

RETAIL PROPERTY FOR LEASE

THOROUGHbred SQUARE SHOPPING CENTER

1945 Scottsville Road, Bowling Green, KY 42104



PROPERTY DESCRIPTION

Located in Thoroughbred Square behind Rafferty's Restaurant & Bar in the heart of Bowling Green on Scottsville Road, Bowling Green's most sought after retail thoroughfare. Desirable upscale tenant mix: Cocomo Confections, Nashville Blowout Co., Ellis Walker Gallery, KD Aesthetics, Fleet Feet, Hotworx, M Gallery, Massage Fix, Morgantown Bank & Trust, Platinum Sculpt, Stakz Frozen Yogurt, and UPS Store.

PROPERTY HIGHLIGHTS

- High Foot Traffic
- Upscale Community Center
- Scottsville Road Location
- Heart of Bowling Green

OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (MG)
Available SF:	1,170 - 3,000 SF
Building Size:	35,830 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,517	25,661	37,760
Total Population	5,272	60,551	91,729
Average HH Income	\$80,331	\$67,277	\$71,354

Debby Peeples, CCIM

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,170 - 3,000 SF	Lease Rate:	\$23 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1945 Scottsville Road	Available	3,000 SF	Modified Gross	\$23.00 SF/yr	Newly finished out large open retail front with large storage room and two restrooms in the rear. Concrete flooring. Could potentially be divided into a smaller space.
1945 Scottsville Road	Available	1,170 SF	Modified Gross	Negotiable	Ellis Walker Gallery unit. Modern contemporary space with open front area, middle work room, office and restroom in the rear. Ideal for creative professional office or small, upscale boutique.

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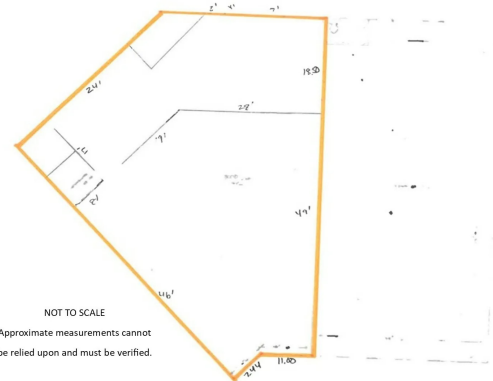


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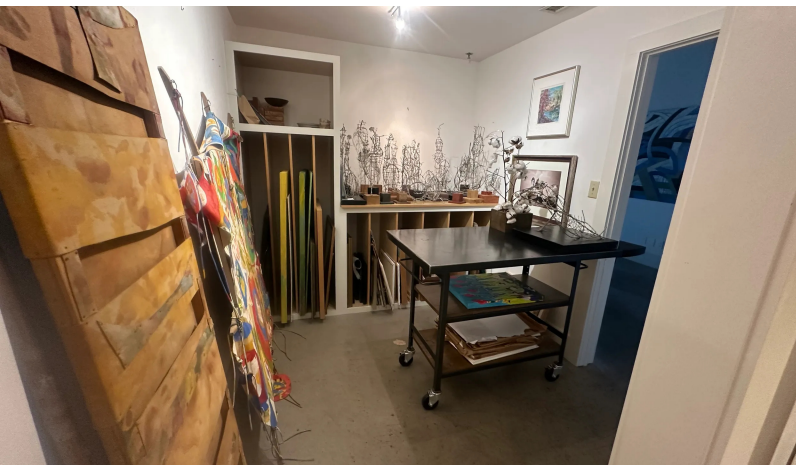
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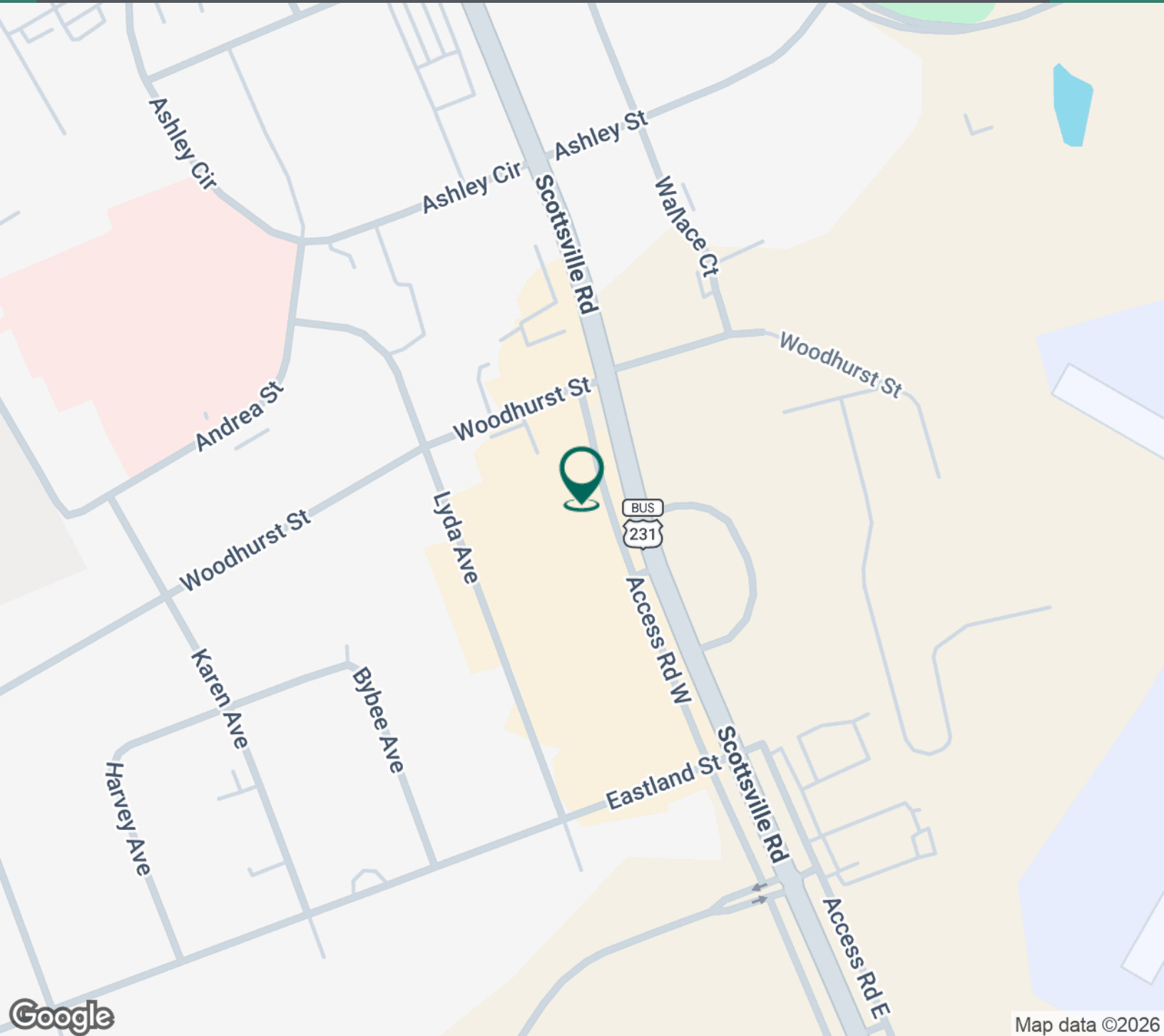
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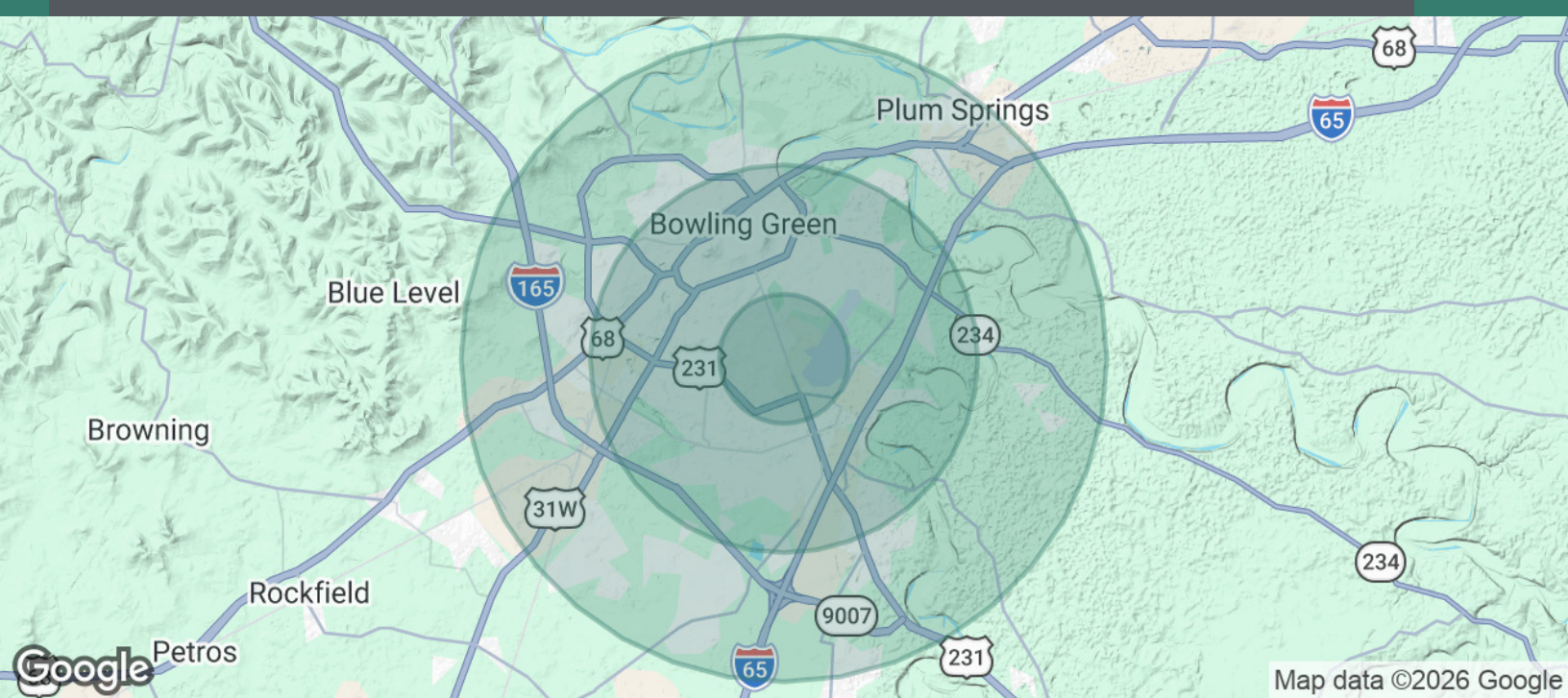
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,272	60,551	91,729
Average Age	40.0	33.0	33.1
Average Age (Male)	37.8	31.4	31.6
Average Age (Female)	45.2	35.0	34.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,517	25,661	37,760
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$80,331	\$67,277	\$71,354
Average House Value	\$200,802	\$173,663	\$176,525

2020 American Community Survey (ACS)

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