

FOR SALE

# Hopkinsville Former Smoothie King

2303 FORT CAMPBELL BLVD | HOPKINSVILLE, KY 42240



PRESENTED BY:

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**SVN**  
STONE COMMERCIAL REAL ESTATE

# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- High visibility corner site on 0.64 acres with curb cuts with drive-thru potential
- Located on Fort Campbell Boulevard with over 11,000 vehicles per day
- Surrounded by national retailers: Domino's, McDonald's, Dunkin, Family Dollar, Papa Johns, Aldi, Planet Fitness, and more
- Excellent ingress/egress with parking in place
- Dense retail trade area with strong customer base
- Close proximity to Clarksville, Tennessee and Fort Campbell military base
- Zoned and configured for retail, restaurant, or service uses

## OFFERING SUMMARY

**SALE PRICE:** \$450,000

**BUILDING SIZE:** 2,200 SF

## PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present a rare opportunity to acquire a freestanding retail building located at 2303 Fort Campbell Blvd, Hopkinsville, KY. Previously operated as a Smoothie King, this highly visible 2,200 SF building on 0.64 acres offers tremendous potential for owner-users or investors seeking a strategic location in one of Hopkinsville's busiest retail corridors.

Positioned along Fort Campbell Boulevard (11,107+ VPD), the property benefits from a dense retail trade area with strong co-tenancy and national brands including Domino's, Enterprise, Goodyear, McDonald's, Family Dollar, Planet Fitness, and many others. The site is surrounded by a vibrant mix of service, QSR, and auto-related users—making it an ideal location for retail, medical, or restaurant conversion.

This location is well-suited for repositioning, redevelopment, or immediate occupancy for a growing business looking to tap into a consistent flow of local and commuter traffic.

For further information, please reach out to Weston Lockhart, 859.317.3538 // [weston.lockhart@svn.com](mailto:weston.lockhart@svn.com) or Nathan Dilly, 859.420.5492 // [nathan.dilly@svn.com](mailto:nathan.dilly@svn.com)

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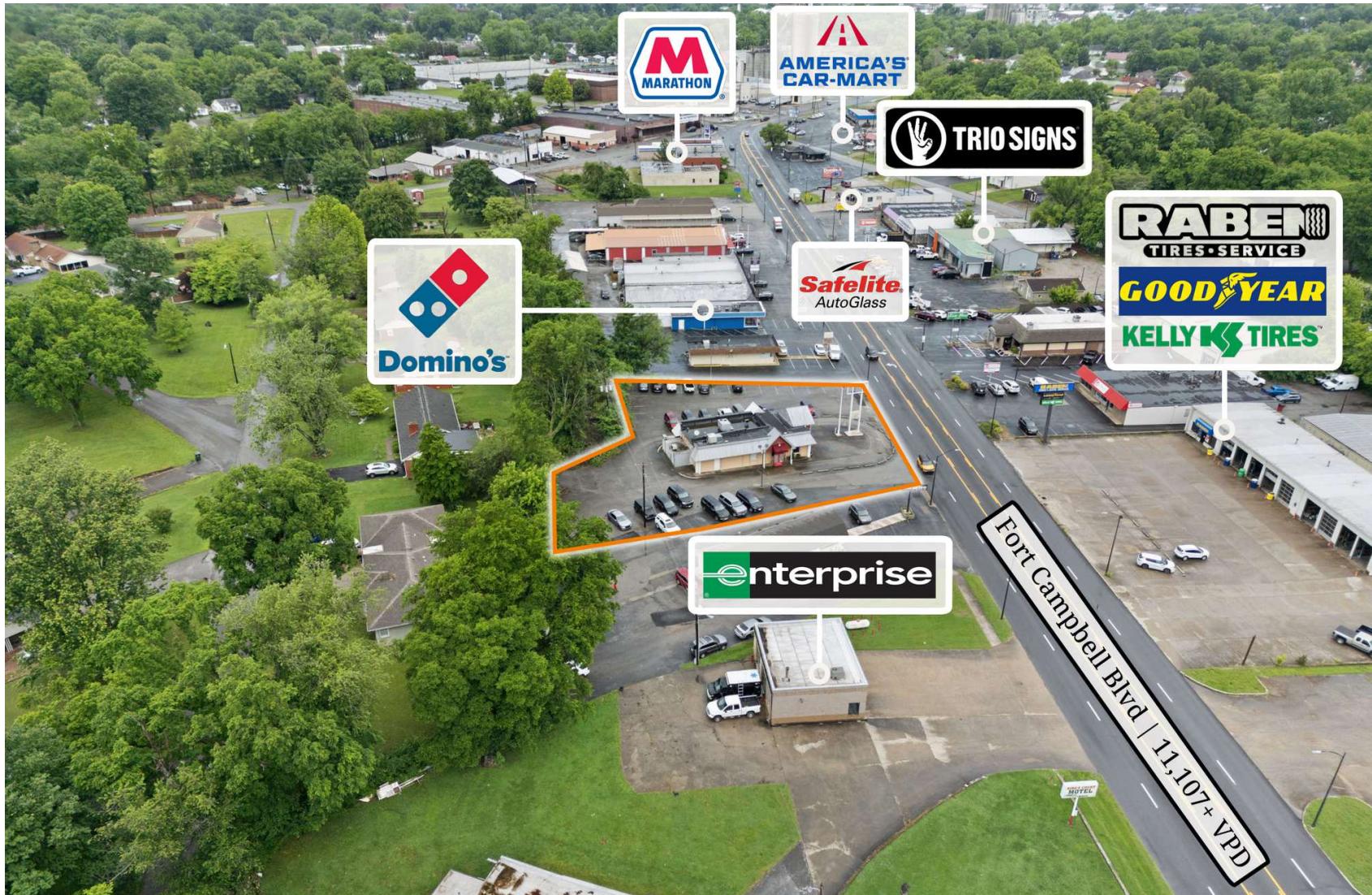
# PROPERTY AERIAL



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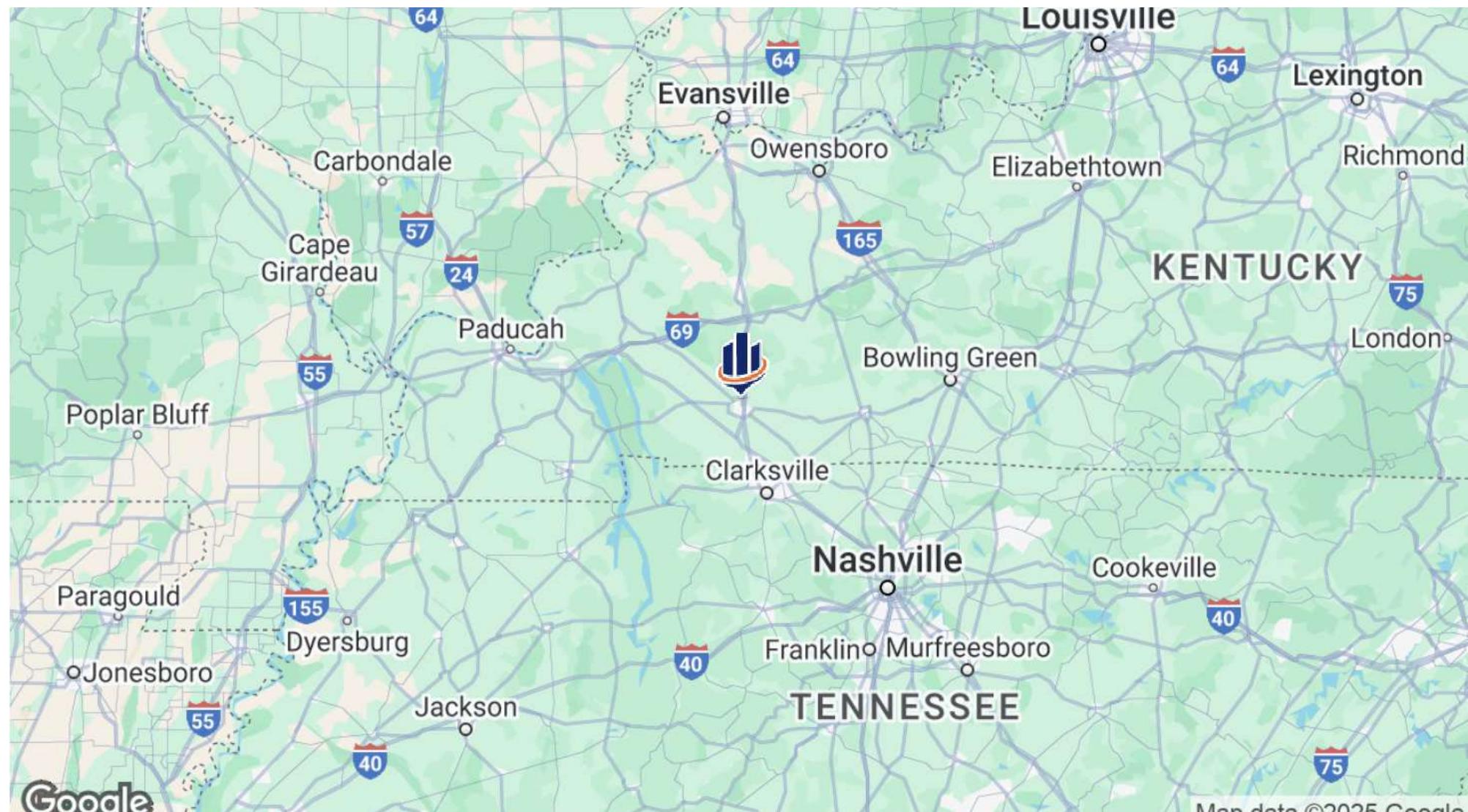
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## LOCATION MAP



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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