



GROUND LEASE

1099 S Main Street, Bowling Green, OH 43402

RESTAURANT / RE-DEVELOPMENT OPPORTUNITY

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Reichle | Klein Group **RK**
Commercial Property Brokers, Managers & Investment Advisors



1099 S MAIN STREET

OFFERING SUMMARY

Ground Lease Rate:

\$100,000/yr Net

Available SF:

2,892 SF

Building Size:

2,892 SF

Year Built:

1979

Lot Size:

0.69 Acre

Zoning:

C - Commercial

Property Overview:

- Free standing restaurant with large parking field
- Property available as of 12/31/27
- 40 +/- parking stalls
- Building and pylon signage
- Two full access curb cuts
- 210' of frontage on Main St. and 158' of frontage on W Gypsy Lane
- Retailers in the immediate trade area include Walmart, Home Depot, TJ Maxx, Petco, McDonald's, Wendy's, Burger King, Taco Bell, Dunkin, and a planned Manards, Chipotle, and Applebee's

Contact us for additional information!
<https://www.rkgcommercial.com/>

GROUND LEASE RATE \$100,000/YR NET

LOCATION INFORMATION

STREET ADDRESS 1099 S Main Street
CITY, STATE, ZIP Bowling Green, OH, 43402
COUNTY Wood
CROSS STREETS W. Gypsy Lane
NEAREST HIGHWAY US 6 - 1/2 mile to the south
SIGNAL INTERSECTION Yes

PROPERTY INFORMATION

PROPERTY TYPE Retail - Restaurant
ZONING C - Commercial
LOT SIZE 0.69 Acre
APN # B07-511-300304010000
ANNUAL REAL ESTATE TAXES \$6,316
ANNUAL RE TAXES PER SF \$2.18
OF PARKING SPACES 40 +/-
LOT FRONTAGE 210'

BUILDING INFORMATION

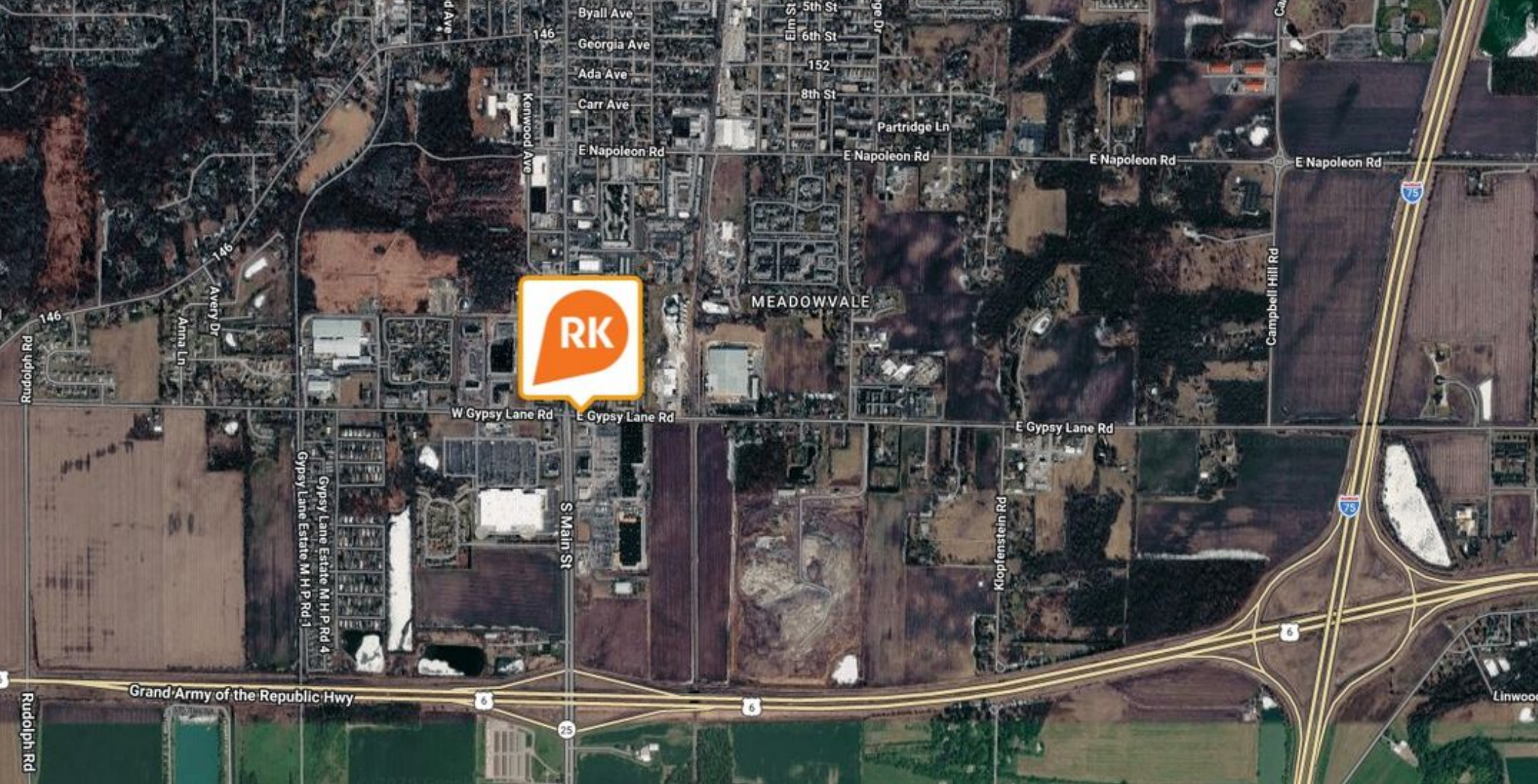
BUILDING SIZE 2,892 SF
AVAILABLE SF 2,892 SF
TENANCY Single
OF FLOORS 1
YEAR BUILT 1979
CONDITION Good/Excellent
CLIMATE CONTROLLED Yes
EXTERIOR SIGNAGE Building and Pylon

UTILITIES

INTERNET PROVIDER Buckeye Broadband or Spectrum
POWER PROVIDER First Energy
FUEL PROVIDER Columbia Gas
WATER PROVIDER City of Bowling Green







1099 S MAIN STREET

LOCATION BENEFITS

- Property is located on the south side of Bowling Green, OH just north of the Main St. and US 6 interchange
- The parcel is the northeast corner of the Main St. and W Gypsy Lane intersection
- The parcel is located at a signalized intersection

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OUR PURPOSE

**To make real estate work for our clients
and customers.**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK