

# Ground Lease/Build to Suit

15372 Fort Campbell Blvd.  
Oak Grove, Kentucky 42262



## Outparcel Available for Ground Lease

- +/- 0.58 Acres (Outparcel to Oak Grove Racing & Gaming)
- +/-4,950 SF proposed Drive-thru retail to be built
- +/-41,591 Average Daily Traffic
- Adjoins Churchill Downs & Keeneland Joint Venture: Oak Grove Racing & Gaming complex:
  - \$200 Million state of the art track and casino
  - 128 luxury suite & room hotel
  - Garrison Oak Steakhouse – Featuring prime, hand-cut dry aged meats
  - 1,200 game Historical Racing Venue (HRV)
  - Best in Class Equine & Racing Facilities
- Neighbors Fort Campbell, 2<sup>nd</sup> largest Army installment in the U.S.
  - 40,000 personnel, residents, employees, and visitors

**Neighboring Tenants:** Walmart, Dollar Tree, Starbucks, Wendy's, Waffle House, Verizon Wireless, Jersey Mike's, Lugi's Pizza, Subway, Sam's Greek Café, Shell Gas, Po-Boy's Tires, Captain D, Oak Grove Animal Hospital, Valvoline Instant Oil Change, Sonic Drive In, Mapco and others

Demographics:	2024 Average Household Income	2024 Population	2024 Number of Households
1 MILE:	\$56,364	5,546	1,659
3 MILES:	\$60,789	34,730	10,549
5 MILES:	\$69,423	61,103	18,978
10 MILES:	\$71,186	160,208	54,534

**For more information and personal showing contact:**  
**MATT EADS, CCIM | BROOKSIDE PROPERTIES INC.**

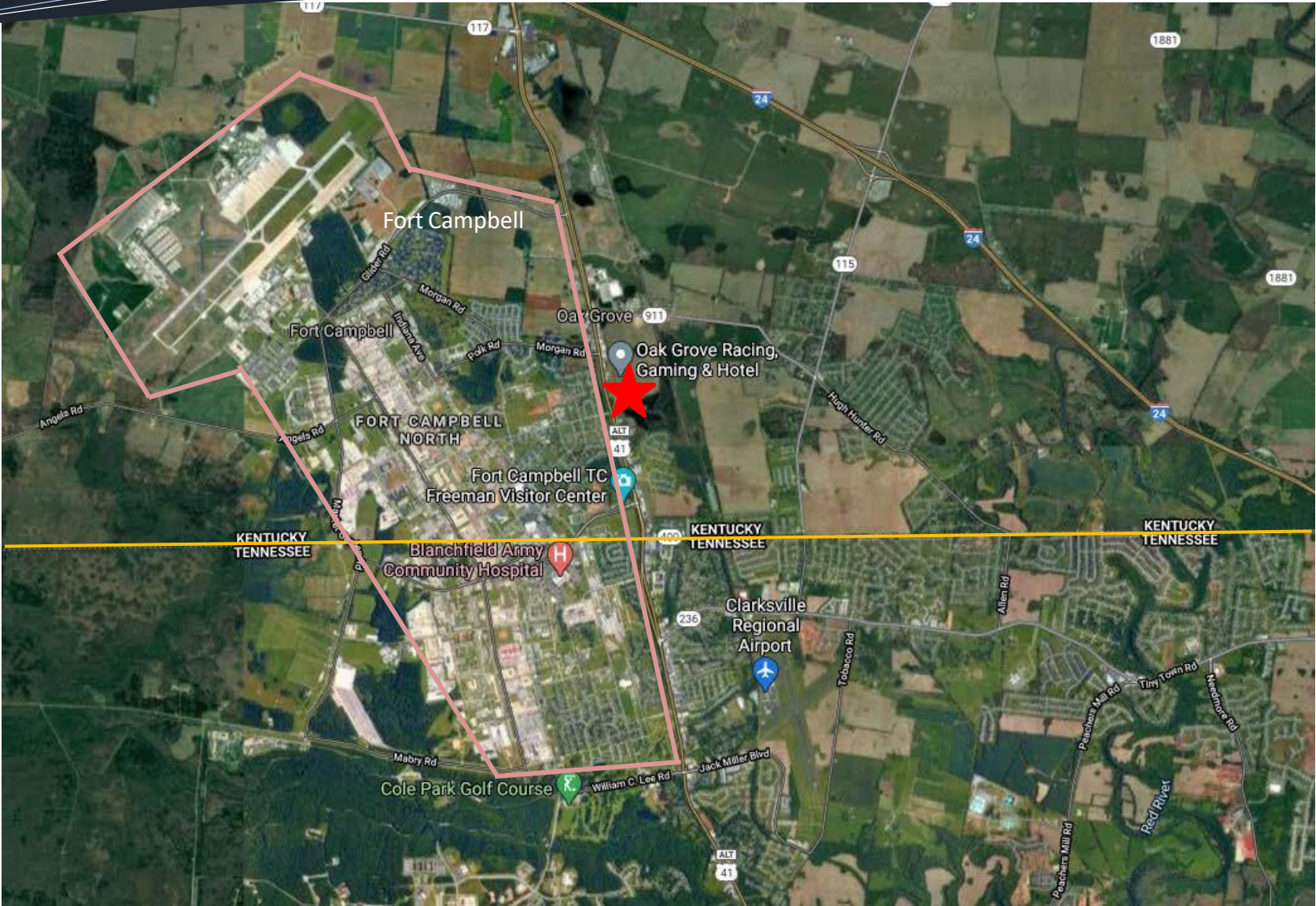
2002 Richard Jones Rd, Ste C-200 | Nashville, TN 37215 | Cell: 615.587.7330 | Office: 615-627-1914 | E-Mail: [Meads@BrooksideProperties.com](mailto:Meads@BrooksideProperties.com)

Disclaimer: Any information regarding property for lease, sale, etc. and the estimates of demographics and expenses is from sources deemed reliable. No warranty or representation is made to the accuracy thereof. Brookside Properties, Inc. or its Agents will not be held liable for errors or discrepancies and reserves the right to change, update and amend such information at any time without notice.



# Aerial Location

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# Available for Lease

15372 Fort Campbell Blvd.  
Oak Grove, Kentucky 42262



Oak Grove Racing, Gaming & Hotel

**SITE**  
**+/- 0.58 Acres**  
**Proposed +/- 4,950 SF**

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