

## RETAIL PROPERTY FOR SALE & LEASE

# 1432 CAMPBELL LN

Bowling Green, KY 42104



### PROPERTY DESCRIPTION

Prime redevelopment corner consisting of 1.26 acres with 280' of frontage and 1 curb cut along Campbell Lane and 200' of depth and 1 curb cut along Merrick Place Ct. The property is zoned Highway Business and boasts over 26,000 vehicles a day traffic count along Campbell Lane. Current use is automotive sales with an existing 1,549 SF building sales office and 1,200 SF detail shop located on-site.

### PROPERTY HIGHLIGHTS

- Curb Cut and Turning Lane Access from Campbell Lane
- Corner Property
- Zoned Highway Business
- 26,000 Vehcile Traffic Count
- 280' of Frontage and 200' of Depth

### OFFERING SUMMARY

|                |                          |
|----------------|--------------------------|
| Sale Price:    | \$1,950,000              |
| Lease Rate:    | \$120,000 per year (NNN) |
| Available SF:  | 1.28 Acres               |
| Lot Size:      | 56,000 SF                |
| Building Size: | 1,545 SF                 |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 158       | 458       | 3,124    |
| Total Population  | 377       | 1,067     | 6,739    |
| Average HH Income | \$80,236  | \$78,668  | \$73,267 |

Alex Nottmeier, CCIM, SIOR

Principal Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

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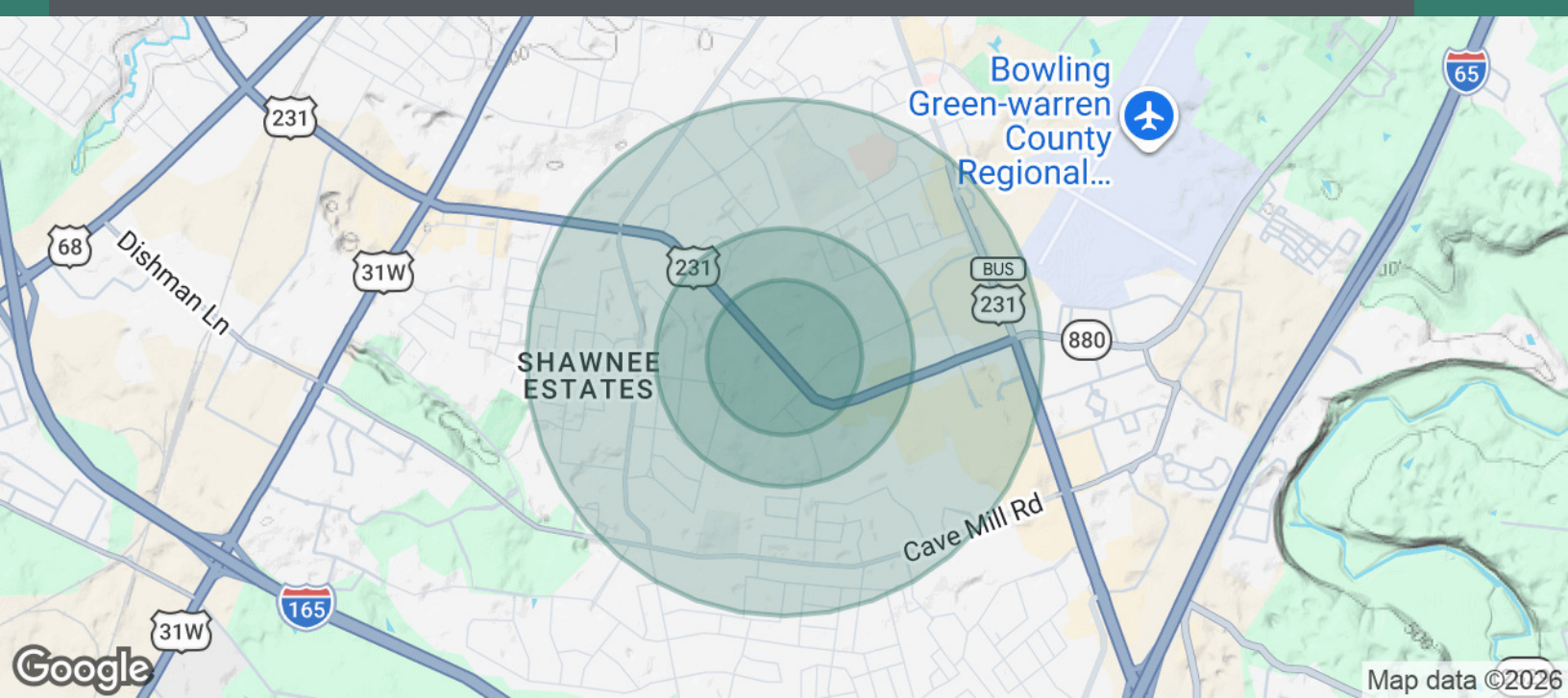
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 377       | 1,067     | 6,739  |
| Average Age          | 46        | 45        | 42     |
| Average Age (Male)   | 43        | 43        | 40     |
| Average Age (Female) | 48        | 48        | 44     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 158       | 458       | 3,124     |
| # of Persons per HH | 2.4       | 2.3       | 2.2       |
| Average HH Income   | \$80,236  | \$78,668  | \$73,267  |
| Average House Value | \$441,541 | \$431,918 | \$356,627 |

2020 American Community Survey (ACS)

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