

RETAIL PROPERTY FOR SALE & LEASE

2622 SCOTTSVILLE ROAD

Bowling Green, KY 42103



DESCRIPTION

Strategically positioned, this 23,500 SF standalone retail building offers exceptional visibility and access in one of Bowling Green's most dynamic commercial corridors. Located directly across from the Greenwood Mall, the property benefits from high daily traffic counts, a strong regional retail draw, and proximity to national brands, restaurants, and service providers.

PROPERTY HIGHLIGHTS

- 23,500 SF Stand Alone Retail
- Located Directly Across from Greenwood Mall
- 31,500 Vehicle Traffic Count
- 130 Onsite Parking Spaces
- Attractive interior layout

OFFERING SUMMARY

Sale Price:	\$4,500,000
Lease Rate:	Negotiable
Building Size:	23,500 SF
Lot Size:	1.9 Acres
Parking:	130 Onsite Parks

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	371	1,050	3,402
Total Population	898	2,422	7,601
Average HH Income	\$47,520	\$50,294	\$64,374

Alex Nottmeier, CCIM, SIOR

Principal Broker

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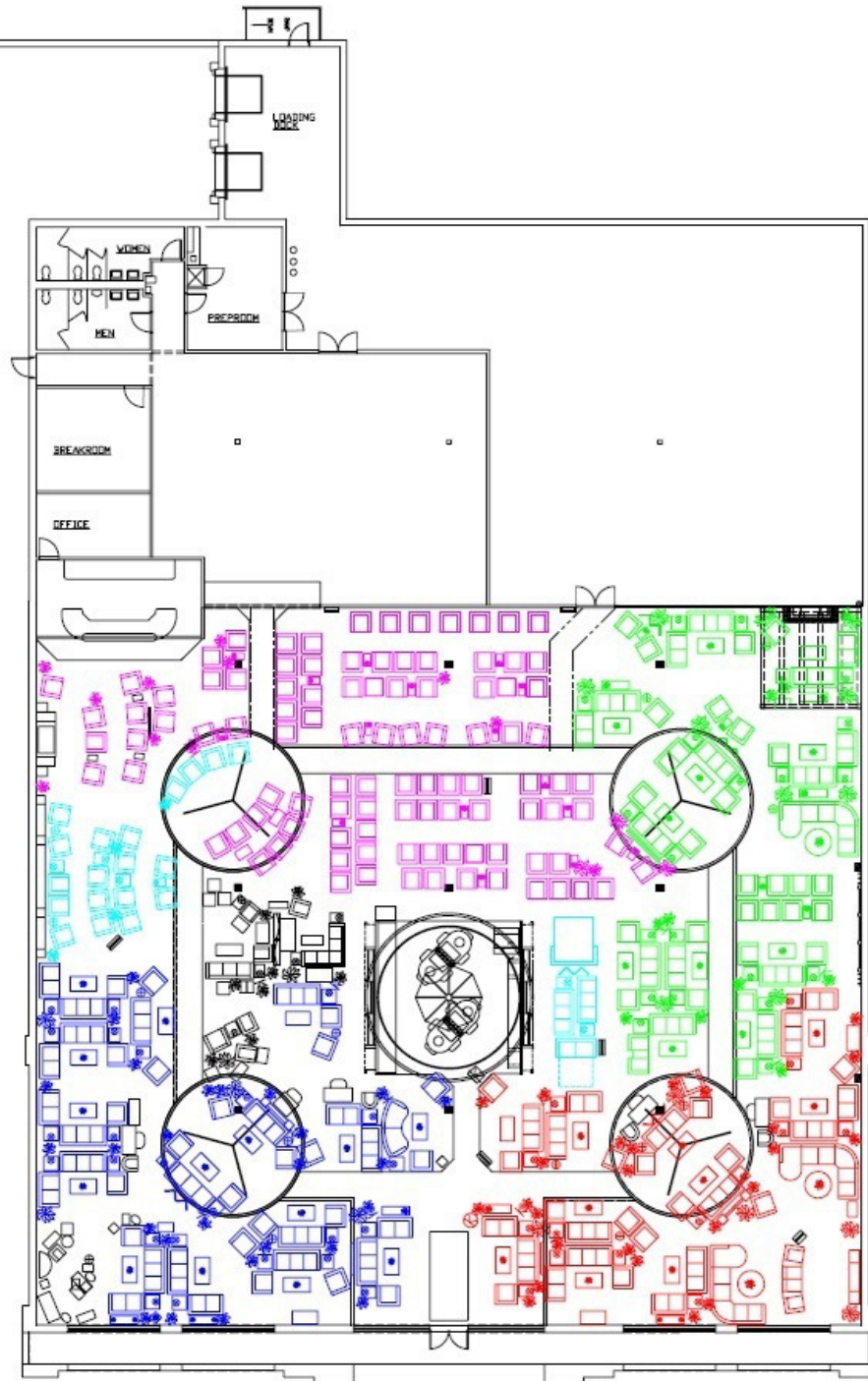
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The site plan illustrates the proposed development for Visionworks Spectrum. The building footprint is outlined in red and includes a loading dock. The parking lot is shown with individual parking spaces. The plan also indicates setbacks from Pedigo Way, Frontage Road, and Scottsville Road. Key dimensions include a 20' ingress/egress easement, a 10' utility and drain easement, and a 23,500 SF available building area. The lot is situated between Pedigo Way to the north, Frontage Road to the east, and Scottsville Road to the south. A sign lot out-parcel is also shown to the east of the main lot.

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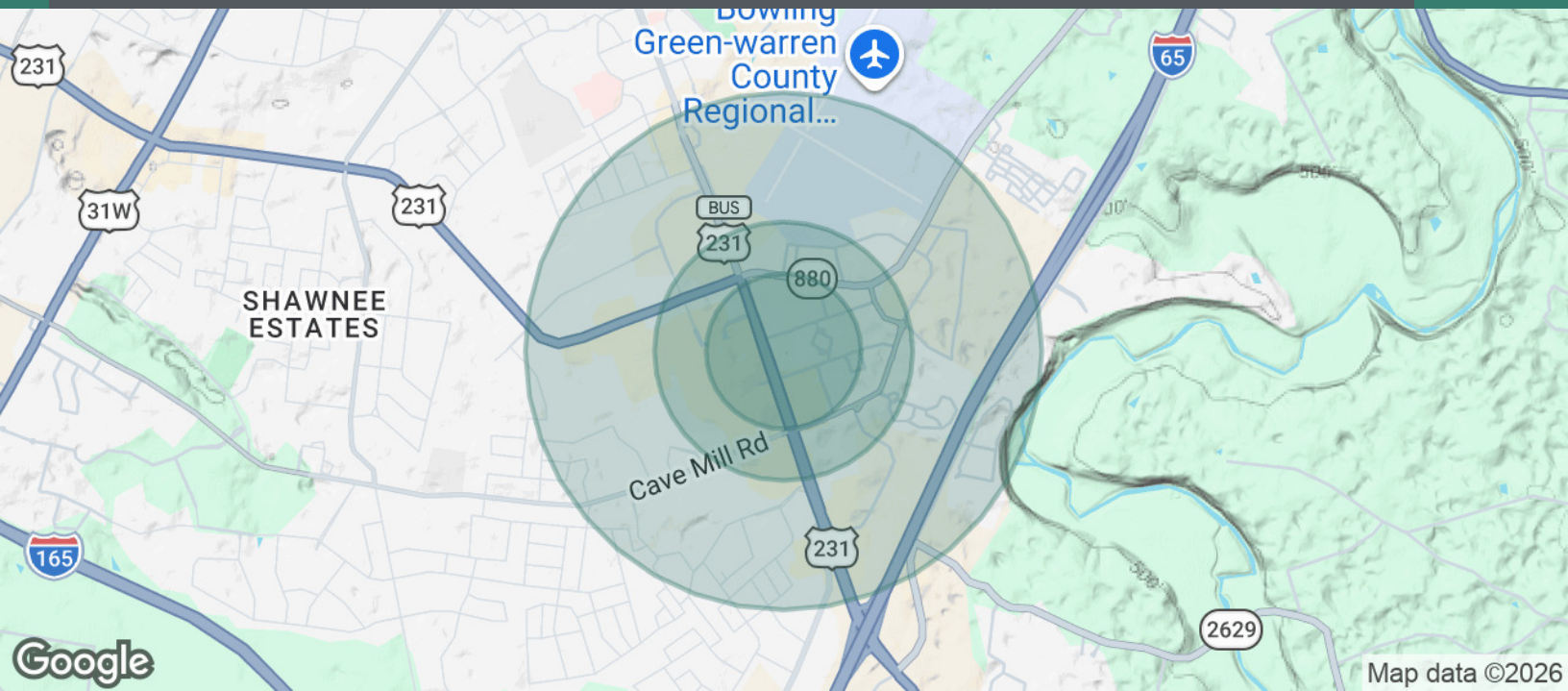
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	898	2,422	7,601
Average Age	36	37	37
Average Age (Male)	34	35	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	371	1,050	3,402
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$47,520	\$50,294	\$64,374
Average House Value	\$141,147	\$166,890	\$233,287

2020 American Community Survey (ACS)

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