

LAND FOR SALE

1707 SCOTTSVILLE ROAD

Bowling Green, KY 42104

Ashley Center

1.05 Acres

1.25 Acres

.489 Acres

Scottsville Road

Westen Street

Ashley Circle



PROPERTY DESCRIPTION

Zoned general business and surrounded by retail, professional office, financial services, restaurants, residential, and hospitality. Recently removed from FEMA flood zone. The Seller has the right to reject any and all offers due to the use of the property and the expected time frame to construct given the Seller's adjacent business operation (Fords Furniture) adjacent. Seller shall have the right to re-purchase the property after 1 year if Buyer's intended project is not under construction. The property is being priced per lot.

PROPERTY HIGHLIGHTS

- Visible to Scottsville Road
- 100' of frontage along Scottsville Road Frontage Road
- Zoned General Business
- Multiple Access Points and Fronting both Scottsville Rd. and Westen St.

OFFERING SUMMARY

Lot 3-21	1.05 Acres	\$395,000
Lot 3-17	.489 Acres	\$495,000
Lot 3-8	1.25 Acres	\$650,000
TOTAL:		\$1,540,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,166	21,409	32,910
Total Population	4,631	56,019	85,648
Average HH Income	\$61,889	\$54,010	\$56,001

Alex Nottmeier, CCIM, SIOR

Principal Broker

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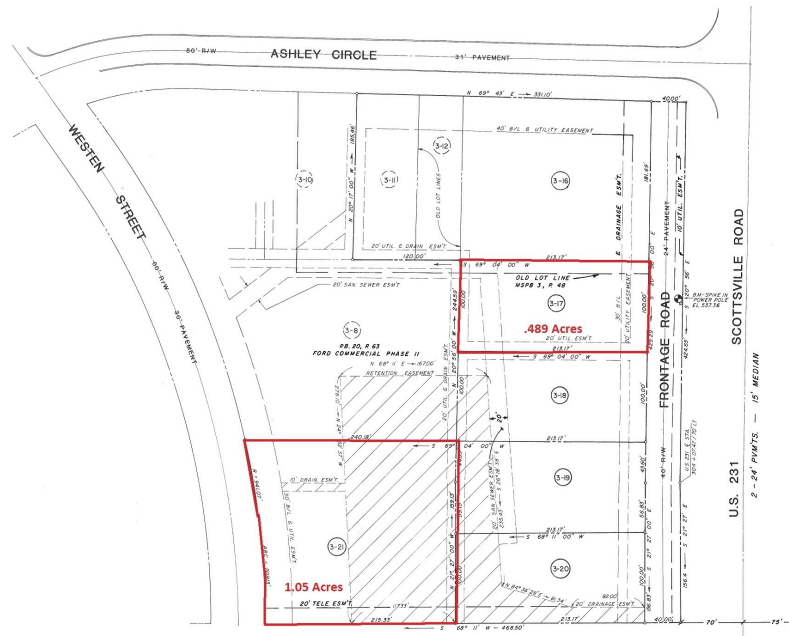
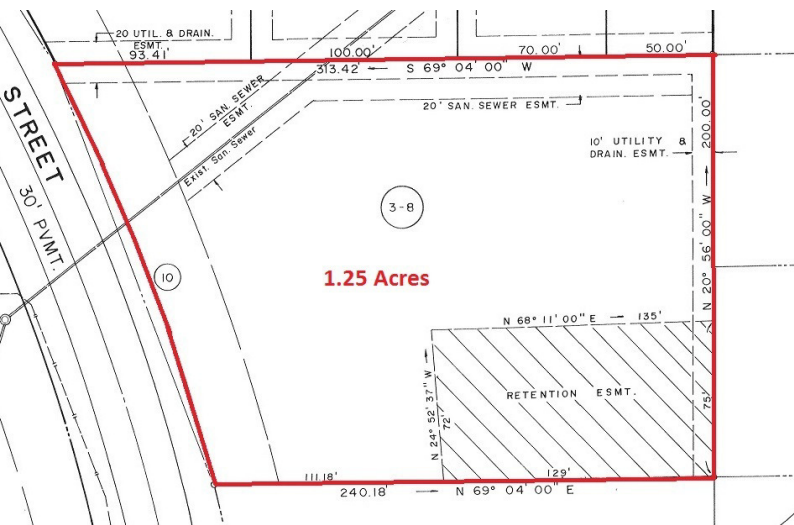
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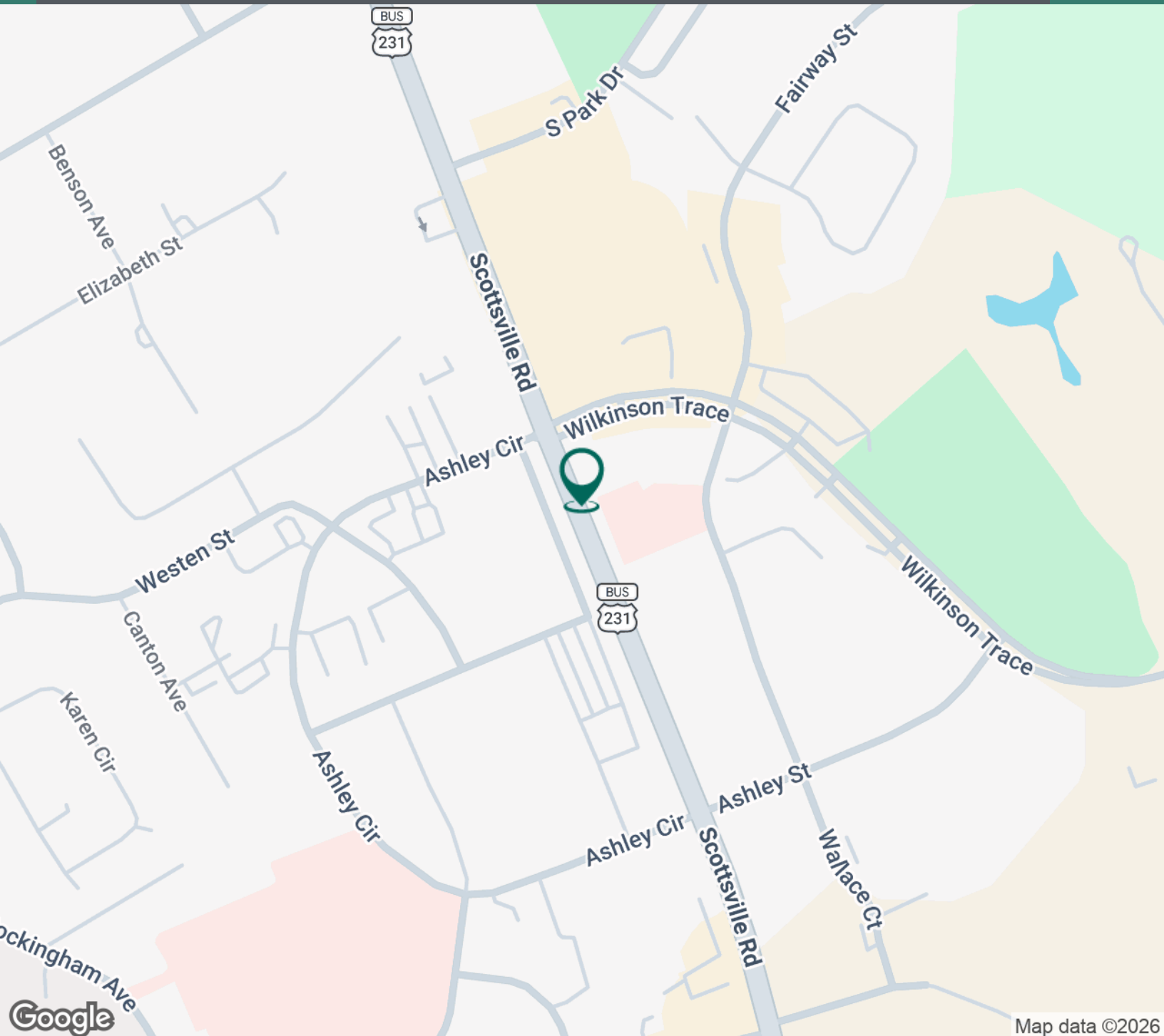
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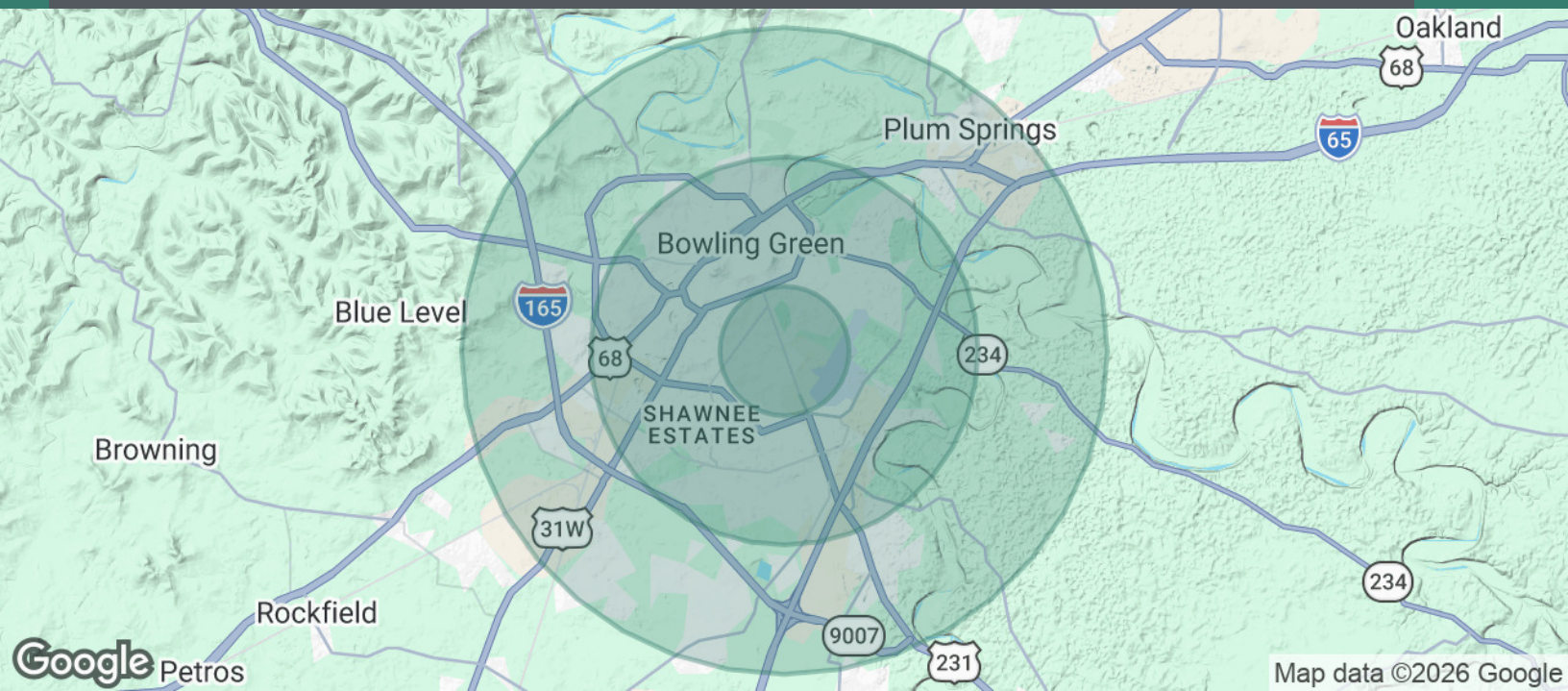
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,631	56,019	85,648
Average Age	42.2	32.3	32.2
Average Age (Male)	37.4	30.8	30.9
Average Age (Female)	43.8	33.9	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,166	21,409	32,910
# of Persons per HH	2.1	2.6	2.6
Average HH Income	\$61,889	\$54,010	\$56,001
Average House Value	\$177,475	\$196,624	\$181,734

* Demographic data derived from 2020 ACS - US Census

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