

RETAIL PROPERTY FOR LEASE

1555 CAMPBELL LN

Bowling Green, KY 42104



PROPERTY DESCRIPTION

Anchor tenant opportunity in a neighborhood center along one of Bowling Green's main retail corridors boasting a 26,000 vehicle traffic count. Available as early as Q2 2026. Total square footage of the center is 37,000 SF, and total available square footage of the leased premises is 29,000 SF. Currently occupied for retail use.

PROPERTY HIGHLIGHTS

- 26,000 vehicle traffic count
- Prime Retail Location
- Abundant National Retail Located in Immediate Area
- Zoned Highway Business

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	29,000 SF
Lot Size:	4.09 Acres
Building Size:	37,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,086	12,383	24,119
Total Population	8,874	27,946	59,224
Average HH Income	\$76,325	\$81,966	\$84,126

Alex Nottmeier, CCIM, SIOR

Principal Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

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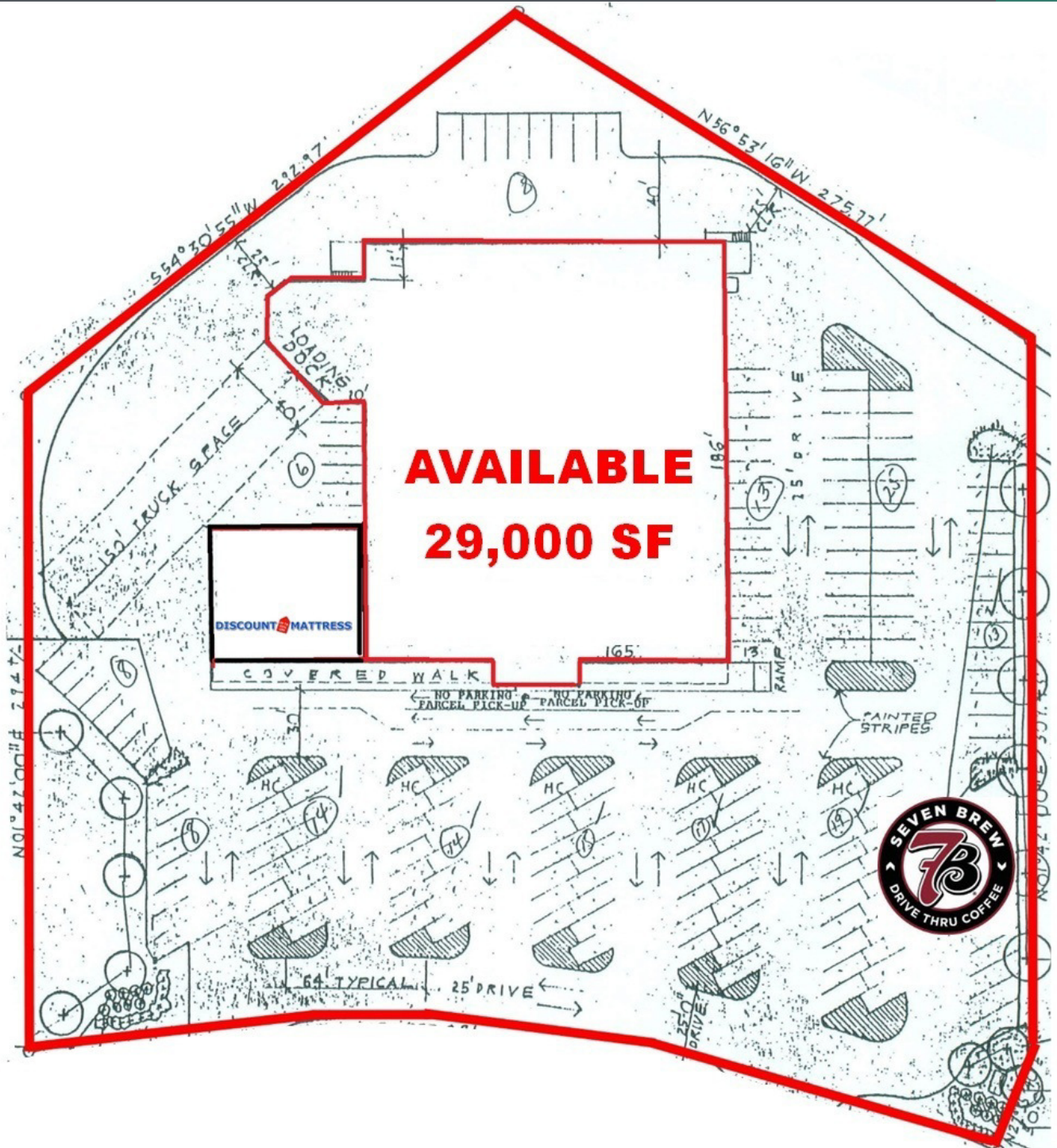
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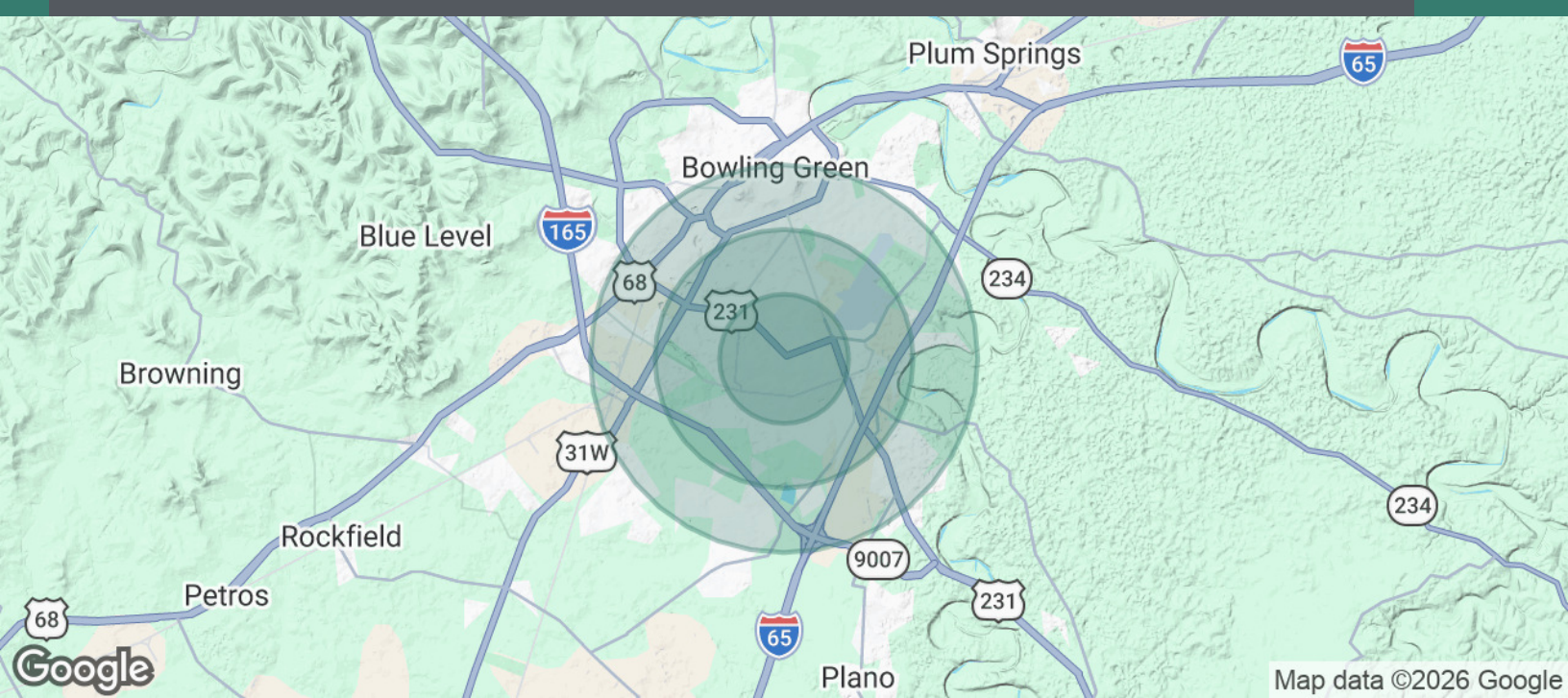
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,874	27,946	59,224
Average Age	40.2	37.7	33.9
Average Age (Male)	34.1	34.3	31.9
Average Age (Female)	45.5	40.5	35.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,086	12,383	24,119
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$76,325	\$81,966	\$84,126
Average House Value	\$363,271	\$322,391	\$314,184

2023 American Community Survey (ACS)

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