

SHOPPING CENTER FOR SALE

470-508 HOTCHKISS ST

470-508 HOTCHKISS STREET, CAMPBELLSVILLE, KY 42718

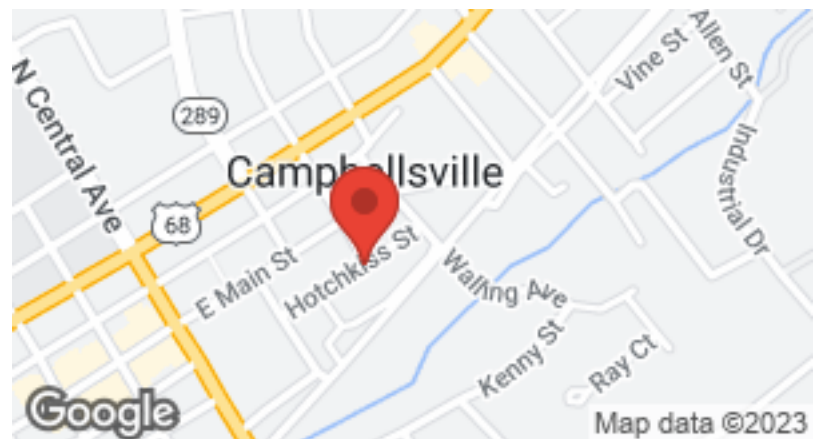


OFFERING SUMMARY

BUILDING SF:	36,388
LOT SIZE:	1.87 Acres
PARKING:	94 Spaces
TRAFFIC COUNT:	1,896 AADT
YEAR BUILT:	1968
ZONING:	B-2

PROPERTY OVERVIEW

- Sale Price: \$995,000
- Parcel ID: C05-30-12
- Former Grocery Store (14,160 s/f +/-) and Call Center (21,140 s/f +/-)
- Nice for storage, retail, or office space.
- Newer roof over the Call Center area
- Home to:
 - Campbellsville University—enrollment of 12,000 students
 - Amazon fulfillment center
 - Close proximity to Green River State Park



HAHN KIEFER REAL ESTATE SERVICES

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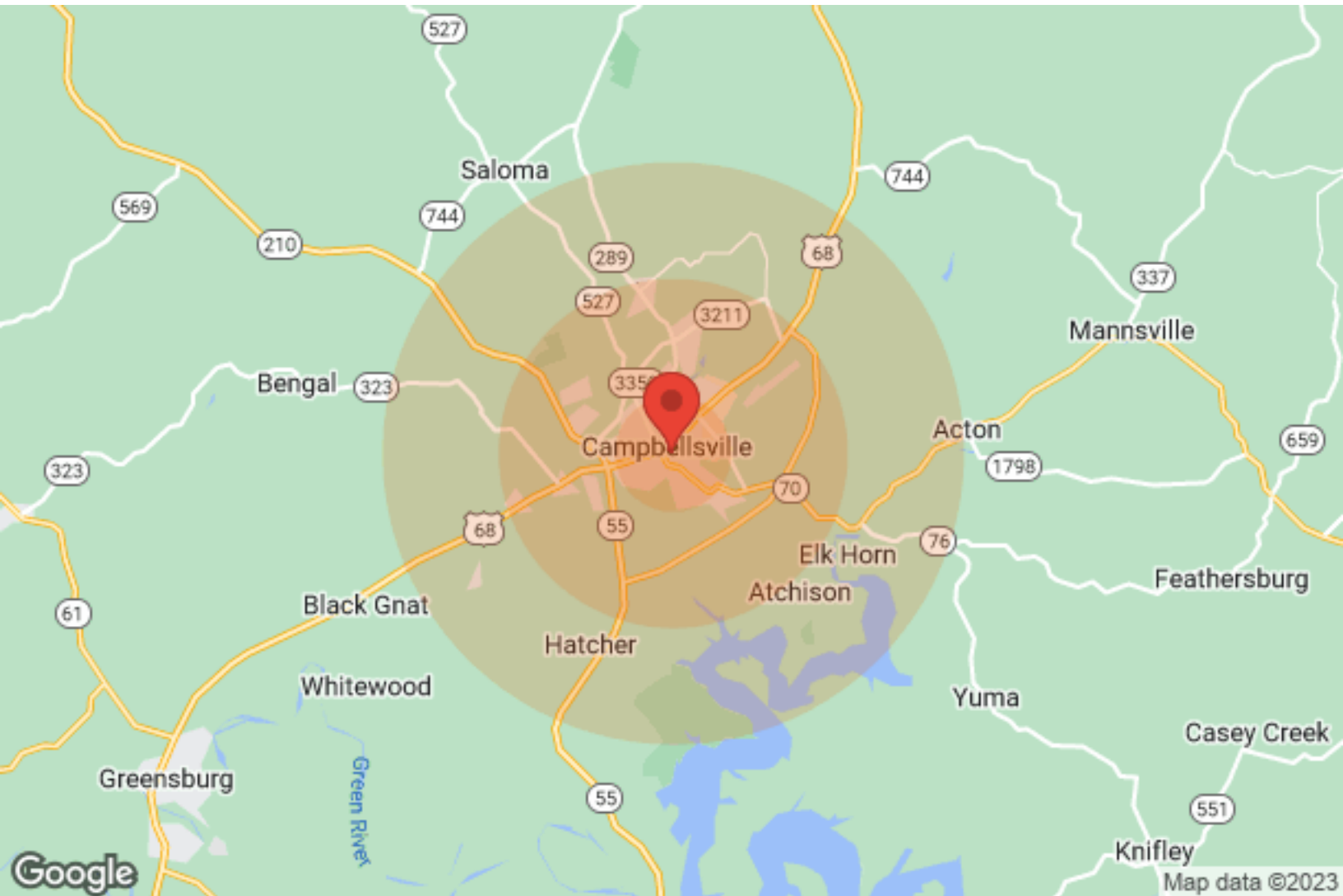
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DEMOGRAPHICS

470 HOTCHKISS STREET



Population	1 Mile	3 Miles	5 Miles
Male	2,013	6,379	8,428
Female	2,316	7,312	9,360
Total Population	4,329	13,691	17,788

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	779	2,399	3,170
Ages 15-24	570	1,629	2,163
Ages 25-54	1,564	5,327	6,870
Ages 55-64	494	1,599	2,150
Ages 65+	922	2,737	3,435

Race	1 Mile	3 Miles	5 Miles
White	3,874	12,752	16,737
Black	316	613	671
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	7	7
Hispanic	49	177	204
Multi-Racial	278	586	694

Income	1 Mile	3 Miles	5 Miles
Median	\$22,116	\$25,153	\$31,336
< \$15,000	670	1,438	1,697
\$15,000-\$24,999	483	992	1,211
\$25,000-\$34,999	145	622	755
\$35,000-\$49,999	254	780	1,068
\$50,000-\$74,999	240	875	1,336
\$75,000-\$99,999	109	436	523
\$100,000-\$149,999	18	319	440
\$150,000-\$199,999	N/A	50	107
> \$200,000	N/A	51	51

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,260	6,300	8,090
Occupied	2,038	5,776	7,421
Owner Occupied	955	3,354	4,695
Renter Occupied	1,083	2,422	2,726
Vacant	222	524	669

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