

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: \$16/sf + NNN
- 6,306 SF: \$7.95/sf + NNN
- Building signage available
- Abundant on-site parking

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 - 16.00 SF/yr (NNN)
Available SF:	1,805 - 6,306 SF

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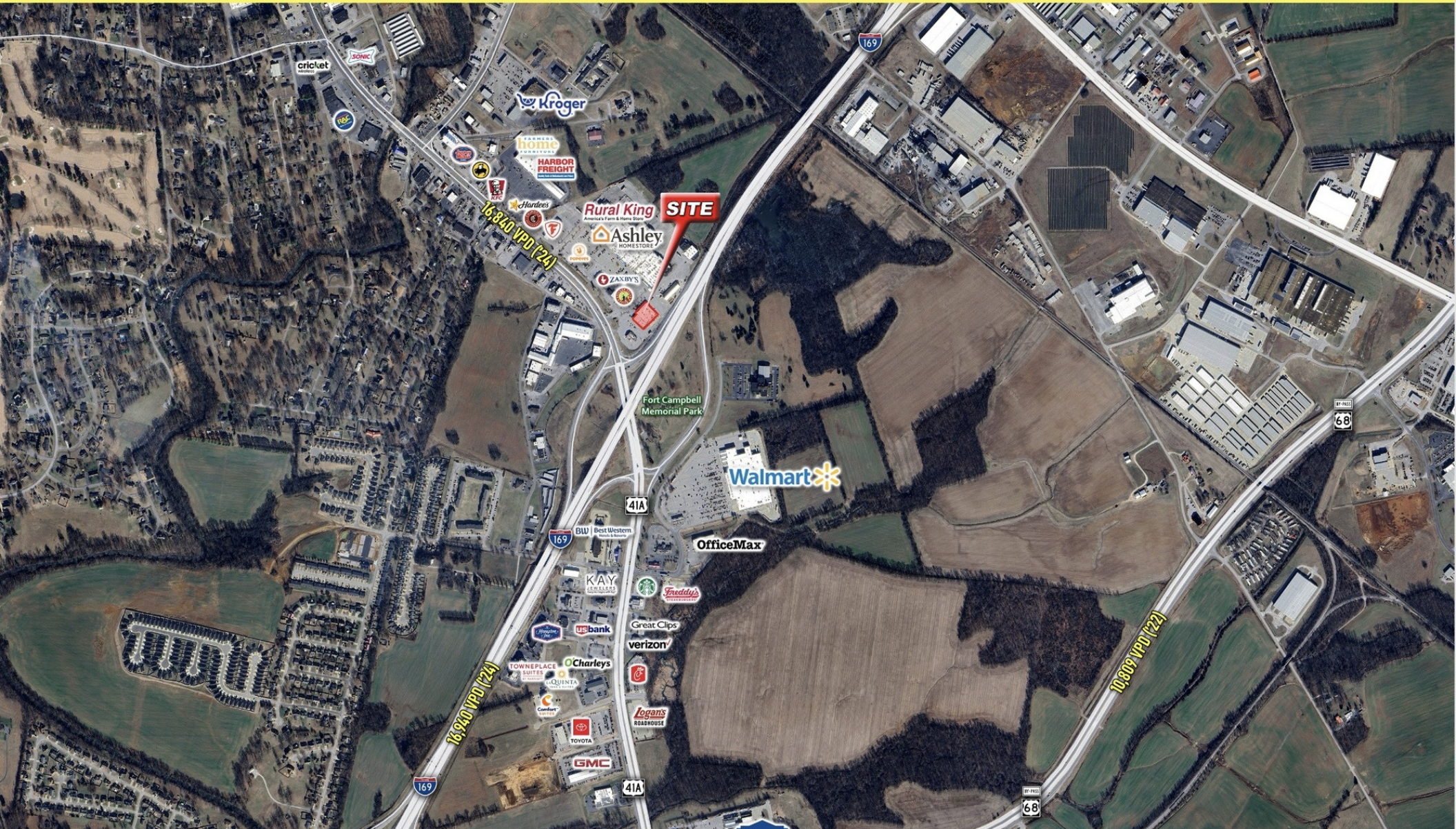
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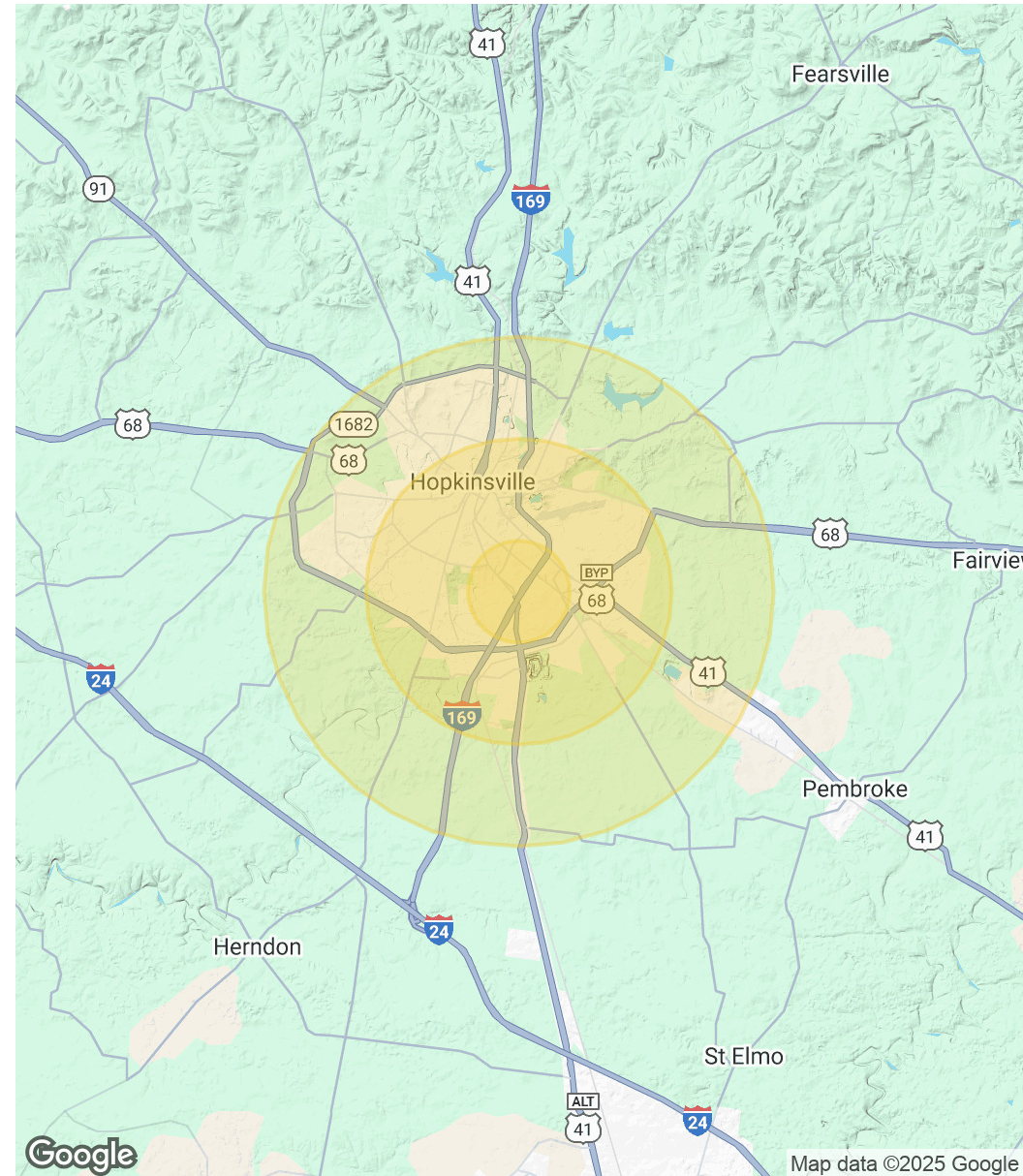
POPULATION

	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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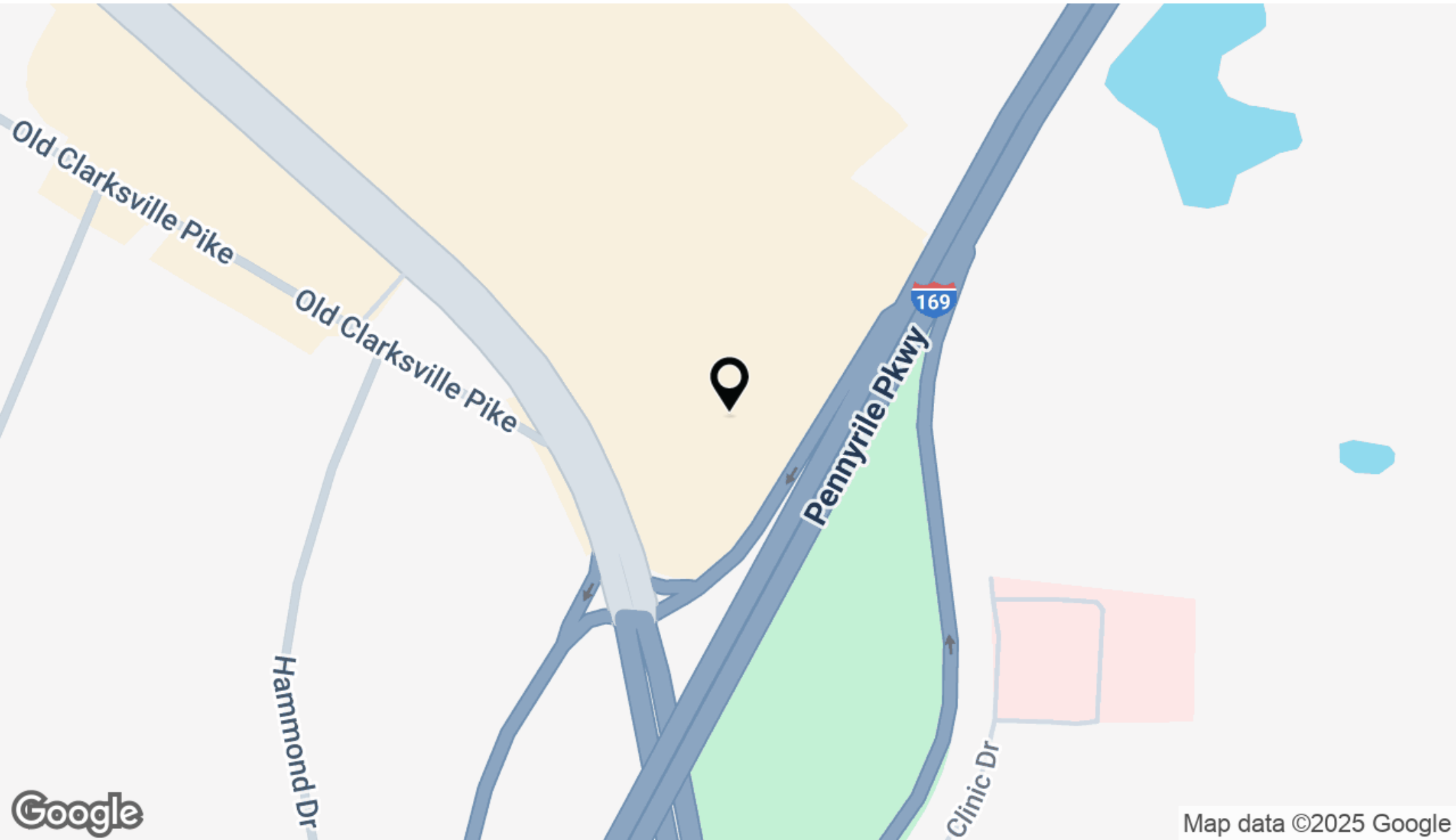
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