

RETAIL PROPERTY FOR LEASE

FORMER STAND ALONE RESTAURANT

2450 Scottsville Road, Bowling Green, KY 42103



PROPERTY DESCRIPTION

6,700 SF existing restaurant built in 2016, and includes outdoor covered patio seating and drive-thru. Situated on 2 acres and includes 87 exclusive parking spaces. Additional parking can be added on the .30 acre grass area in the rear. Total property is a 2.81-acre site with proposed cross-parking rights to the remaining .81 acre parcel, which currently contains 60 parking spaces.

PROPERTY HIGHLIGHTS

- Stand-Alone Restaurant on 2 acres
- Covered Patio Area
- Drive Thru
- 32,000 Vehicle Traffic Count
- 250' of Frontage and Across from Regional Mall
- Additional Cross Parking Opportunity on Adjacent .81 Acres

OFFERING SUMMARY

Lease Rate:	\$250,000 per year (NNN) for restaurant and 2 acres \$100,000 per year (NNN) for .81 acres
Available SF:	6,700
Lot Size:	2 Acres
Building Size:	6,700 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	254	898	3,833
Total Population	487	1,704	7,695
Average HH Income	\$60,003	\$64,091	\$67,525

Alex Nottmeier, CCIM, SIOR

Principal Broker
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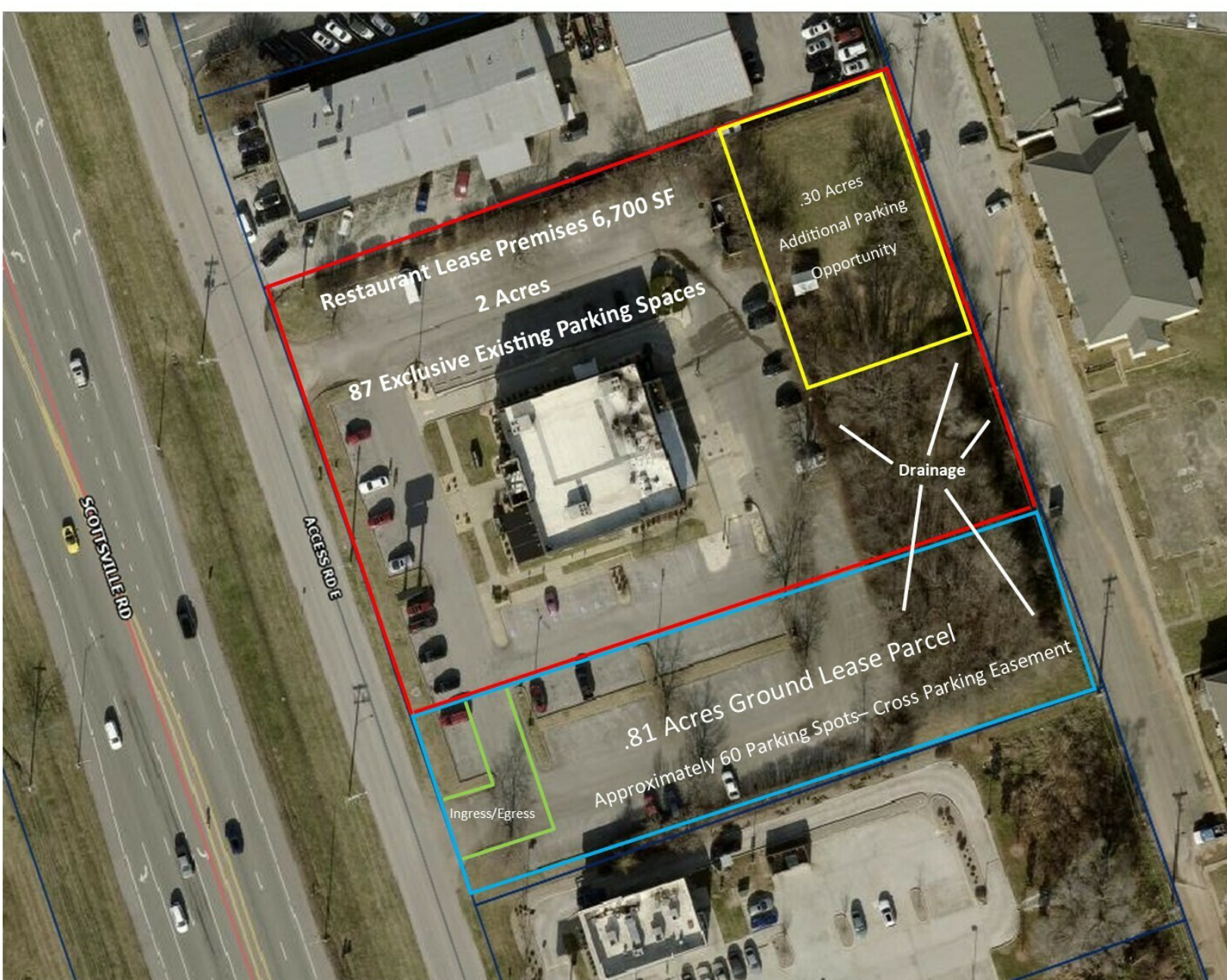
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RETAIL PROPERTY FOR LEASE

FORMER SMOKEY BONES

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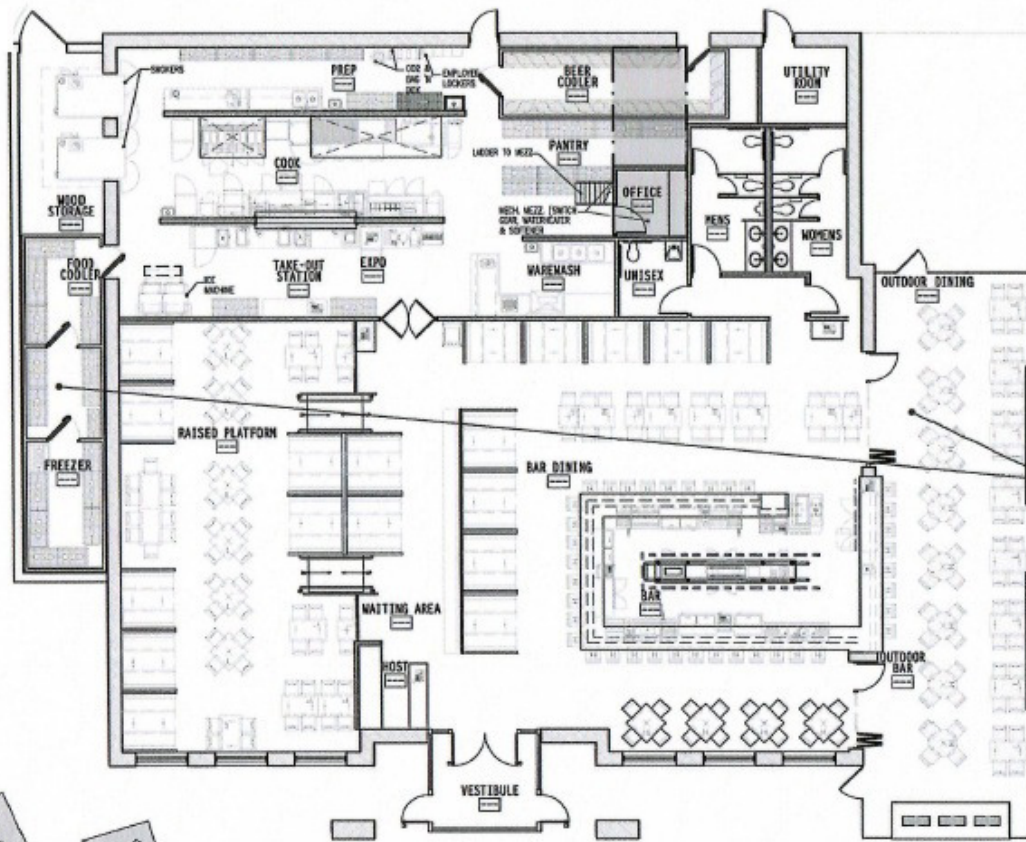
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PROTOTYPICAL FLOOR PLAN

SCALE: 3/32"=1'-0"



VIEW 3
(EYE LEVEL)

VIEW 5
(EYE LEVEL)

VIEW 1
(BIRDS-EYE)

VIEW 2
(BIRDS-EYE)

VIEW 4
(EYE LEVEL)

October 6th '15
(C) 2015, BARKER WESTON, INC.
ALL RIGHTS RESERVED

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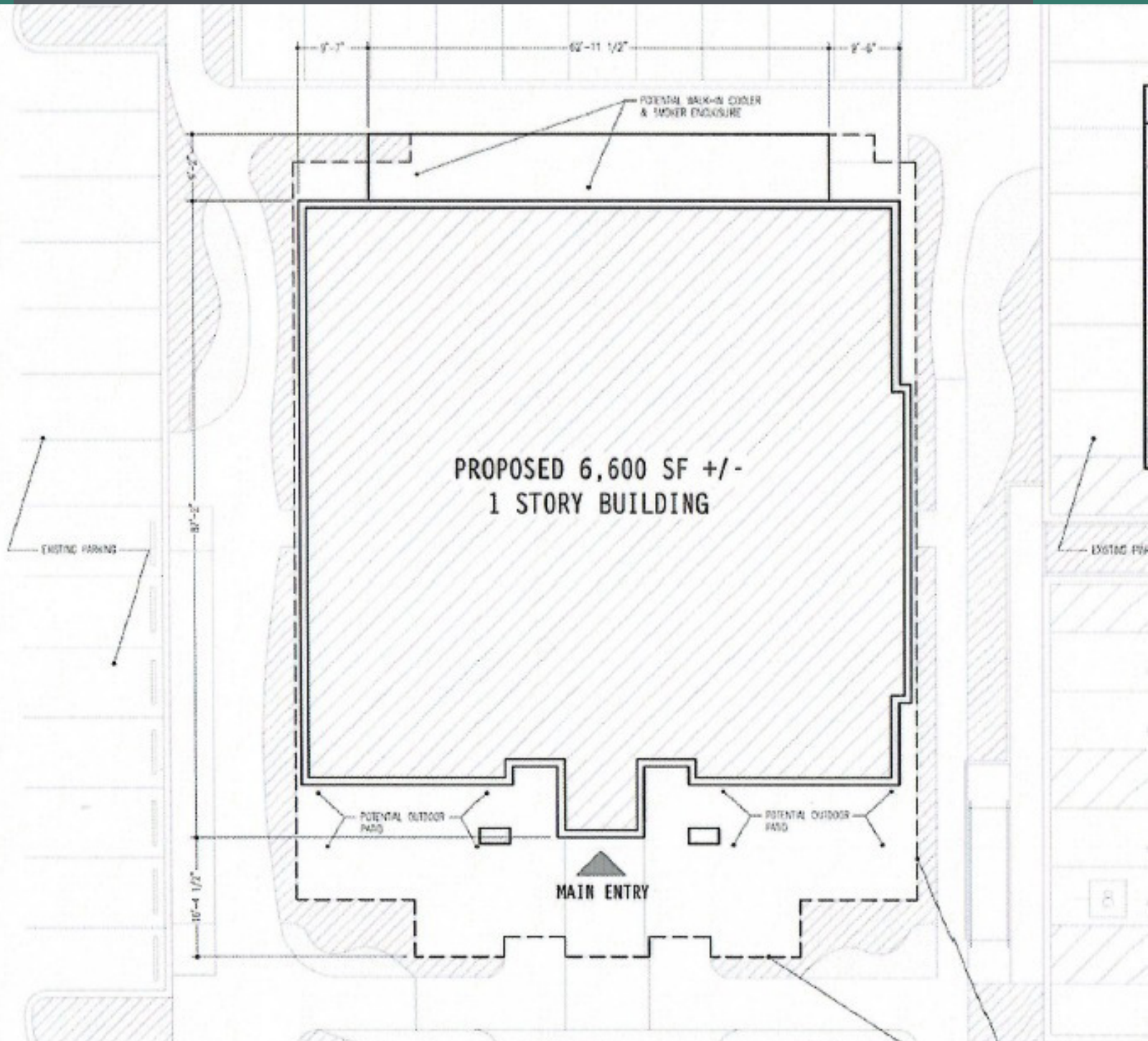
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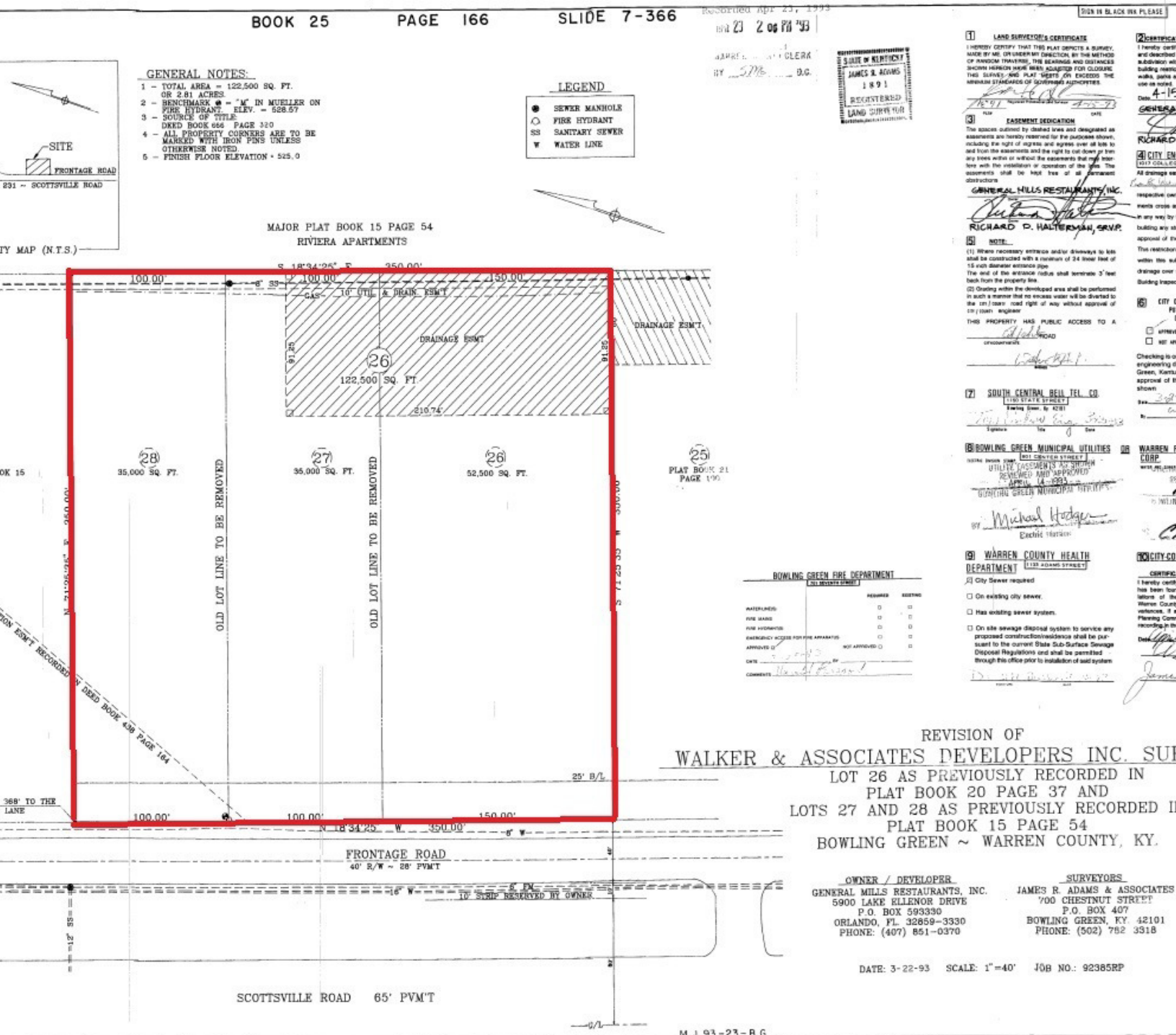
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