

## LAND FOR SALE

# 1589 U.S. 31 WEST BYPASS

Bowling Green, KY 42101



### PROPERTY DESCRIPTION

Prime signalized corner location in the heart of Bowling Green and in close proximity to Western Kentucky University. Frontage on 31-W By Pass, Cabell Drive and East 16th St with over 16,000 vehicles a day traffic count on 31-W By Pass. Positioned for high visibility and easy accessibility, this property is perfectly suited for retail, office, multi-family or mixed-use. Multiple access points from all 3 streets and zoned Highway Business. This well situated property presents an excellent redevelopment opportunity located in the heart of Bowling Green. Grocery and hardware restriction shall apply

### PROPERTY HIGHLIGHTS

- Zoned for Highway Business
- Existing asphalt in place
- Signalized intersection at 31-W By Pass and Cabell Drive
- Walking distance to Western Kentucky University

### OFFERING SUMMARY

|             |             |
|-------------|-------------|
| Sale Price: | \$2,800,000 |
| Lot Size:   | 3.91 Acres  |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 480        | 1,390     | 5,243    |
| Total Population  | 1,070      | 5,001     | 16,895   |
| Average HH Income | \$29,095   | \$36,106  | \$46,473 |

### Alex Nottmeier, CCIM, SIOR

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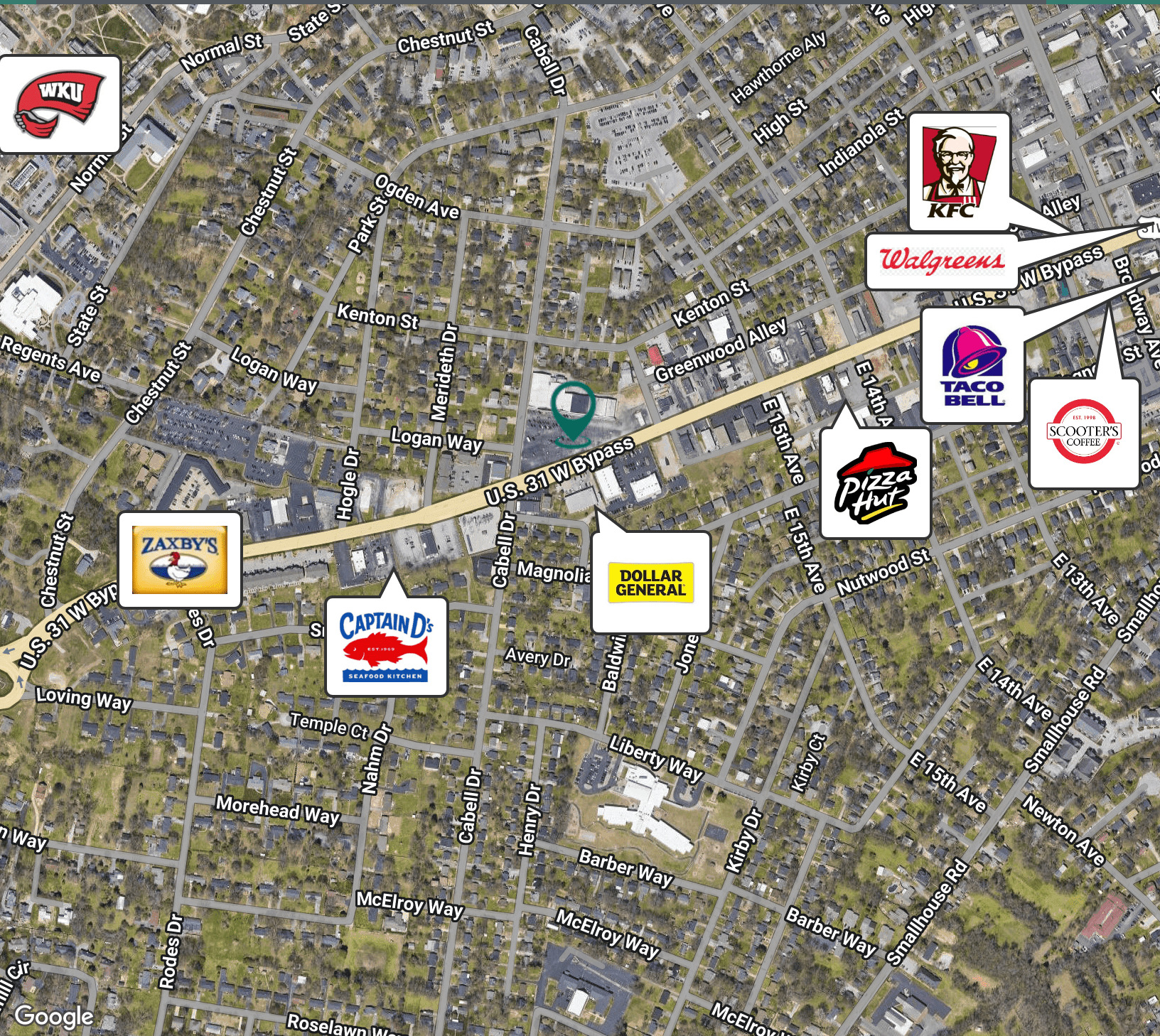
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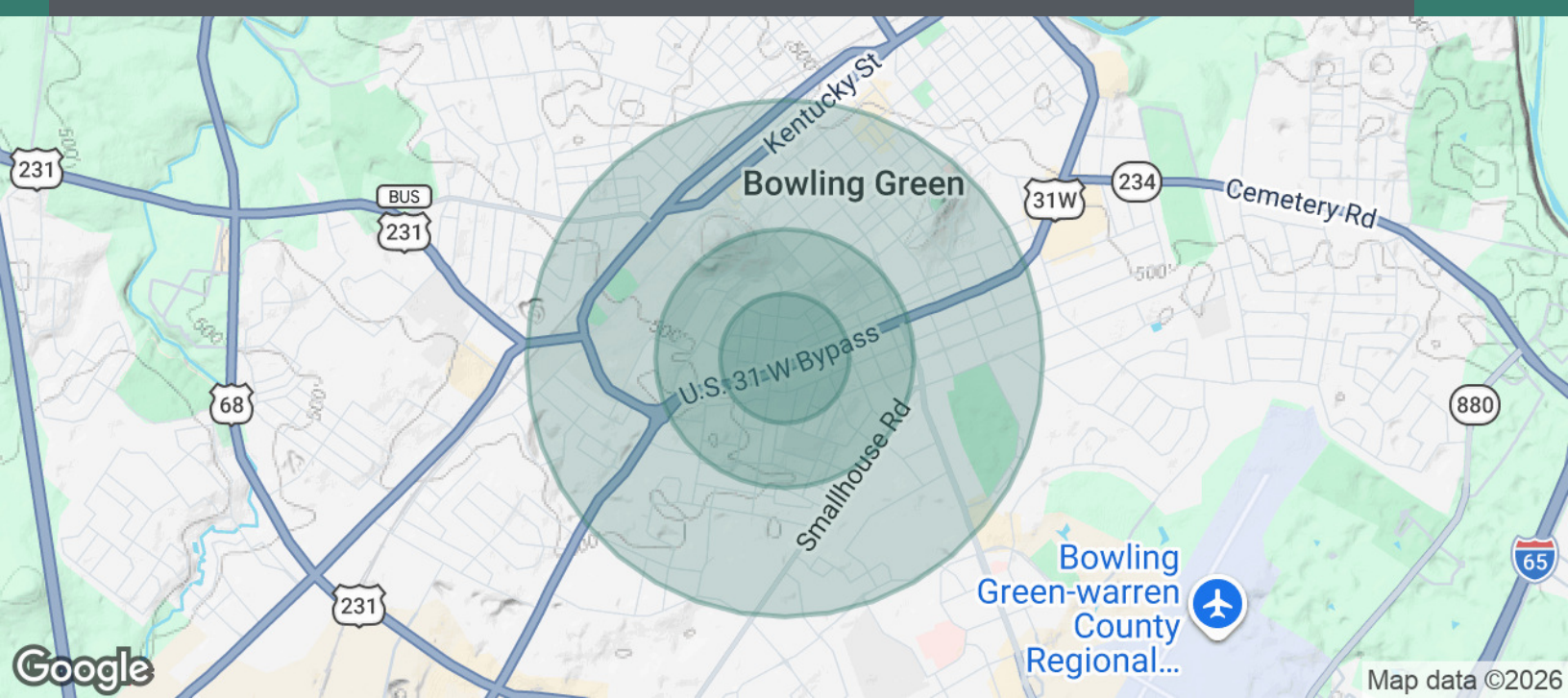
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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 1,070      | 5,001     | 16,895 |
| Average Age          | 23.5       | 23.1      | 25.8   |
| Average Age (Male)   | 21.9       | 22.1      | 24.9   |
| Average Age (Female) | 23.5       | 23.9      | 26.8   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 480        | 1,390     | 5,243     |
| # of Persons per HH | 2.2        | 3.6       | 3.2       |
| Average HH Income   | \$29,095   | \$36,106  | \$46,473  |
| Average House Value | \$87,039   | \$124,667 | \$186,508 |

2020 American Community Survey (ACS)

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