



RETAIL PROPERTY FOR SALE

# 2554 FORT CAMPBELL BLVD

Hopkinsville, KY 42240

**SHELDON GRIFFIN**

615.627.3966

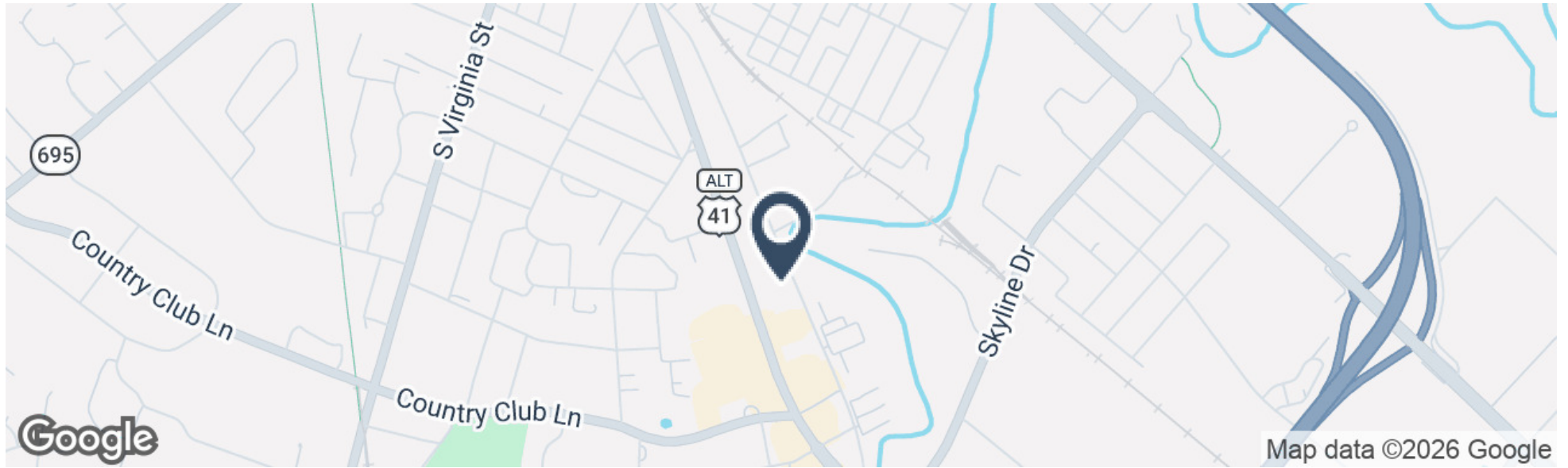
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**Baker Storey McDonald  
Properties**

# 2554 FORT CAMPBELL BLVD

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
- Available Summer of 2026 (Do not approach staff)
- 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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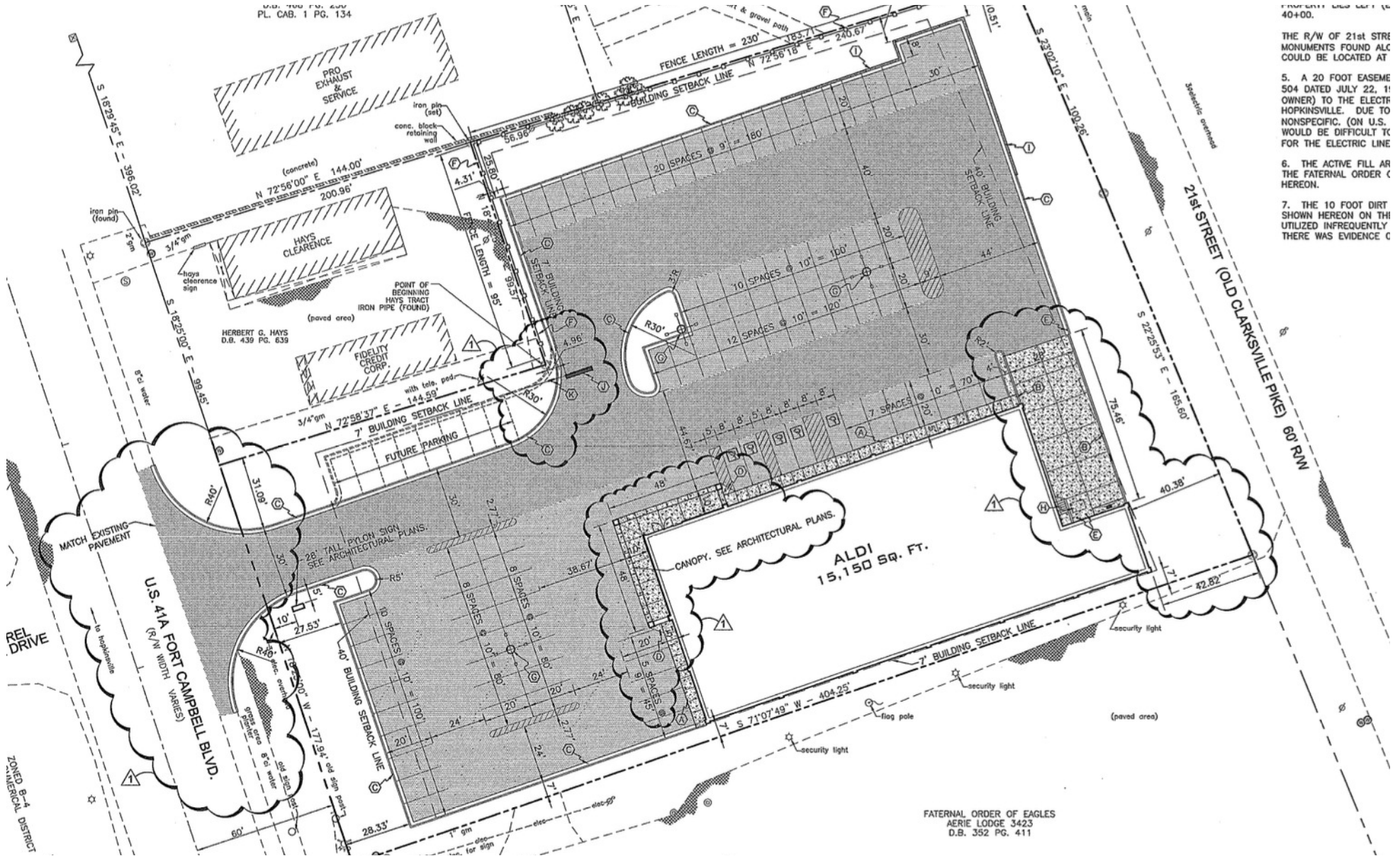
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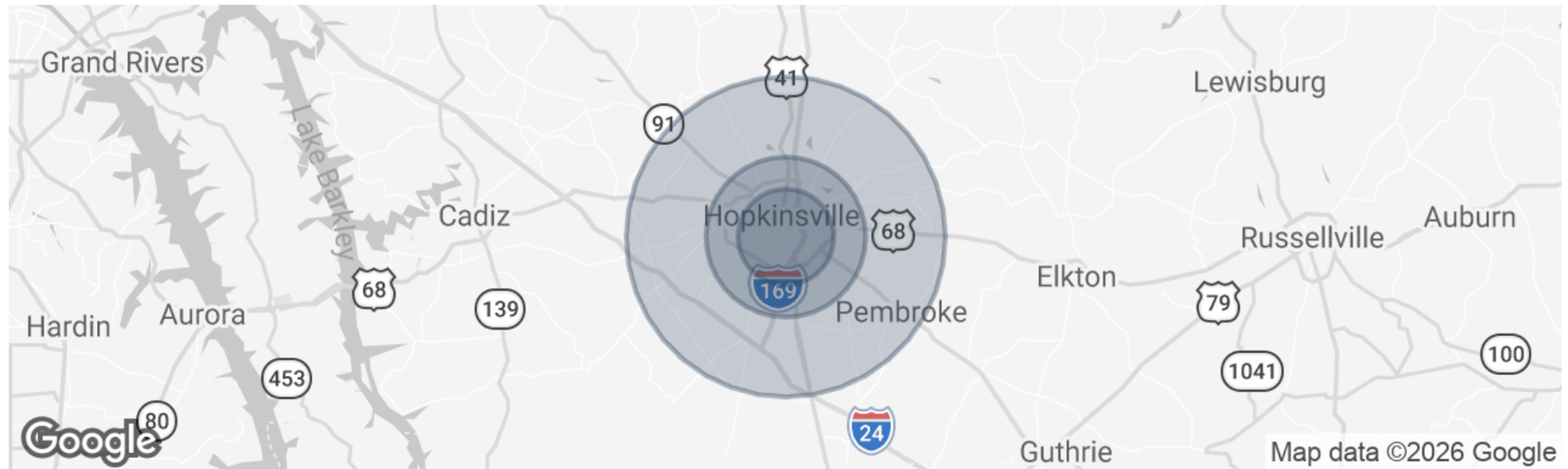
PROPERTY LINES LEFT OF 40+00.

THE R/W OF 21st STREET MONUMENTS FOUND ALONG COULD BE LOCATED AT

5. A 20 FOOT EASEMENT 504 DATED JULY 22, 1911 (OWNER) TO THE ELECTRIC HOPKINSVILLE. DUE TO NONSPECIFIC. (ON U.S. WOULD BE DIFFICULT TO LOCATE FOR THE ELECTRIC LINE
6. THE ACTIVE FILL AREA THE FATHERNAL ORDER OF EAGLES HEREON.
7. THE 10 FOOT DIRT SHOWN HEREON ON THE UTILIZED INFREQUENTLY THERE WAS EVIDENCE C

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Hopkinsville, KY 42240



| POPULATION           | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 28,479  | 34,487  | 43,548   |
| Average Age          | 40      | 40      | 39       |
| Average Age (Male)   | 38      | 38      | 38       |
| Average Age (Female) | 42      | 41      | 41       |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 11,905    | 14,293    | 17,567    |
| # of Persons per HH | 2.4       | 2.4       | 2.5       |
| Average HH Income   | \$56,827  | \$58,909  | \$64,422  |
| Average House Value | \$170,830 | \$181,470 | \$200,801 |

2020 American Community Survey (ACS)

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