

2010 WALNUT ST, HOPKINSVILLE, KENTUCKY

RETAIL BUILDING FOR SALE




FOCUS
COMMERCIAL REAL ESTATE

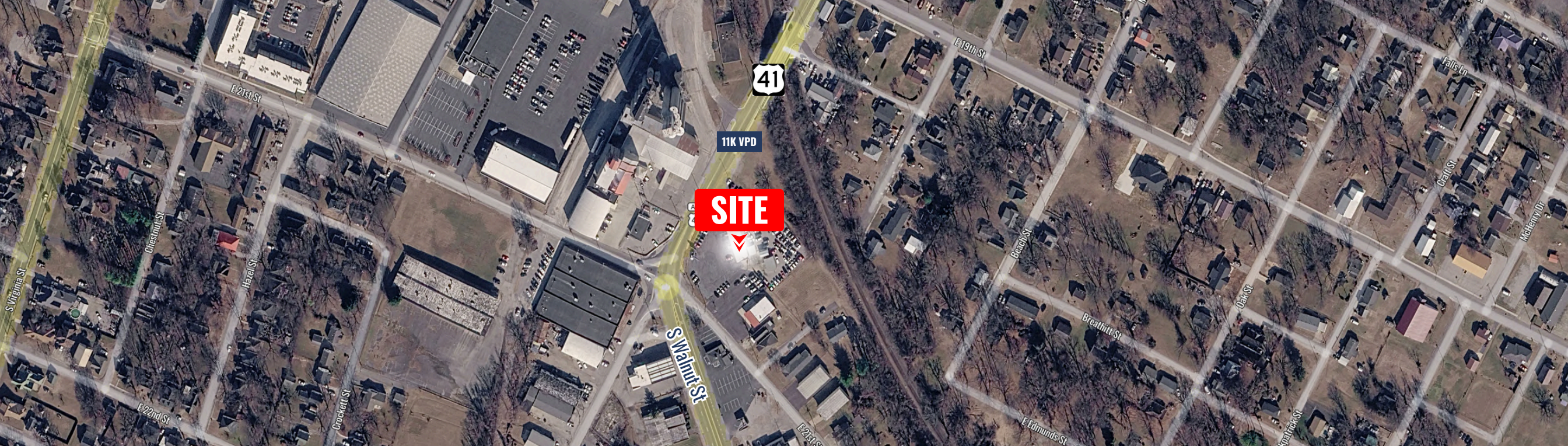
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BANG REALTY, INC | KY LICENSE # 204982

BANG
REALTY



EXECUTIVE SUMMARY

2010 Walnut Street offers a corridor-driven commercial opportunity in Hopkinsville, Kentucky. Hopkinsville is located in Christian County and functions as a regional service center for southwest Kentucky, supported by local residents, employers, agriculture, manufacturing, and the broader economic influence of nearby Fort Campbell. The market serves both the local population and surrounding rural communities that rely on Hopkinsville for retail, services, and commercial activity.

The property includes a 2,218 SF building on approximately 1.18 acres, providing a flexible site for retail, service, automotive, owner user, or value-add investment use. The property benefits from its position near two important commercial routes, with approximately 16,200 vehicles per day on Fort Campbell Boulevard and approximately 11,000 vehicles per day on Walnut Street. This location supports visibility and accessibility for local residents, regional customers, and businesses serving the broader Hopkinsville trade area.

From an investment standpoint, the property offers workable land area, convenient corridor access, and flexible reuse potential in a stable Kentucky market.

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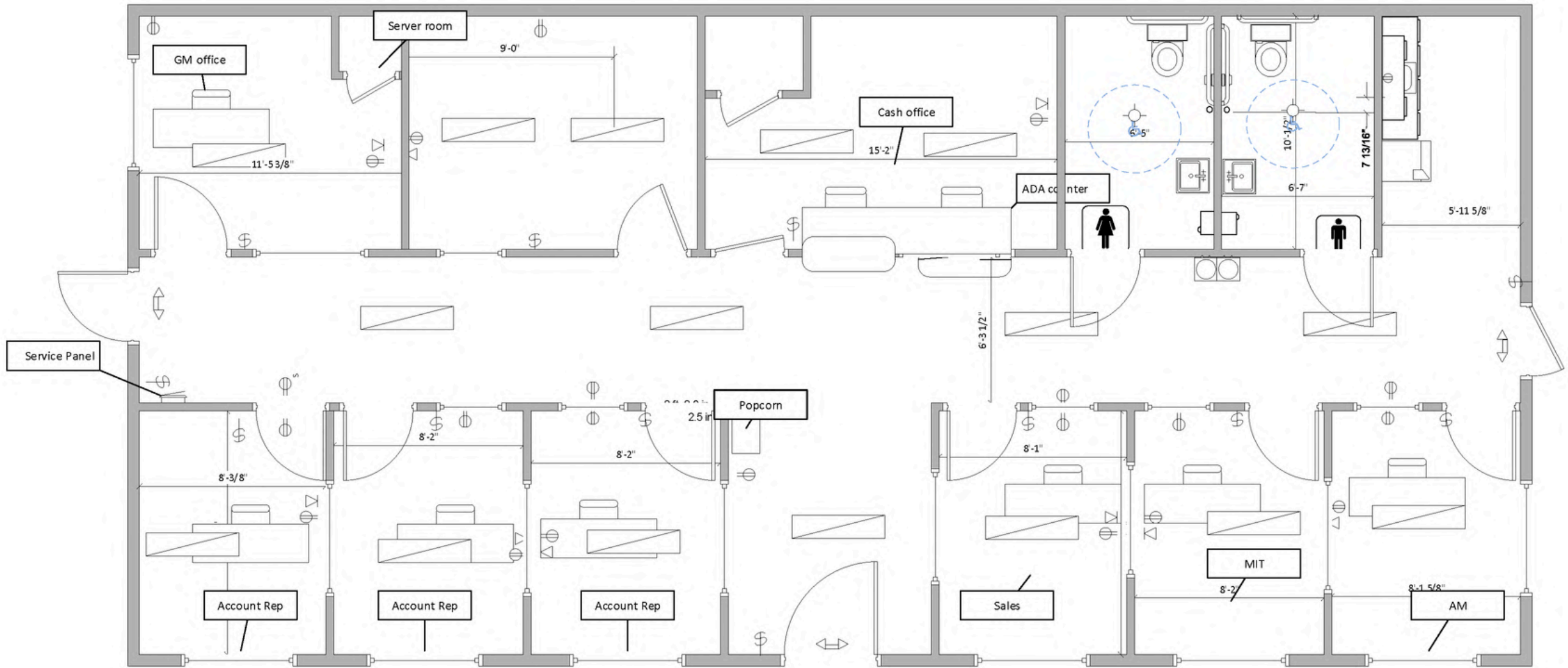
PROPERTY HIGHLIGHTS

2,218 SF
BUILDING AVAILABILITY

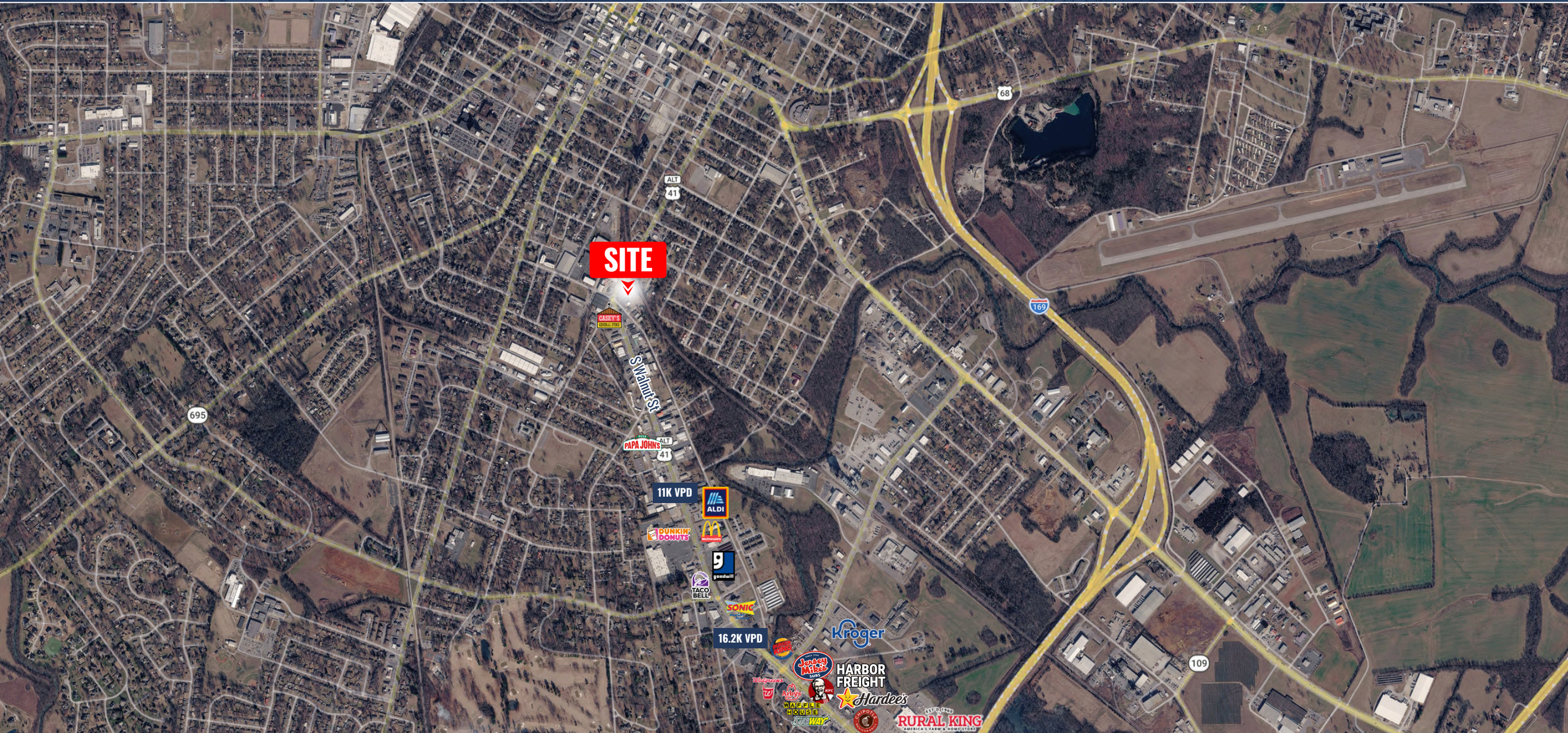
\$525,000
ASKING PRICE

1.18 AC
LAND AVAILABILITY

FLOOR PLAN



AERIAL MAP VIEW



2010 WALNUT ST, HOPKINSVILLE, KY

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

SITE DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

2010 Walnut St, Hopkinsville, Kentucky, 42240

Ring: 3 mile radius

KEY FACTS

30,770

Population



12,953

Households

39.1

Median Age

\$40,798

Median Disposable Income

EDUCATION

11.9%

No High School Diploma



34.7%

High School Graduate



31.0%

Some College/
Associate's Degree



22.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$51,246

Median Household Income



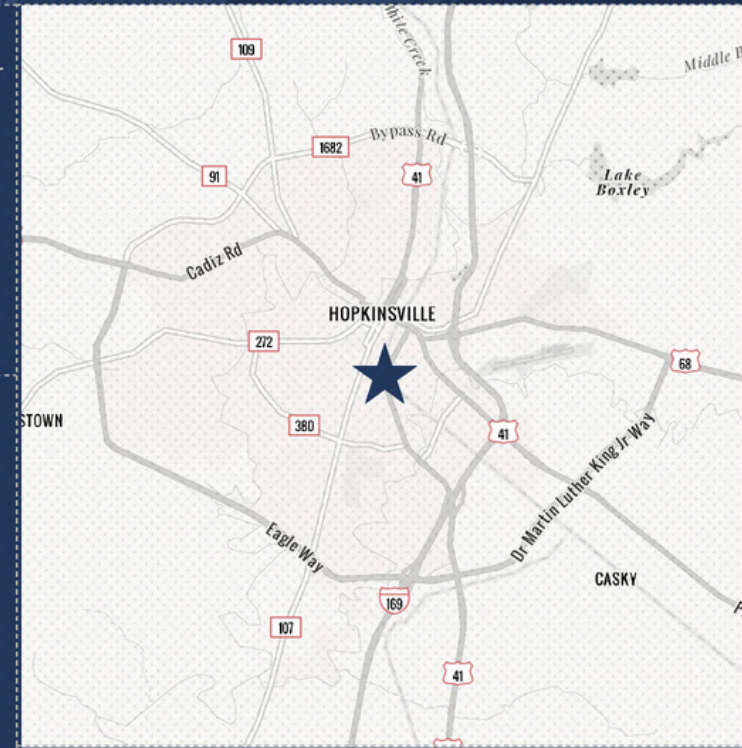
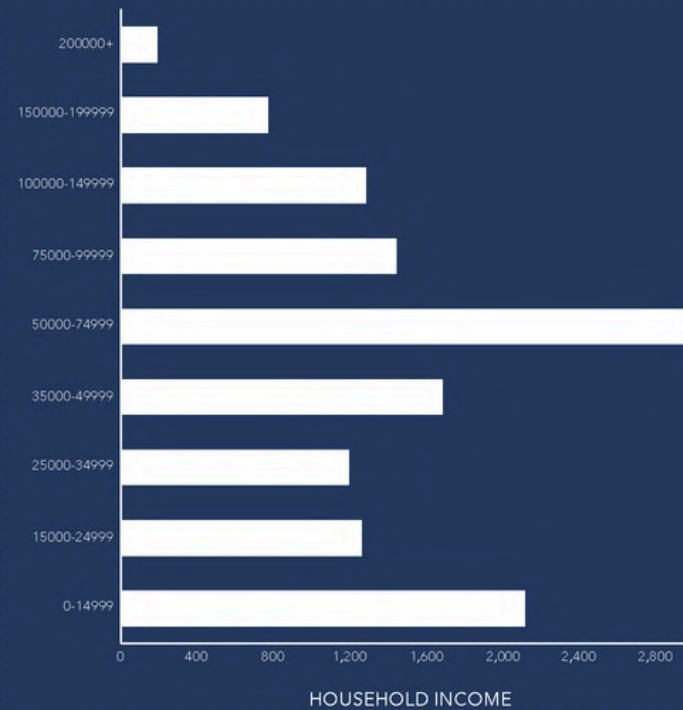
\$26,764

Per Capita Income



\$54,739

Median Net Worth



EMPLOYMENT



58.5%

White Collar



27.8%

Blue Collar



18.4%

Services

7.7%

Unemployment Rate

CONTACT US



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