

RETAIL PROPERTY FOR SALE & LEASE

1432 CAMPBELL LN

Bowling Green, KY 42104



PROPERTY DESCRIPTION

Prime redevelopment corner consisting of 1.26 acres with 280' of frontage and 1 curb cut along Campbell Lane and 200' of depth and 1 curb cut along Merrick Place Ct. The property is zoned Highway Business and boasts over 26,000 vehicles a day traffic count along Campbell Lane. Current use is automotive sales with an existing 1,549 SF building sales office and 1,200 SF detail shop located on-site.

PROPERTY HIGHLIGHTS

- Curb Cut and Turning Lane Access from Campbell Lane
- Corner Property
- Zoned Highway Business
- 26,000 Vehicle Traffic Count
- 280' of Frontage and 200' of Depth

OFFERING SUMMARY

| | |
|----------------|-----------------------------|
| Sale Price: | \$1,950,000 |
| Lease Rate: | \$120,000.00 per year (NNN) |
| Available SF: | 1.28 Acres |
| Lot Size: | 56,000 SF |
| Building Size: | 1,545 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 158 | 458 | 3,124 |
| Total Population | 377 | 1,067 | 6,739 |
| Average HH Income | \$80,236 | \$78,668 | \$73,267 |

Alex Nottmeier, CCIM, SIOR

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Neal Turner Realty
Commercial and Industrial Brokerage

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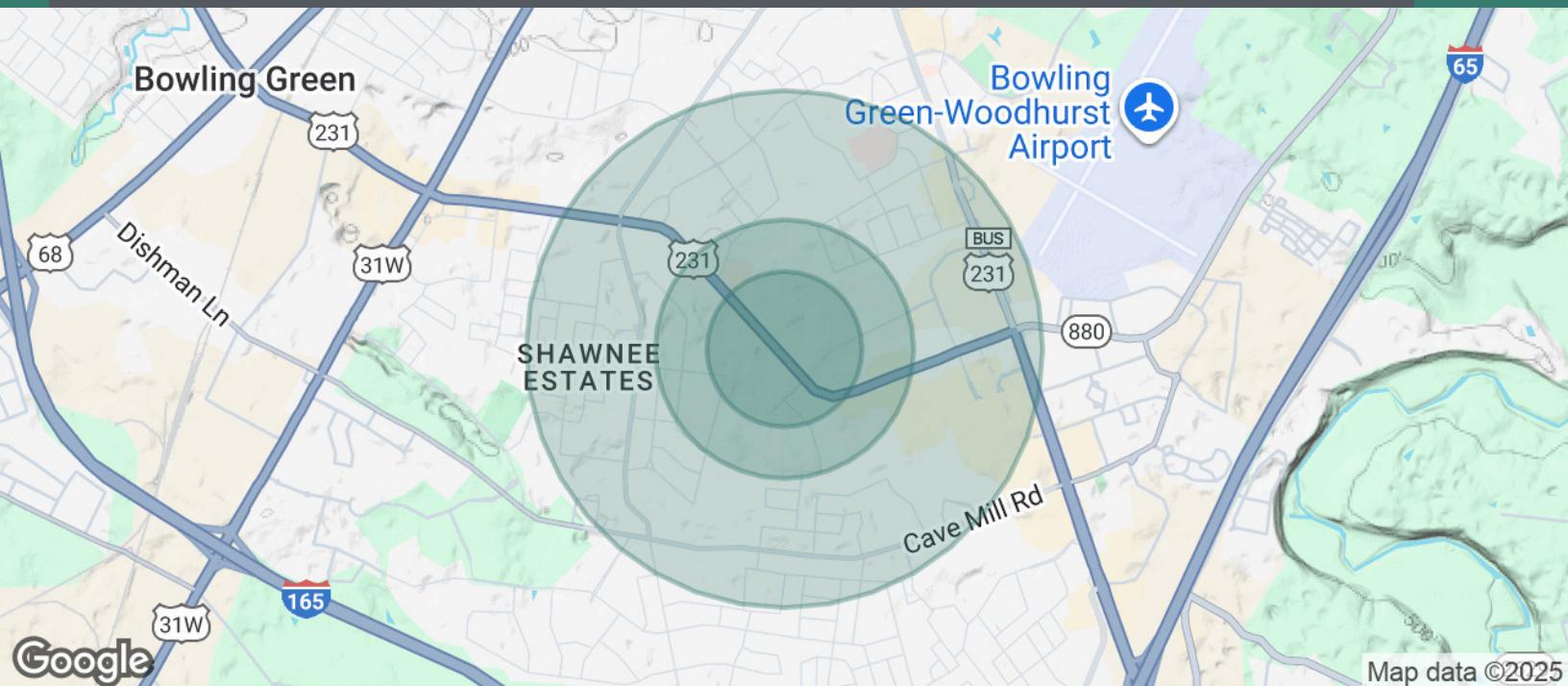
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 377 | 1,067 | 6,739 |
| Average Age | 46 | 45 | 42 |
| Average Age (Male) | 43 | 43 | 40 |
| Average Age (Female) | 48 | 48 | 44 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 158 | 458 | 3,124 |
| # of Persons per HH | 2.4 | 2.3 | 2.2 |
| Average HH Income | \$80,236 | \$78,668 | \$73,267 |
| Average House Value | \$441,541 | \$431,918 | \$356,627 |

Demographics data derived from AlphaMap

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