

LAND FOR SALE

GLASGOW RD./SUNNYSIDE GOTT RD.

Bowling Green, KY 42101



PROPERTY DESCRIPTION

Discover an exceptional industrial investment opportunity at Glasgow Road and Sunnyside Gott Road in Bowling Green, KY. This premier property offers prime land for industrial development, strategically positioned near the Kentucky Transpark and located less than 2 miles from I-65. With ample space for future expansion and strategic access to key transportation routes and existing industry, this site is ready to support the growth of your industrial operations.

PROPERTY HIGHLIGHTS

- New development opportunity
- Recent rezoning for Industrial Use
- Less than 2 miles to I-65
- Adjacent to Kentucky Transpark
- Abundant Manufacturing in the Immediate Area

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	16.398 Acres
Zoning	Industrial
Distance to I-65	Less than 2 miles

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	22	82	305
Total Population	53	202	753
Average HH Income	\$61,655	\$62,291	\$63,026

Alex Nottmeier, CCIM, SIOR

Principal Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

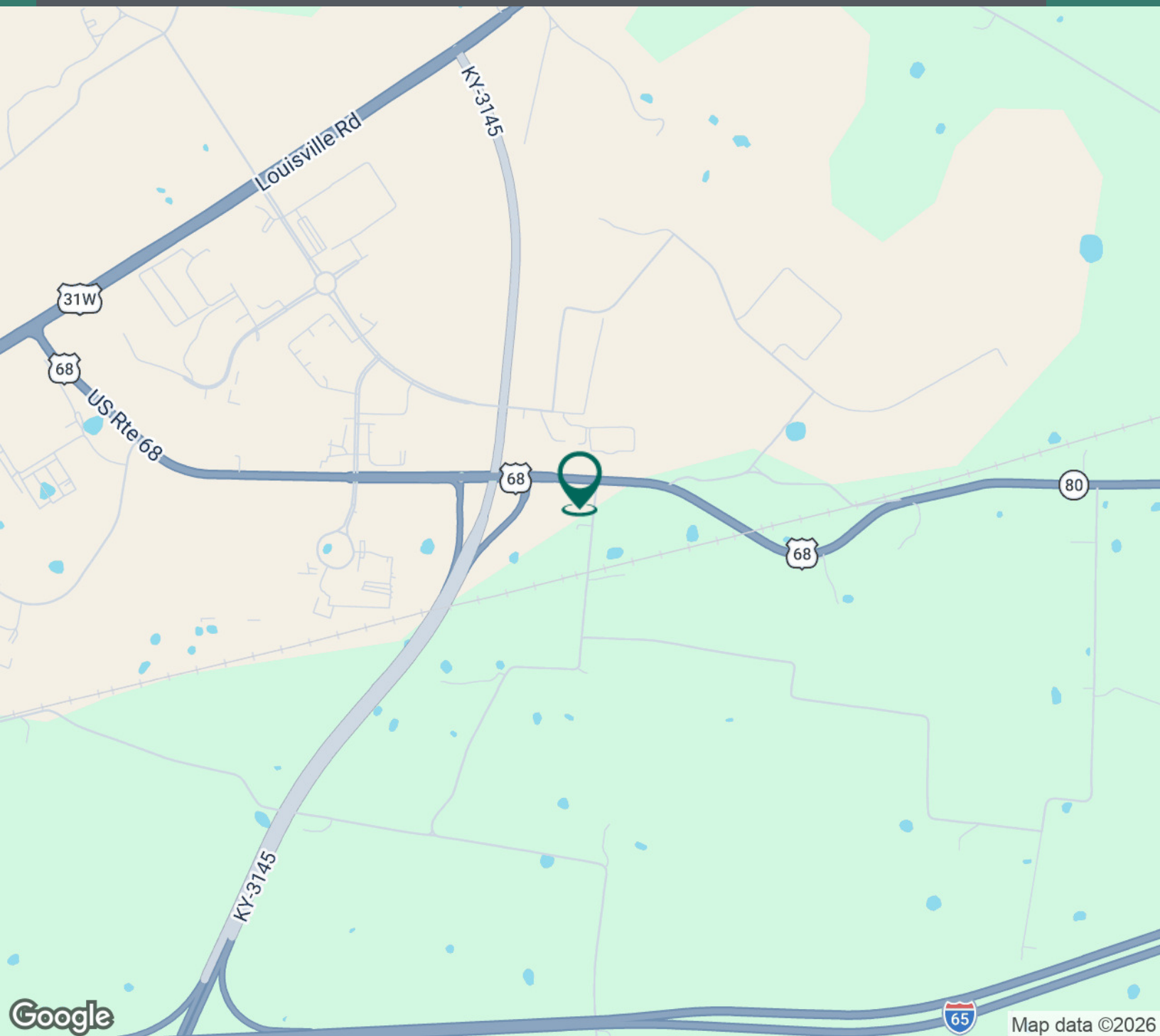
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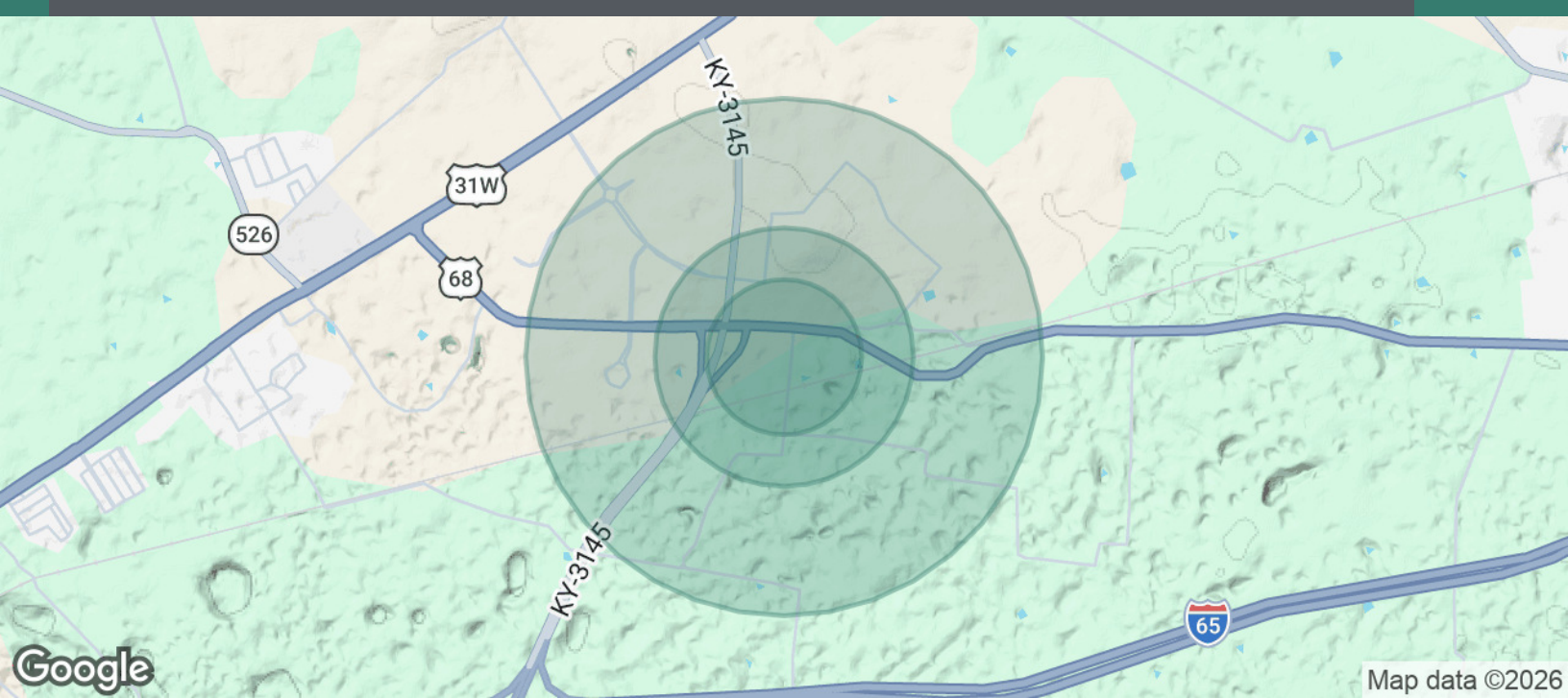
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	53	202	753
Average Age	34	34	34
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	22	82	305
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$61,655	\$62,291	\$63,026
Average House Value	\$261,689	\$259,679	\$258,318

2020 American Community Survey (ACS)

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