSVILLE

KELLERWILLIAMS REALTY



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