



FranklinStreet

Offering Memorandum



2626 FORT CAMPBELL BLVD

Hopkinsville, KY 42240

NNN LEASE

14.44% Cap Rate

1+ Years remaining on lease

Franklin Street Real Estate Services, LLC | A Licensed Kentucky Broker #281966

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Franklin Street Real Estate Services, LLC | A Licensed
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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

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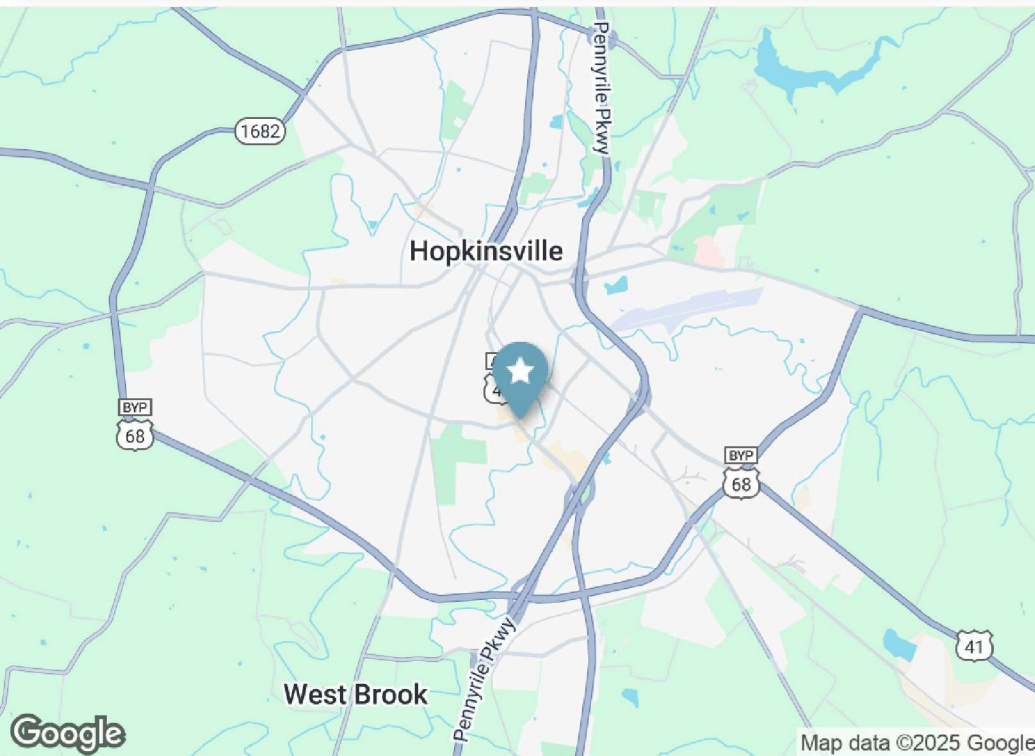
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2626 FORT CAMPBELL BLVD
Hopkinsville, KY 42240

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2626 FORT CAMPBELL BLVD

Hopkinsville, KY 42240

NNN LEASE

14.44% Cap Rate

1+ Years remaining on lease

Sale Price:	\$2,150,000
Cap Rate:	14.44%
NOI:	\$310,500
Square Feet:	11,157 SF
Price Per SF:	\$192.70



OFFER SUMMARY

Investment Highlights

- 1+ Years Remaining on a Triple Net (NNN) Lease With the Landlord Responsible For Roof and Structure
- Corporate Guarantee on lease
- Located in the Primary Retail Corridor of Hopkinsville Anchored by Walmart Supercenter, Lowes, Hobby Lobby, Harbor Freight and Ross
- The Property Benefits From a Large 2.26 Acre Lot
- The Property Includes a Drive-Thru That Increases User Compatibility
- Strong Population Within the 3-Mile Radius With 28,000 People
- The Property Sees 26,000 VPD on a Signalized Corner
- Hopkinsville is Home to the Fort Campbell Army Base With 51,000 on Base Population
- Great Traffic Flow With 4 Points of Access on the Property
- Exclusive Use of LED Pylon Signage at the Intersection of the Property With Visibility of 26,000 VPD
- 70.4-Miles From Nashville MSA

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Franklin Street Pleased to Present For Sale the 11,157 SF Dark Walgreens Located at 2626 Fort Campbell Boulevard in Hopkinsville, KY. This Deal Includes a 1+ Years Remaining on a Triple Net (NNN) Lease With Limited Landlord Responsibilities. The Property Benefits From a Large 2.26 Acre Lot and it Includes a Double Drive-Thru That Increases User Compatibility, Providing For a Great Value-Add Opportunity.

LOCATION INFORMATION

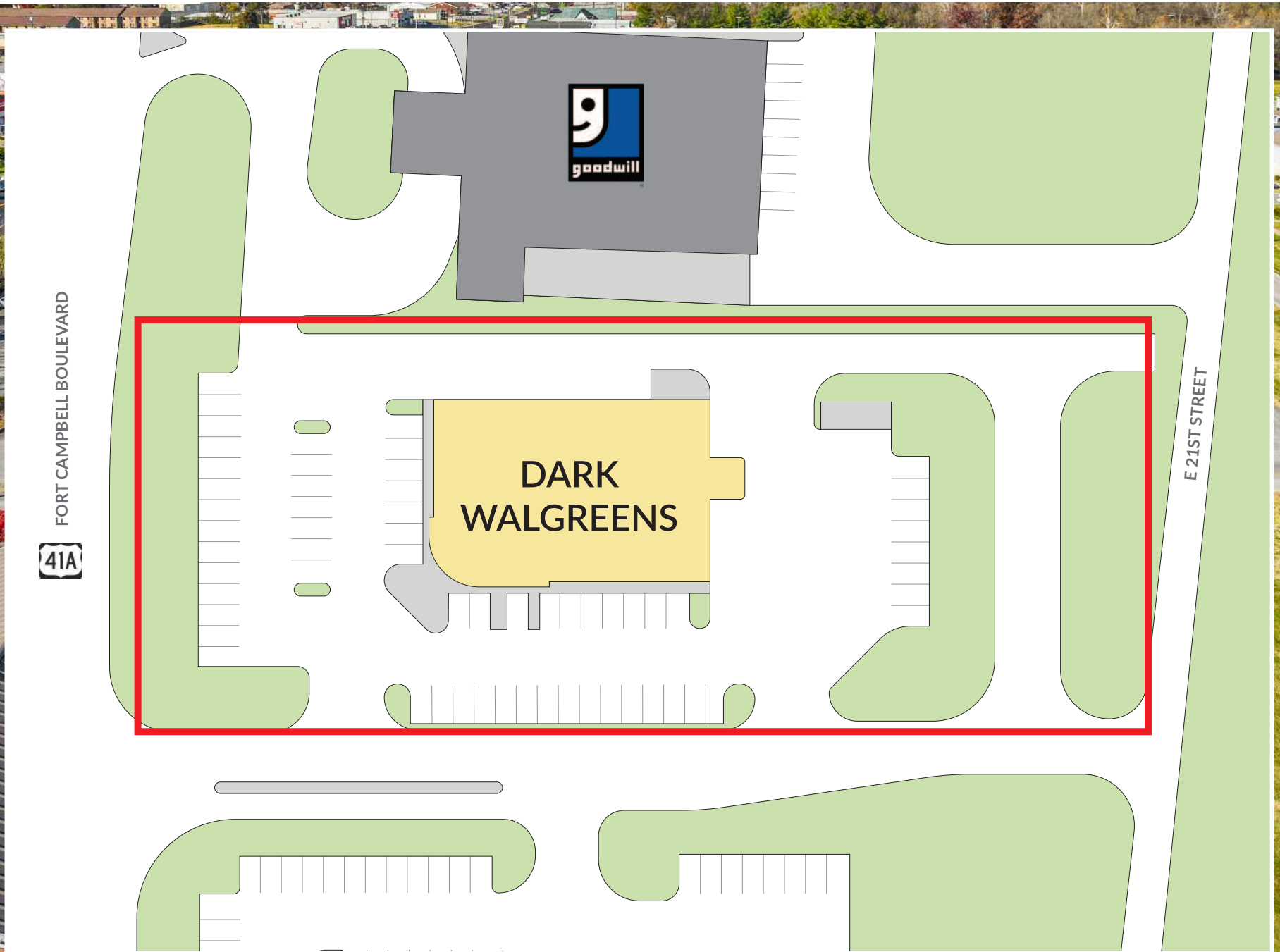
Street Address	2626 Fort Campbell Blvd
City	Hopkinsville
State	KY
Zip	42240
County	Christian

PROPERTY INFORMATION

Lot Size	2.26 Acres
Building Size	11,157 SF
Property Type	Retail
Property Subtype	Street Retail
Traffic Count	26,000
Traffic Count Street	Campbell Blvd
Tenancy	Single

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,263	11,661	14,137
Total Population	5,070	27,860	34,083
Average HH Income	\$54,834	\$56,994	\$58,749

SITE PLAN





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2626 FORT CAMPBELL BLVD

Hopkinsville, KY 42240



Hopkinsville, KY

Hopkinsville is located on serene, rolling farmland in southwest Kentucky near the Tennessee border. With scenic vistas and friendly faces, Hopkinsville embraces the essence of rural western Kentucky. The town was settled in 1796 by a North Carolina couple, Bartholomew and Martha Ann Wood. Hopkinsville, the seat of Christian County, has since grown to a population of 31,100. Located a short drive from Land Between the Lakes; Pennyriple Forest State Resort Park; Nashville, Tennessee; Fort Campbell, Kentucky; and Evansville, Indiana, Hopkinsville has tremendous access to the arts, cultural and sporting events, shopping, and recreational opportunities while maintaining a strong sense of local community. Hopkinsville-Christian County is home to a wide range of businesses and industries, including Fortune 500 companies. Over 50 companies make up the local industrial community. Local industries provide a range of services and manufactured products. Hopkinsville is located just north of Clarksville, Tennessee and about one hour's drive from Nashville. Christian County is part of the Clarksville, TN-KY Metropolitan Area.

HOPKINSVILLE, KY ATTRACTIONS

- ▶ Jeffers Bend Environmental Center and Botanical Gardens
- ▶ Downtown Renaissance District
- ▶ Alhambra Theatre
- ▶ Hopkinsville International Festival
- ▶ Intertribal PowWow at Trail of Tears Commemorative Park
- ▶ Hopkinsville-Christian County Public Library
- ▶ Historic Museums of Hopkinsville-Christian County
- ▶ Hopkinsville Sportsplex & Tiebreaker Park
- ▶ Christian County Middle School Performing Arts Center

EMPLOYMENT BY INDUSTRY

Manufacturing	2,647
Health Care / Social Assistance	1,950
Retail Trade	1,641
Educational Services	1,600
Other Services	931
Accommodation/Food Services	832
Public Administration	758
Admin/Support/Waste Mgmt Services	590
Transportation/Warehousing	497
Professional/Scientific/Tech Services	465

HOPKINSVILLE, KY MAJOR EMPLOYERS

- ▶ Fort Campbell Army Post | 4,469
- ▶ Christian County Board of Education | 1,326
- ▶ Martinrea | 900
- ▶ Wal-Mart Distribution Center 6066 | 884
- ▶ T Rad North America Inc | 825
- ▶ Jennie Stuart Medical Cente | 808
- ▶ Western State Psychiatric Hospital | 757
- ▶ TeleTech Services Corporation | 671
- ▶ Grupo Antolin Kentucky Inc | 568
- ▶ TG Automotive Sealing Kentuck | 420

Fort Campbell

Fort Campbell is a “World Class Community” and is home of the Screaming Eagles, of the 101st Airborne – the Army’s only Air Assault Division. Fort Campbell lies on the Kentucky - Tennessee border between the towns of Hopkinsville Kentucky and Clarksville Tennessee. Fort Campbell is 14 miles south of Hopkinsville, Kentucky, and 13 miles north of Clarksville, Tennessee. The closest major urban area (greater than 500,000 residents) to the installation is Nashville, Tennessee, located 60 miles to the southeast. Louisville, Kentucky; Memphis, Tennessee; and St. Louis, Missouri are within 200 miles of the installation. Approximately 70,000 acres, or two thirds of the total area of the installation, is in Tennessee; however, the official postal address for Fort Campbell is Kentucky. About 86 percent of the post is undeveloped and maintained to provide a realistic context for training activities. Clarksville, TN and Hopkinsville, KY are patriotic communities. American flags flying from many poles, and yellow ribbons serve as a reminders of those away defending our freedoms. As Fort Campbell Soldiers deploy and return from missions around the world, families, loved ones and the community greet them warmly. Fort Campbell is home to the 101st Airborne Division and the 160th Special Operations Aviation Regiment. The fort is named in honor of Union Army Brigadier General William Bowen Campbell, the last Whig Governor of Tennessee.

FORT CAMPBELL POPULATION

Active Military	27,006
Family Members	51,480
Civilians	6,385
Contract Employees	1,583
Military Retirees	68,715
Retiree Family	82,933
Family Housing	4,557
Barracks	9,972

Population as of Q3FY23



FT. CAMPBELL

3RD LARGEST U.S.
MILITARY POST

400-600

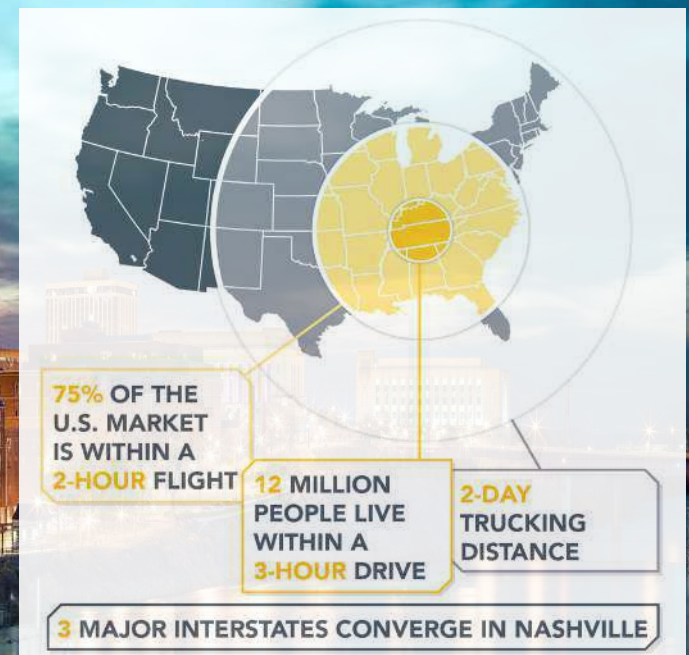
SOLDIERS EXITING THE
MILITARY EACH MONTH
INTO THE WORKFORCE
WITH A HIGH SKILL SET

Nashville, TN

Nashville is the capital city of Tennessee and the seat of Davidson County. It is also the county seat of Davidson County. Located on the Cumberland River, the city is the center of the Nashville metropolitan area, which is one of the fastest growing in the nation. Nashville lies on the Cumberland River in the northwestern portion of the Nashville Basin. Nashville has had a consolidated city-county government, which includes six smaller municipalities in a two-tier system. According to the United States Census Bureau, the city has a total area of 527.9 square miles. The Metropolitan Government of Nashville-Davidson is the largest city in Tennessee with a population of 720,375 as of July 1, 2022. Strategically located in the heart of the Tennessee Valley, the City of Nashville and Davidson County is where individuals, families, communities, and businesses thrive. The Nashville economic market encompasses a population of more than seven hundred thousand. The local economy is a well-balanced blend of financial, wholesale, retail, manufacturing, and service industries. Computer technology, automotive, healthcare, private prison management, insurance, banking, publishing, telecommunications and entertainment companies, and private educational institutions all find a home in Nashville. The local mix of these industries roughly reflects the national economy, with no single industry being predominant in the region. Nashville is one of the country's most attractive growth centers.

TARGET INDUSTRIES

CORPORATE SERVICES	HEALTH CARE MANAGEMENT & IT	ADVANCED MANUFACTURING	DISTRIBUTION & TRADE	MUSIC ENTERTAINMENT & HOSPITALITY
Corporate & regional headquarters Back office, data centers, shared services	Health care management Health information technology	Automotive & parts manufacturing Other manufacturing opportunities	Storage & distribution Wholesale trade	Music production & publishing Affiliated sectors





PROPERTY PHOTOS



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