

STAND ALONE RETAIL FOR LEASE

2380 NASHVILLE ROAD

Bowling Green, KY 42101



PROPERTY DESCRIPTION

Stand-Alone 14,564 SF Retail Building Situated on 1.8 Acres and Located at one of Bowling Green's Premier Retail Corners - Campbell Lane and Nashville Road. Over 31,000 Vehicle Traffic Count on Campbell Lane and over 21,000 Vehicle Traffic Count on Nashville Road.

Existing lease terminates 1.31.28. Property restrictions prohibit the sale of alcoholic beverages, gambling and pornographic material.

PROPERTY HIGHLIGHTS

- Corner Location with Cross Access To Surrounding Retail
- 31,000 + 21,000 Vehicle Traffic Count
- Existing Drive-Thru Available
- 74 Existing Parking Spaces

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	14,564 SF
Lot Size:	1.8 Acres
Building Size:	14,564 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	290	1,132	3,605
Total Population	621	2,372	7,836
Average HH Income	\$55,144	\$58,148	\$72,133

Alex Nottmeier, CCIM, SIOR

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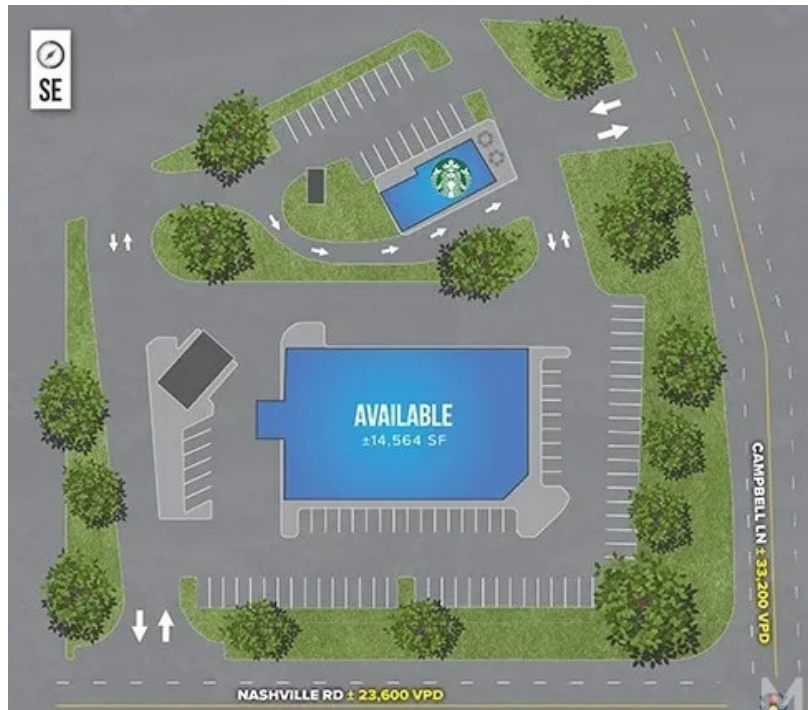


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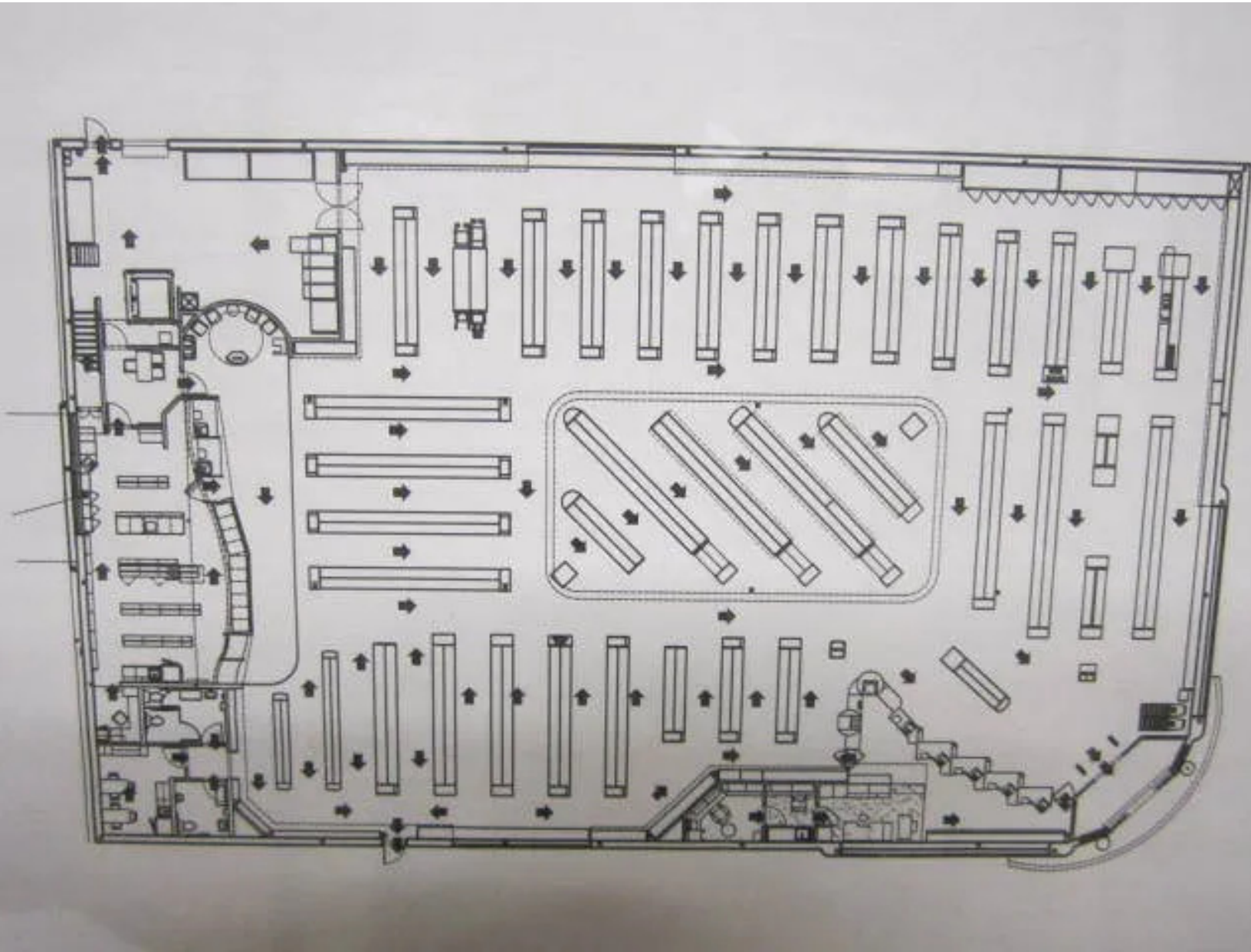
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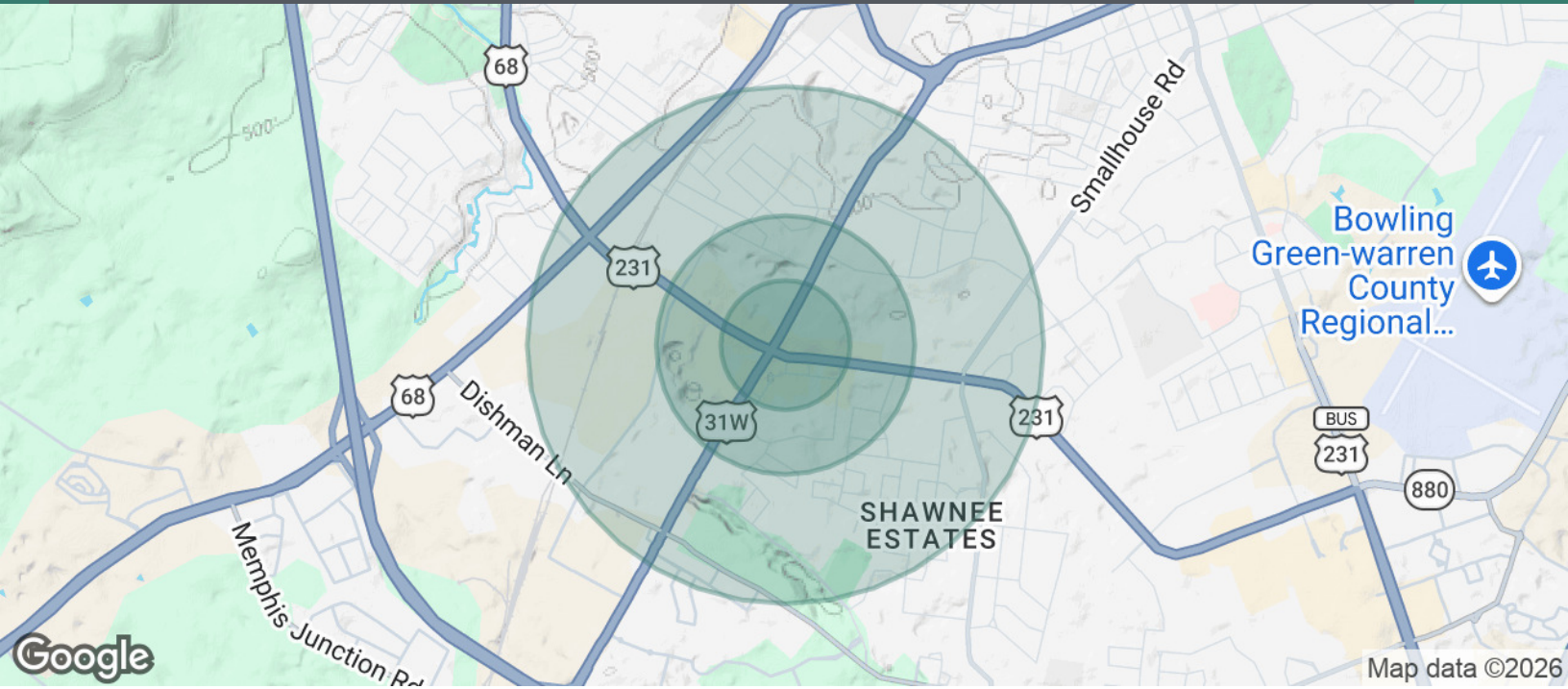
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	621	2,372	7,836
Average Age	29.2	30.4	35.1
Average Age (Male)	28.0	27.6	29.5
Average Age (Female)	32.1	34.0	39.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	290	1,132	3,605
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$55,144	\$58,148	\$72,133
Average House Value	\$229,501	\$239,246	\$277,539

2023 American Community Survey (ACS)

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