

## RETAIL PROPERTY FOR LEASE

# FORMER CORNER BAKERY

1951 Scottsville Road, Bowling Green, KY 42104



### PROPERTY DESCRIPTION

Stand-alone restaurant constructed in 2014 with a covered patio and drive-thru. Situated on 1.12 acres with 75 parking spaces. Desirable location with 32,000 daily vehicle traffic count and abundant retail located in the immediate area. Existing furniture, fixtures & equipment remains.

### PROPERTY HIGHLIGHTS

- Stand Alone Restaurant
- Covered Patio
- Drive-Thru
- 75 Parking Spaces

### OFFERING SUMMARY

|                  |                  |
|------------------|------------------|
| Lease Rate:      | Negotiable (NNN) |
| Number of Units: | 1                |
| Available SF:    | 4,700 SF         |
| Lot Size:        | 1.12 Acres       |
| Building Size:   | 4,700 SF         |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 128        | 499       | 2,470    |
| Total Population  | 244        | 1,004     | 5,074    |
| Average HH Income | \$75,497   | \$80,919  | \$78,850 |

**Alex Nottmeier, CCIM, SIOR**

Principal Broker  
Office: 270.781.8000 x1  
Cell: 270.796.0011  
alex@ntrcommercial.com

**NTR** | COMMERCIAL

ntrcommercial.com

RETAIL PROPERTY FOR LEASE

## EXTERIOR PICTURES

1951 Scottsville Road, Bowling Green, KY 42104



**Alex Nottmeier, CCIM, SIOR**

Principal Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

**NTR** | COMMERCIAL

[ntrcommercial.com](http://ntrcommercial.com)

# RETAIL PROPERTY FOR LEASE

## INTERIOR DINING PICTURES

1951 Scottsville Road, Bowling Green, KY 42104



**Alex Nottmeier, CCIM, SIOR**

Principal Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

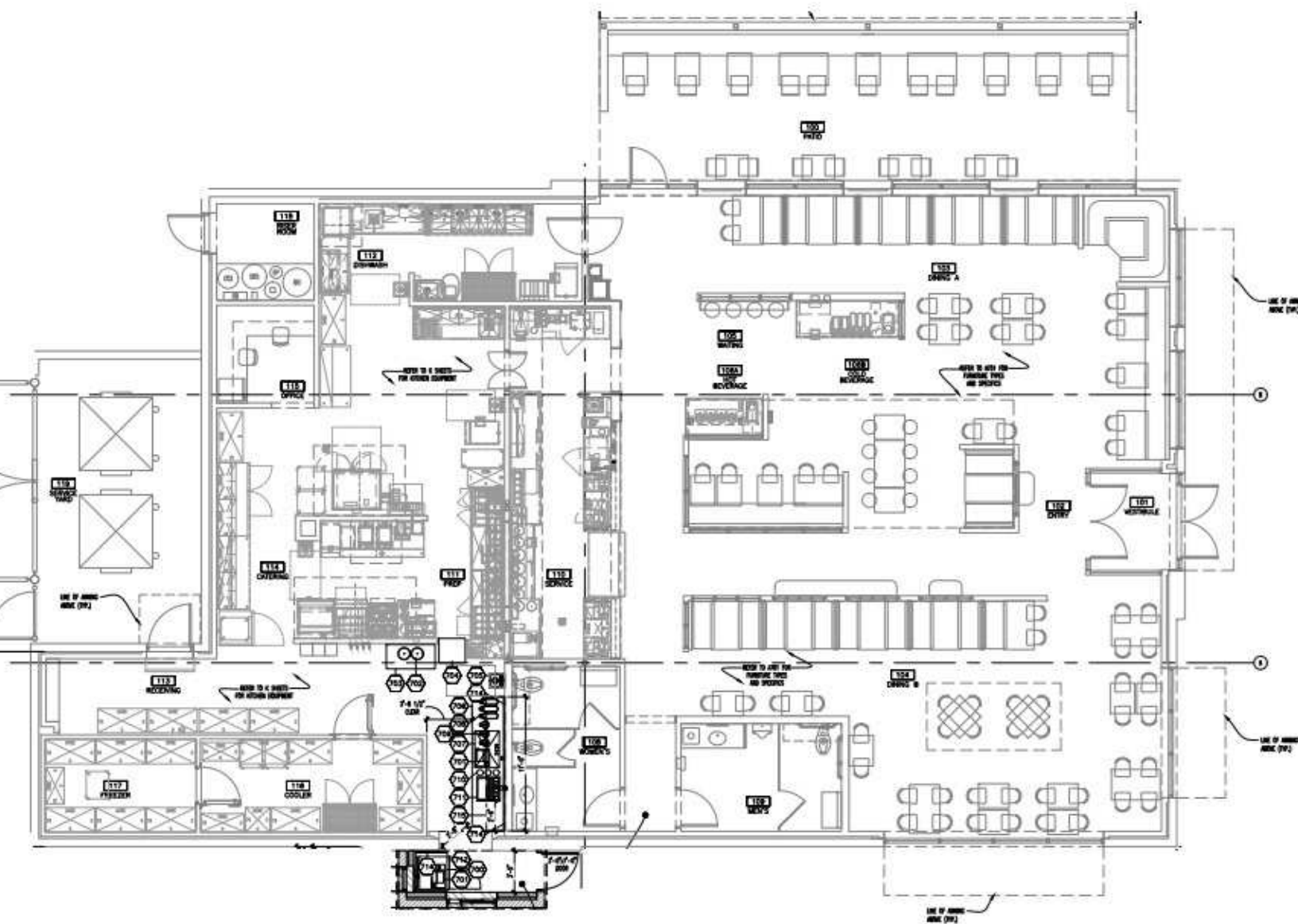
[alex@ntrcommercial.com](mailto:alex@ntrcommercial.com)

**NTR** | COMMERCIAL

[ntrcommercial.com](http://ntrcommercial.com)

# FLOOR PLAN

1951 Scottsville Road, Bowling Green, KY 42104



**Alex Nottmeier, CCIM, SIOR**

Principal Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

**NTR** | COMMERCIAL

ntrcommercial.com

RETAIL PROPERTY FOR LEASE

## RETAIL MAP

1951 Scottsville Road, Bowling Green, KY 42104



Alex Nottmeier, CCIM, SIOR

Principal Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

**NTR** | COMMERCIAL

ntrcommercial.com