COMMERCIAL FOR SALE

E FOURTH ST AT SCHOOL DR

EAST 4TH STREET, TOMPKINSVILLE, KY 42167





OFFERING SUMMARY

PRICE: \$650,000

BUILDING SF: 30,000

LOT SIZE: 4.41 Acres

CROSS STREETS: School Dr

PARKING: Ample

TRAFFIC COUNT: 4,400 AADT

YEAR BUILT: 1980

ZONING: Commercial

HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St Evansville, IN 47711



JOE KIEFER

President / Managing Broker office: (812) 604-5973 cell: 812.604.5973 jkiefer@hahnkiefer.com License #: RB14037711, Indiana

PROPERTY OVERVIEW

- Sale Price: \$650,000
- Large paved parking area
- Spacious -/+ 30,000 SF commercial building
- Nearby businesses include Family Dollar, Tire Barn, Monroe County Health Dept, Kaley Jo's Hair Company, Tompkinsville Elementary School and many more
- 8.4 Miles to KY / TN stateline



CORKY BEYKE

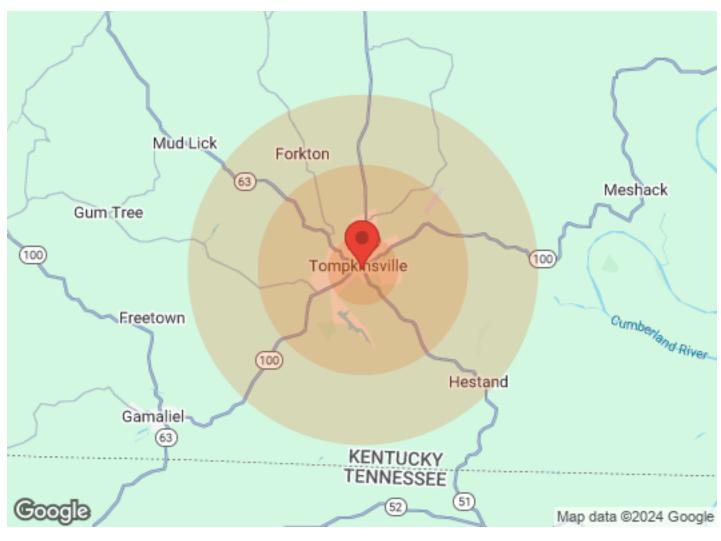
Sales Associate office: 270-791-9797 corky@hahnkiefer.com License # 281266 KY

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

DEMOGRAPHICS

EAST 4TH STREET





Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	1,448	2,038	Median	N/A	\$23,068	\$25,927
Female	N/A	1,663	2,277	< \$15,000	N/A	468	618
Total Population	N/A	3,111	4,315	\$15,000-\$24,999	N/A	209	258
				\$25,000-\$34,999	N/A	243	343
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	N/A	156	220
Ages 0-14	N/A	584	830	\$50,000-\$74,999	N/A	171	250
Ages 15-24	N/A	371	536	\$75,000-\$99,999	N/A	63	88
Ages 25-54	N/A	1,162	1,639	\$100,000-\$149,999	N/A	8	14
Ages 55-64	N/A	423	571	\$150,000-\$199,999	N/A	18	38
Ages 65+	N/A	571	739	> \$200,000	N/A	N/A	N/A
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	N/A	2,990	4,191	Total Units	N/A	1,615	2,179
Black	N/A	116	116	Occupied	N/A	1,413	1,910
Am In/AK Nat	N/A	N/A	N/A	Owner Occupied	N/A	966	1,359
Hawaiian	N/A	N/A	N/A	Renter Occupied	N/A	447	551
Hispanic	N/A	7	21	Vacant	N/A	202	269
Multi-Racial	N/A	10	16				



1352 E Division St Evansville, IN 47711



JOE KIEFER

President / Managing Broker 0: (812) 604-5973 C: 812.604.5973 jkiefer@hahnkiefer.com License #: RB14037711, Indiana

CORKY BEYKE

Sales Associate 0: 270-791-9797 corky@hahnkiefer.com License # 281266 KY