

LAND FOR SALE

CORNER OF NASHVILLE RD. & MEMPHIS JUNCTION

Bowling Green, KY 42101



PROPERTY DESCRIPTION

16.12 acres of redevelopment opportunity. Located on the corner of Nashville Rd. & Memphis Junction Rd. with frontage on Hwy 165. Current zoning is light industrial and agriculture. Redevelopment opportunities include retail, hospitality, flex or mixed use. Located along the Nashville Rd. corridor in South Bowling Green, one of the fastest growth areas in the region.

PROPERTY HIGHLIGHTS

- Redevelopment Opportunity
- 27,000 AADT Traffic County
- Corner Location with Frontage on Hwy 165
- Tremendous Growth in Immediate Area

OFFERING SUMMARY

Sale Price:	\$4,950,000
Lot Size:	16.12 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	50	282	1,002
Total Population	128	691	2,519
Average HH Income	\$87,209	\$76,835	\$84,049

Alex Nottmeier, CCIM, SIOR

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

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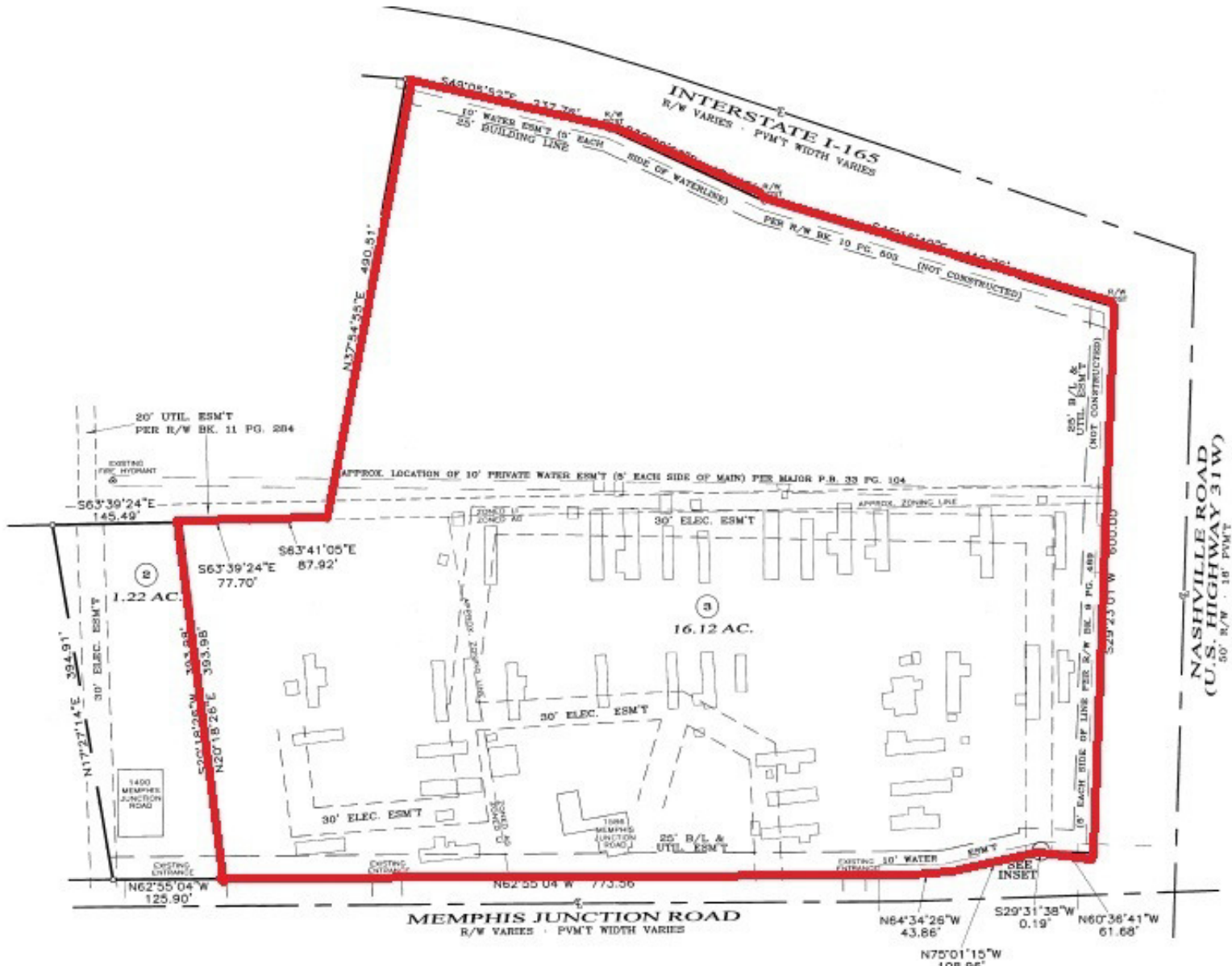
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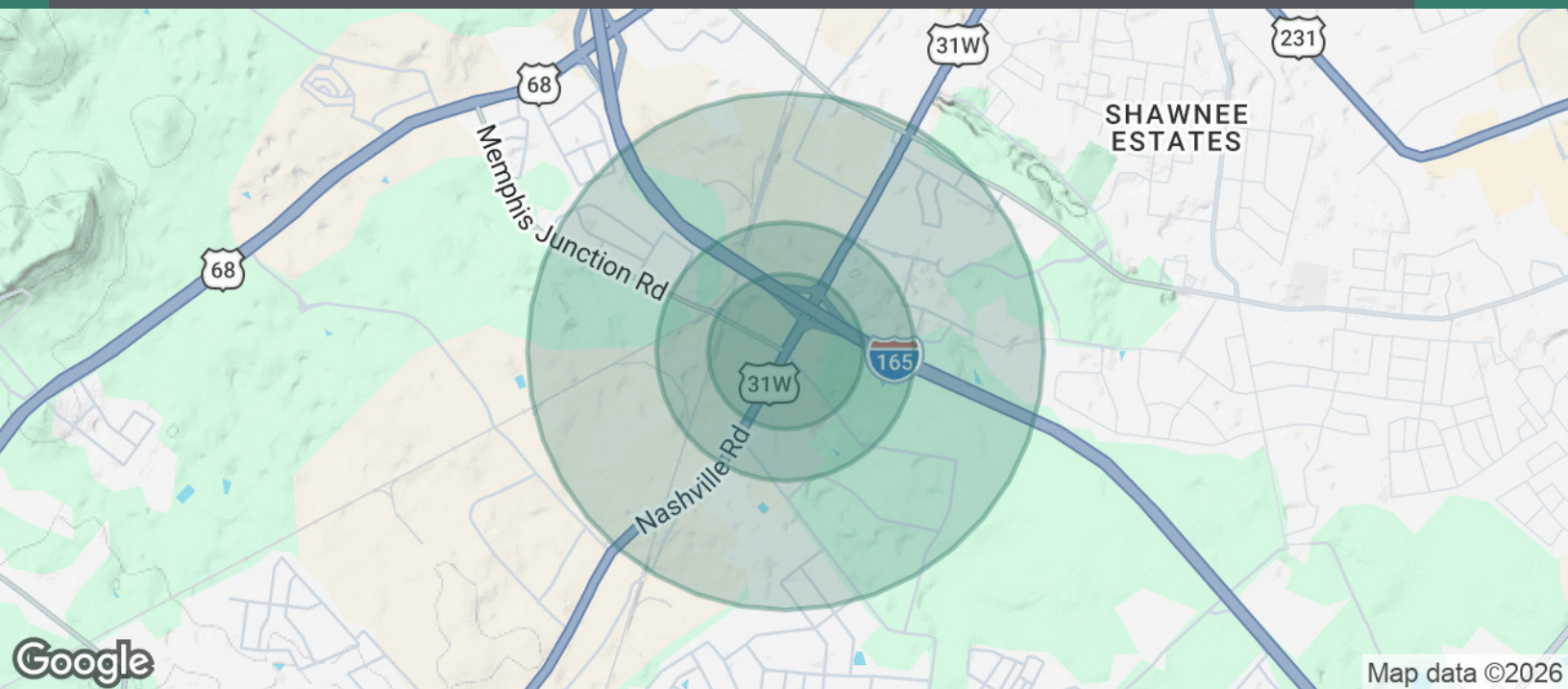
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	128	691	2,519
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	50	282	1,002
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$87,209	\$76,835	\$84,049
Average House Value	\$334,421	\$306,596	\$320,591

2020 American Community Survey (ACS)

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