

Ground Lease

KY HWY 911 Thompsonville Lane
Oak Grove, KY



Ground Lease / Built to Suit Available : 1.61 acres

- +/-45,591 Vehicles Daily on Fort Campbell Blvd
- **Adjacent to Walmart**, Oak Grove Racing Gaming & Hotel, Hibbett Sports, AT&T, Mapco and more.
- Great visuality to site to main roads.
- Across from Fort Campbell Military Base where approximately +/- 40,000 military personnel live, work and train.
- 1.2 miles from the Tennessee/Kentucky state line.
- 3 miles from the Clarksville Regional Airport.
- 11 miles to Clarksville, Tennessee
- 50 miles to Nashville Tennessee
- More than 53 manufacturing facilities in the area including Agero Inc, Atlas BX, LG Electronics and Google

Neighboring Tenants: Walmart, Fort Campbell Military Base, Church Hill Downs: Oak Grove Racing, Gaming and Hotel



Demographics:	2024 Average Household Income	2024 Population	2024 Number of Households
1 MILE:	\$56,364	5,546	1,659
3 MILES:	\$60,789	34,730	10,549
5 MILES:	\$69,423	61,103	18,978
10 MILES:	\$71,186	160,208	54,534

For more information and personal showing contact:

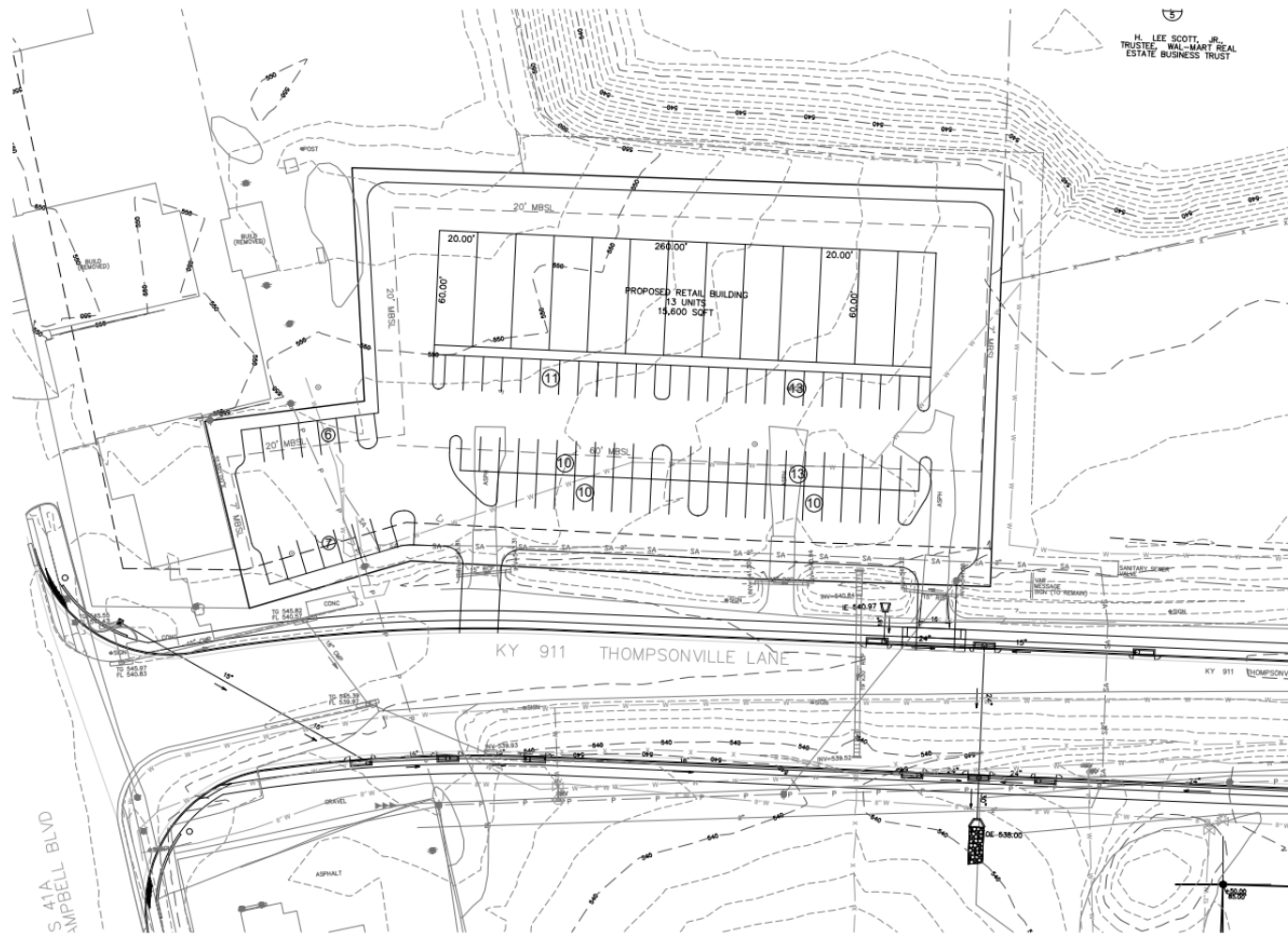
MATT EADS, CCIM | BROOKSIDE PROPERTIES INC.

2002 Richard Jones Rd, Ste C-200 | Nashville, TN 37215 | Cell: 615.587.7330 | Office: 615-627-1914 | E-Mail: meads@brooksideproperties.com

Disclaimer: Any information regarding property for lease, sale, etc., and the estimates of demographics an expenses is from sources deemed reliable. No warranty or representation is made to the accuracy thereof. Brookside Properties, Inc. or its Agents will not be held liable for errors or discrepancies and reserves the right to change, update and amend such information at any time without notice.

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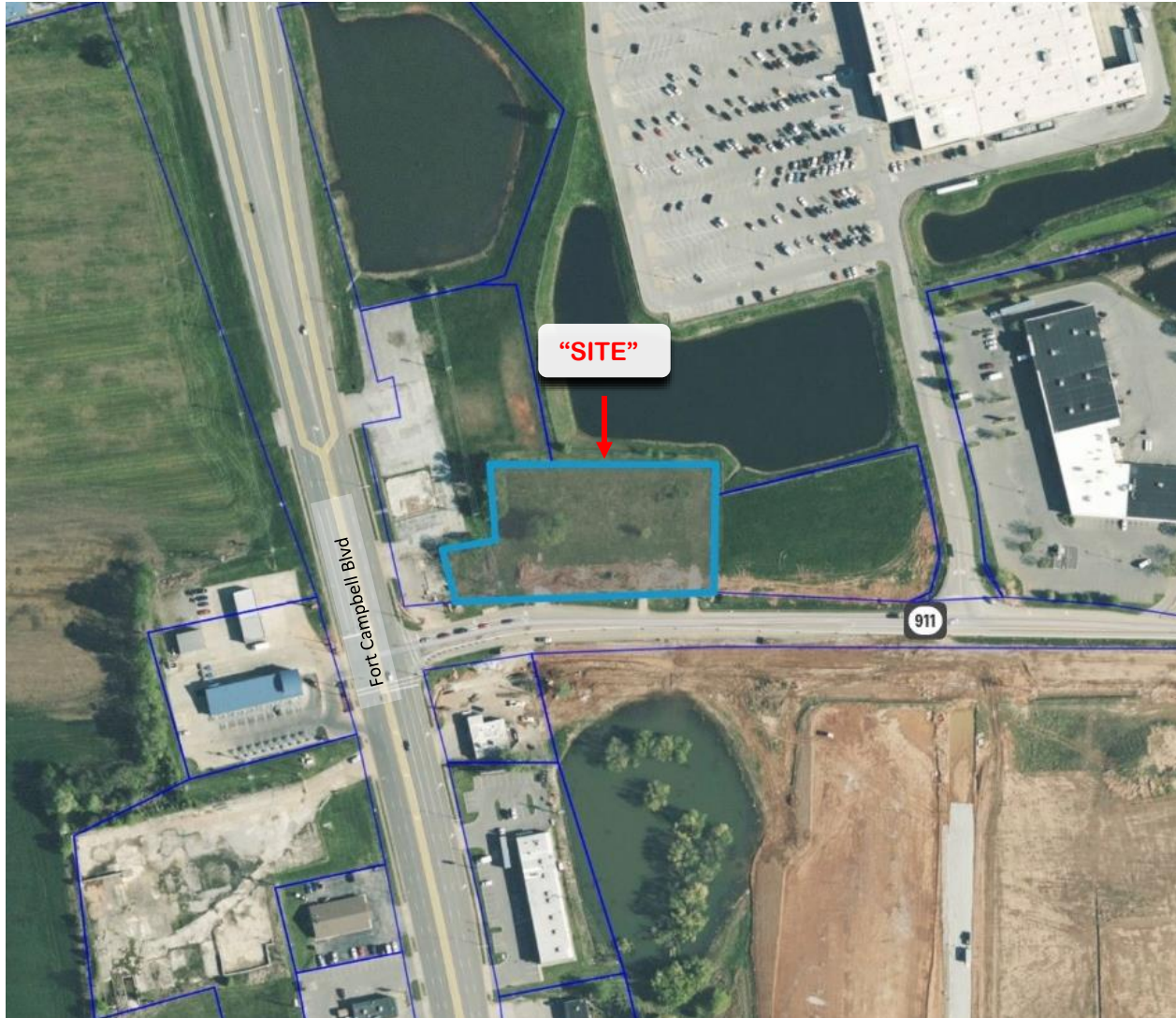
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