

COMMERCIAL FOR SALE

E FOURTH ST AT SCHOOL DR

EAST 4TH STREET, TOMPKINSVILLE, KY 42167

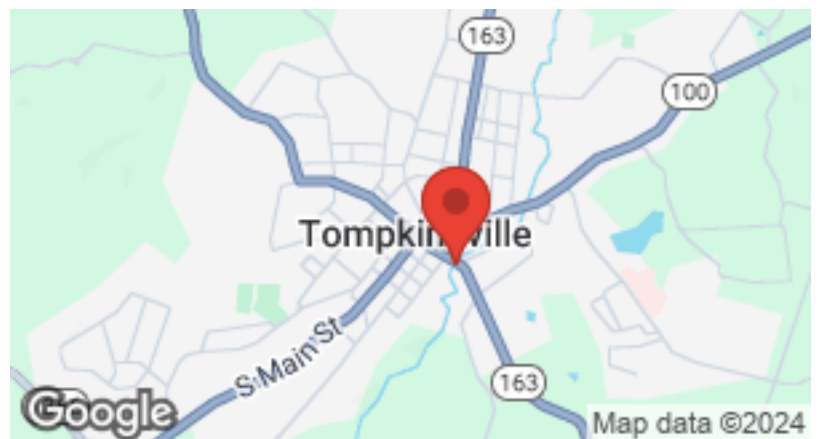


OFFERING SUMMARY

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

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



HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St
Evansville, IN 47711



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

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