



RETAIL PROPERTY FOR SALE

2554 FORT CAMPBELL BLVD

Hopkinsville, KY 42240

SHELDON GRIFFIN

615.627.3966

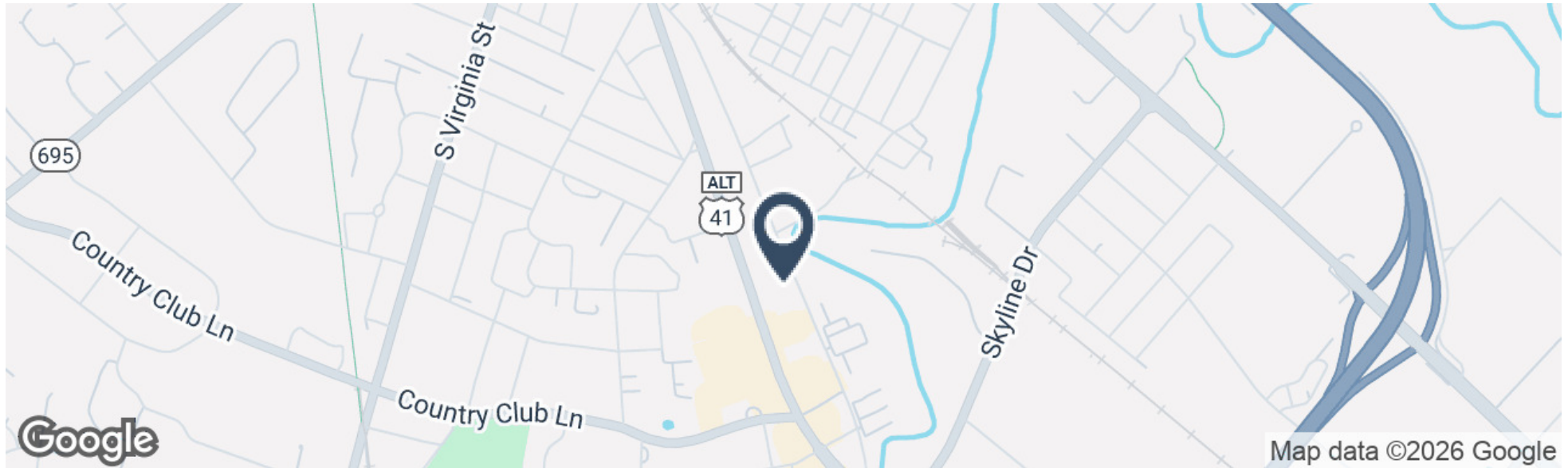
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Baker Storey McDonald
 **Properties**

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Hopkinsville, KY 42240



PROPERTY DESCRIPTION

Located along Fort Campbell Boulevard, one of Hopkinsville's most active retail corridors, this 15,150 SF free-standing Aldi benefits from excellent visibility, high traffic counts, and a strong regional customer base. The site sits among a mix of national retailers and serves as a key grocery destination for the surrounding community.

PROPERTY HIGHLIGHTS

- 15,150 SF free-standing Aldi on Fort Campbell Blvd
- Prime positioning along Hopkinsville's dominant retail and commuter corridor
- Excellent visibility and access with strong daily traffic counts (16,840 VPD)
- Surrounded by national retailers such as Kroger, Harbor Freight, Ollie's, Planet Fitness, Goodwill, Aaron's, O'Reilly, and more



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U.S. 41A (R/W N 1/4 W 1/4 Varies)

REL DRIVE

PRO EXHAUST & SERVICE

HAYS CLEARANCE

FIDELITY CREDIT CORP.

FUTURE PARKING

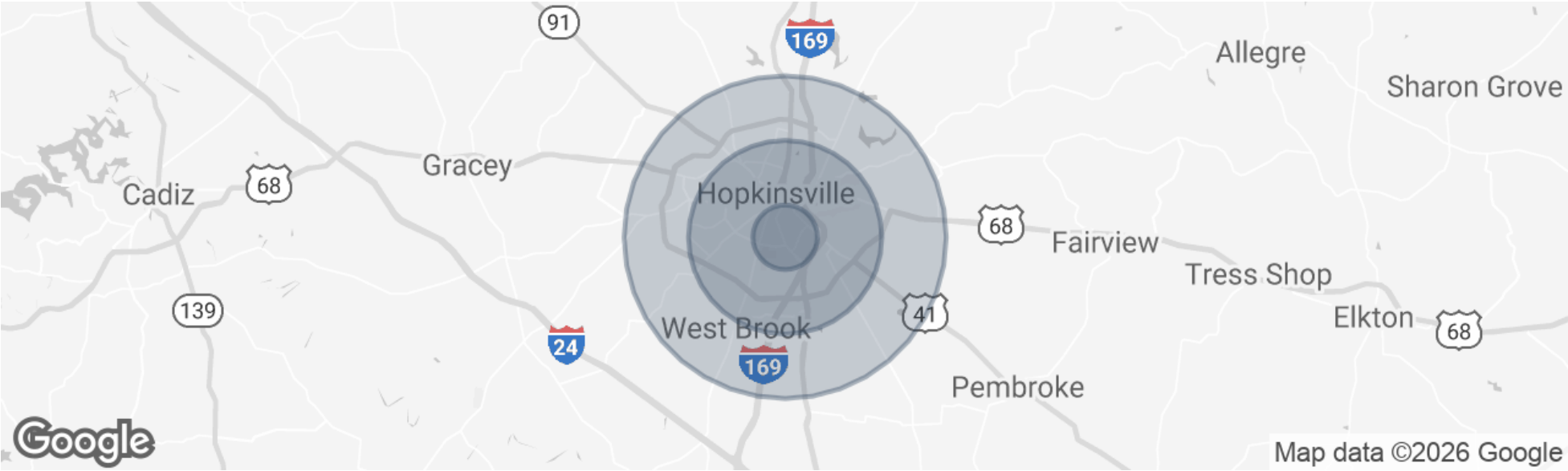
ALDI 15,150 SQ. FT.

21st STREET (OLD CLARKSVILLE PIKE) 60' R/W

FATERNAL ORDER OF EAGLES
AERIE LODGE 3423
D.B. 352 PG. 411

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,675	28,479	34,487
Average Age	38	40	40
Average Age (Male)	37	38	38
Average Age (Female)	39	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,506	11,905	14,293
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$53,051	\$56,827	\$58,909
Average House Value	\$143,858	\$170,830	\$181,470

Demographics data derived from AlphaMap