

FOR SALE



Property Summary

FOR SALE: 0.67 AC Pad Site with existing 1,800 SF Building at Fort Campbell Blvd and Pennyrile Pkwy in Hopkinsville, KY.

This trade area is the main shopping and dining destination for Fort Campbell Army Base (197,000 Employees & Civilians).

Property has Cross-Access through Zaxby's and Popeyes back to the Traffic Light on Fort Campbell Blvd.

Fantastic visibility with combined Traffic Counts of 44,554 VPD at Fort Campbell Blvd and I-169/Pennyrile Pkwy.

Consistent flow of daytime business with 17,496 Employees within 3 miles and 20,359 Employees within 5 miles.



TRAFFIC COUNTS

26,043 VPD – Fort Campbell Blvd
18,511 VPD – I-169/Pennyrile Pkwy

Total Population:

Daytime Population:

Avg HH Income:

	1-Mile	3-Mile	5-Mile
Total Population:	2,574	23,799	34,452
Daytime Population:	4,232	17,496	20,359
Avg HH Income:	\$55,257	\$57,081	\$58,821

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy but cannot guarantee it.

0.67 AC PAD SITE

Property Aerials



0.67 AC PAD
w/ 1,800 SF Building

