

FOR SALE

Hopkinsville Former Smoothie King

2303 FORT CAMPBELL BLVD | HOPKINSVILLE, KY 42240



PRESENTED BY:

Weston Lockhart

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Nathan Dilly

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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 John's, 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

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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 or Nathan Dilly, 859.420.5492 // nathan.dilly@svn.com

PROPERTY AERIAL



WESTON LOCKHART

O: 859.306.0613

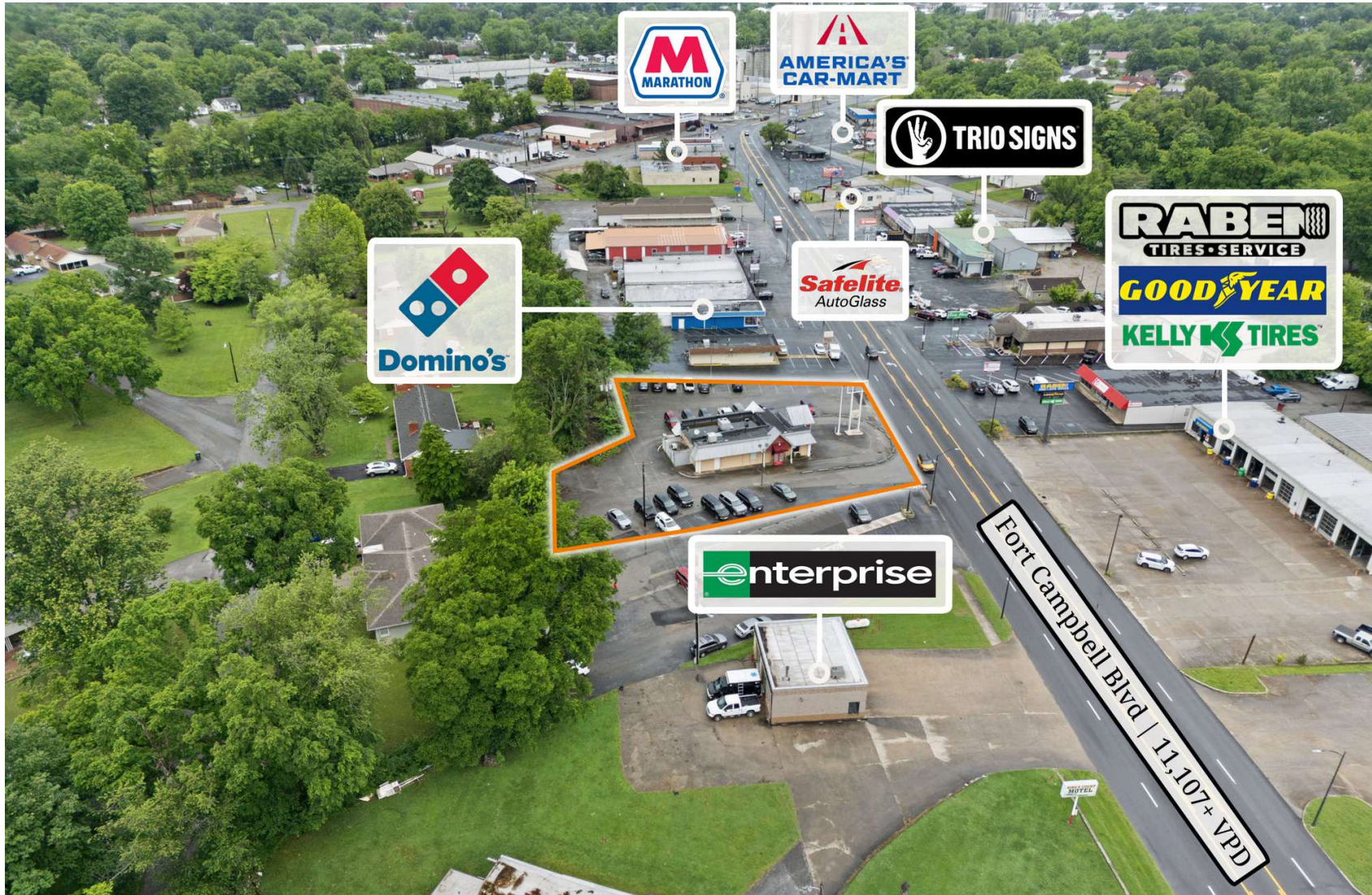
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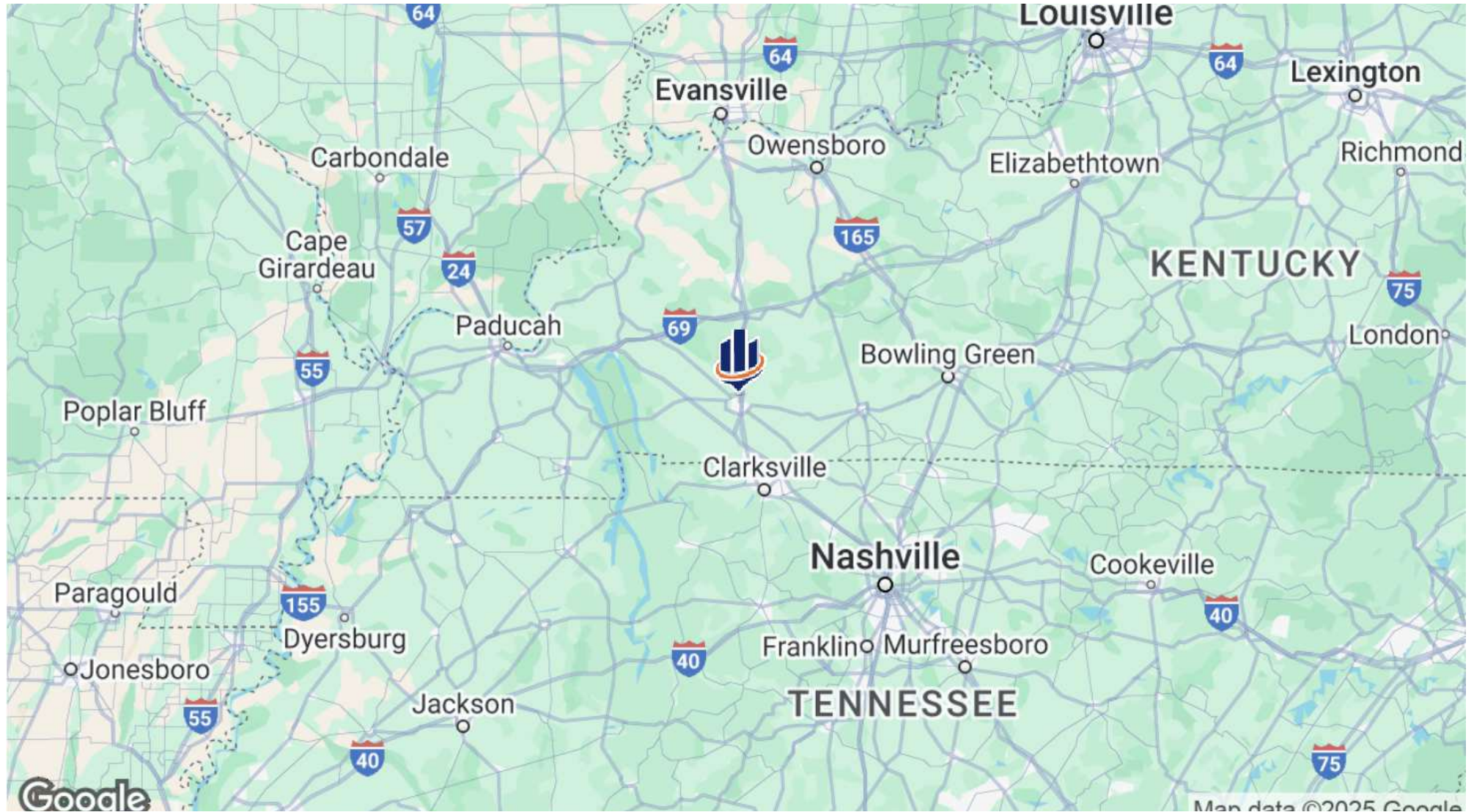
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LOCATION MAP



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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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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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