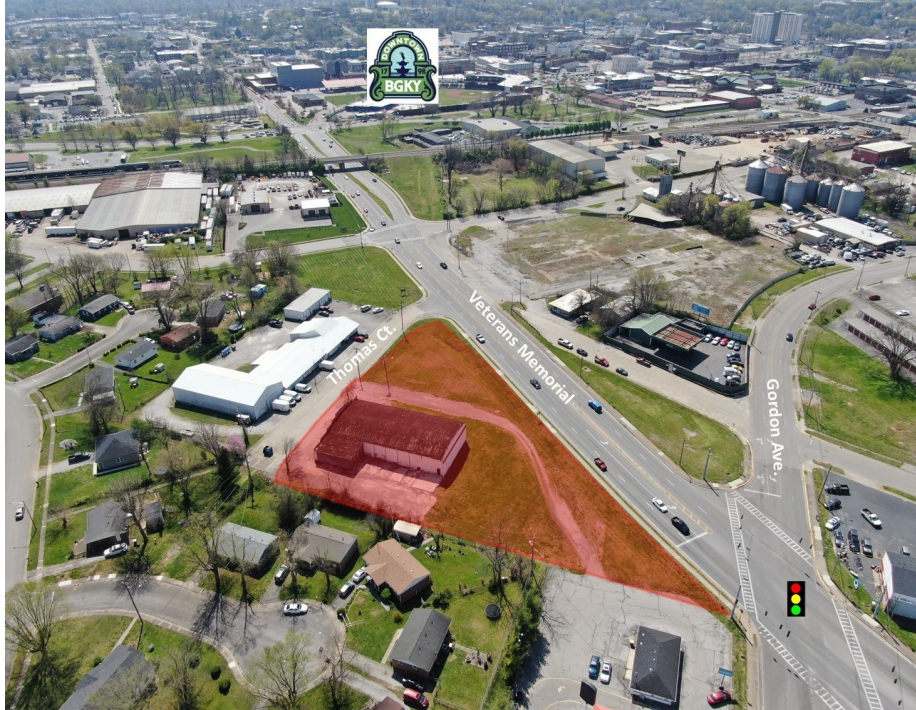


INDUSTRIAL PROPERTY FOR SALE

5141 VETERANS MEMORIAL LANE

Bowling Green, KY 42101



PROPERTY DESCRIPTION

Discover an exceptional opportunity in the heart of Bowling Green, KY with this prime industrial/flex property with the ability to transition to commercial. Current zoning consists of light industrial and general business. The existing 8,200 SF building constructed in 1960, provides an opportunity to either renovate or demolish. Located on the corner of Veterans Memorial and Thomas Ct. with over 17,595 vehicles a day traffic count and 500' of frontage on Veterans Memorial. Located in the Opportunity Zone- Provides an investor with additional tax incentives as part of a redevelopment. Grocery, Fuel and Hardware restrictions shall apply

PROPERTY HIGHLIGHTS

- General Business and Industrial Zoning
- Over 17,000 vehicles a day traffic count
- Opportunity Zone Redevelopment
- Existing 8,200 SF Building

OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	1.72 Acres
Building Size:	8,200 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,101	4,015	7,085
Total Population	2,258	8,373	18,640
Average HH Income	\$25,031	\$29,540	\$36,517

Alex Nottmeier, CCIM, SIOR

Principal Broker
Office: 270.781.8000 x1
Cell: 270.796.0011
alex@ntrcommercial.com



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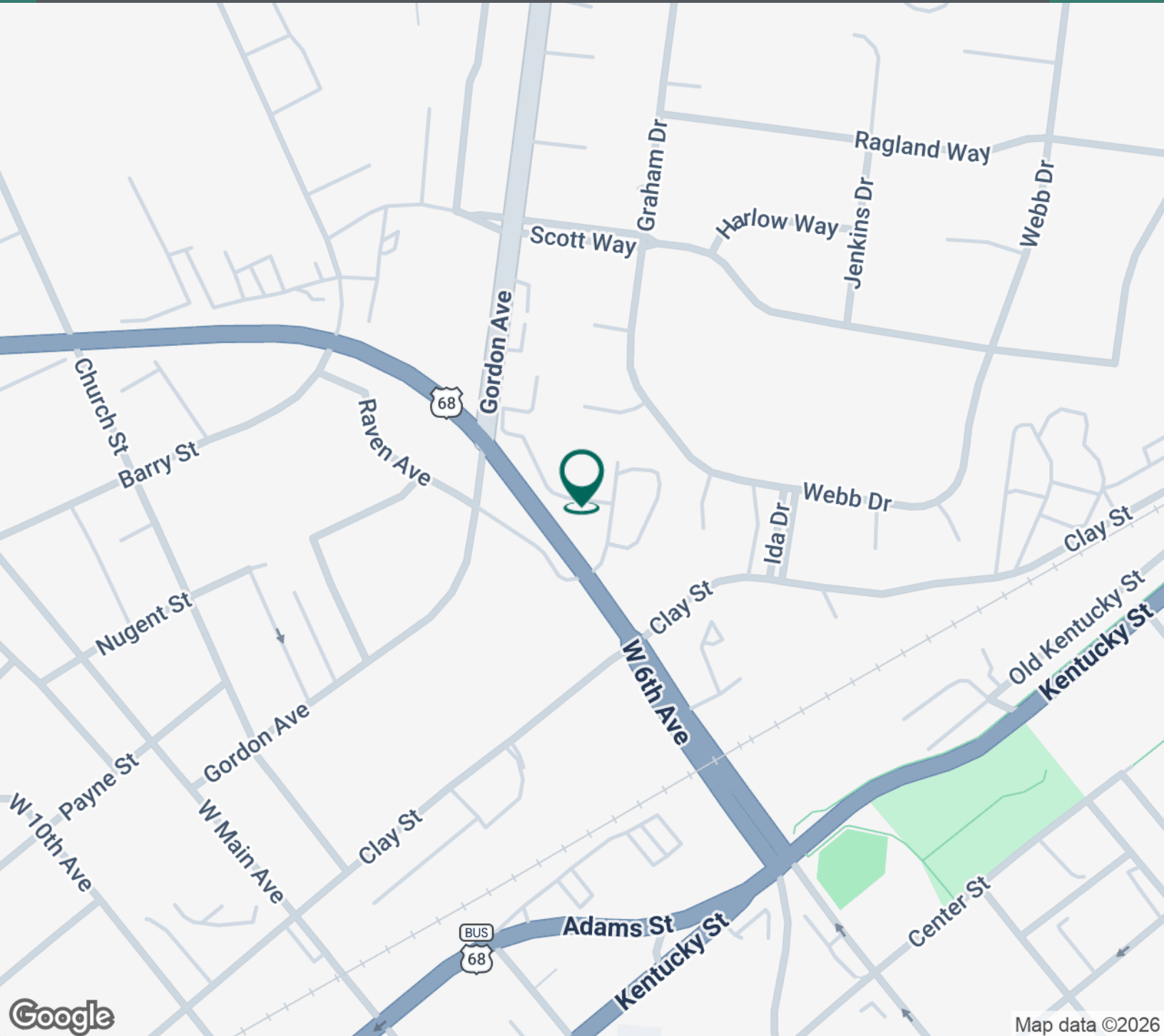
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SIOR

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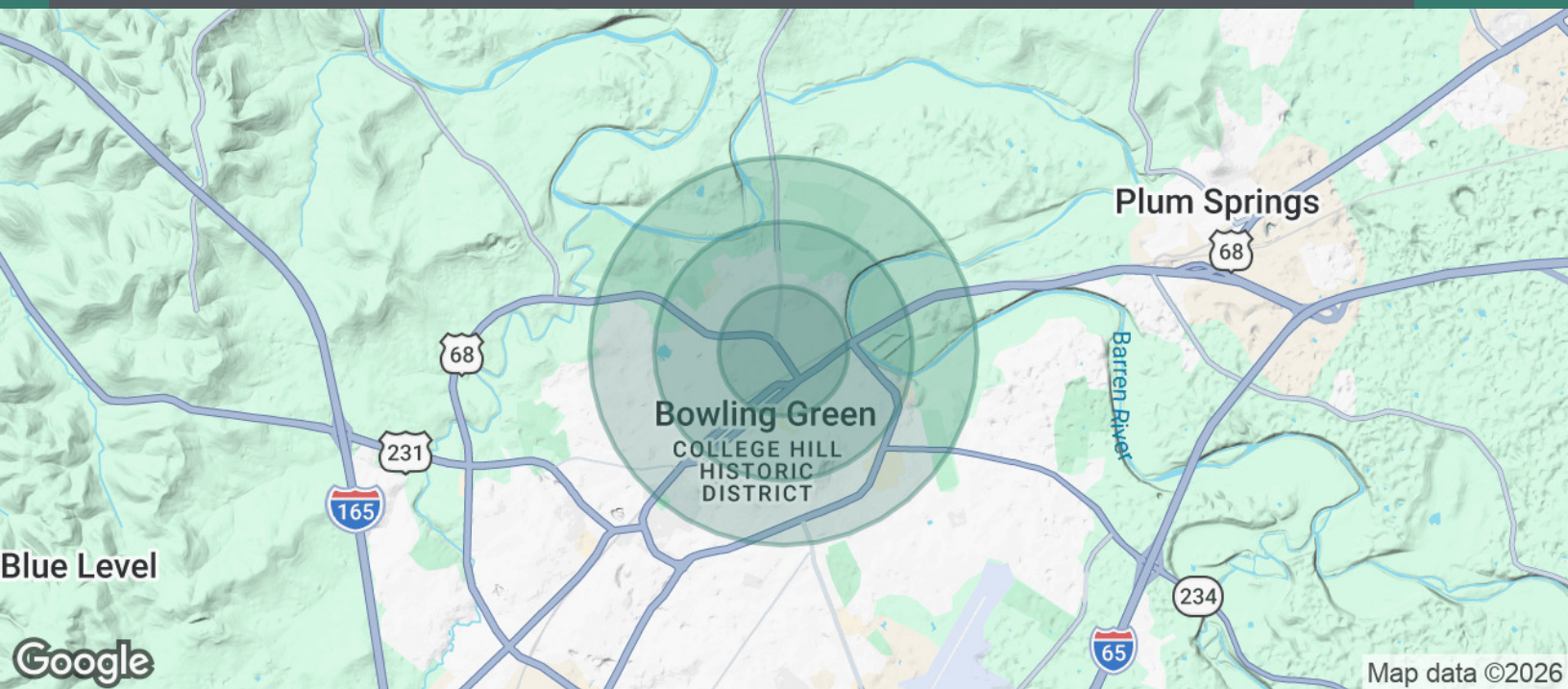
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INDUSTRIAL PROPERTY FOR SALE

5141 VETERANS MEMORIAL LANE

Bowling Green, KY 42101



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,258	8,373	18,640
Average Age	32.1	30.7	27.8
Average Age (Male)	29.9	28.1	25.5
Average Age (Female)	36.0	33.8	29.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,101	4,015	7,085
# of Persons per HH	2.1	2.1	2.6
Average HH Income	\$25,031	\$29,540	\$36,517
Average House Value	\$122,492	\$170,727	\$152,781

2020 American Community Survey (ACS)

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