

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 Vehcile 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

Principal Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

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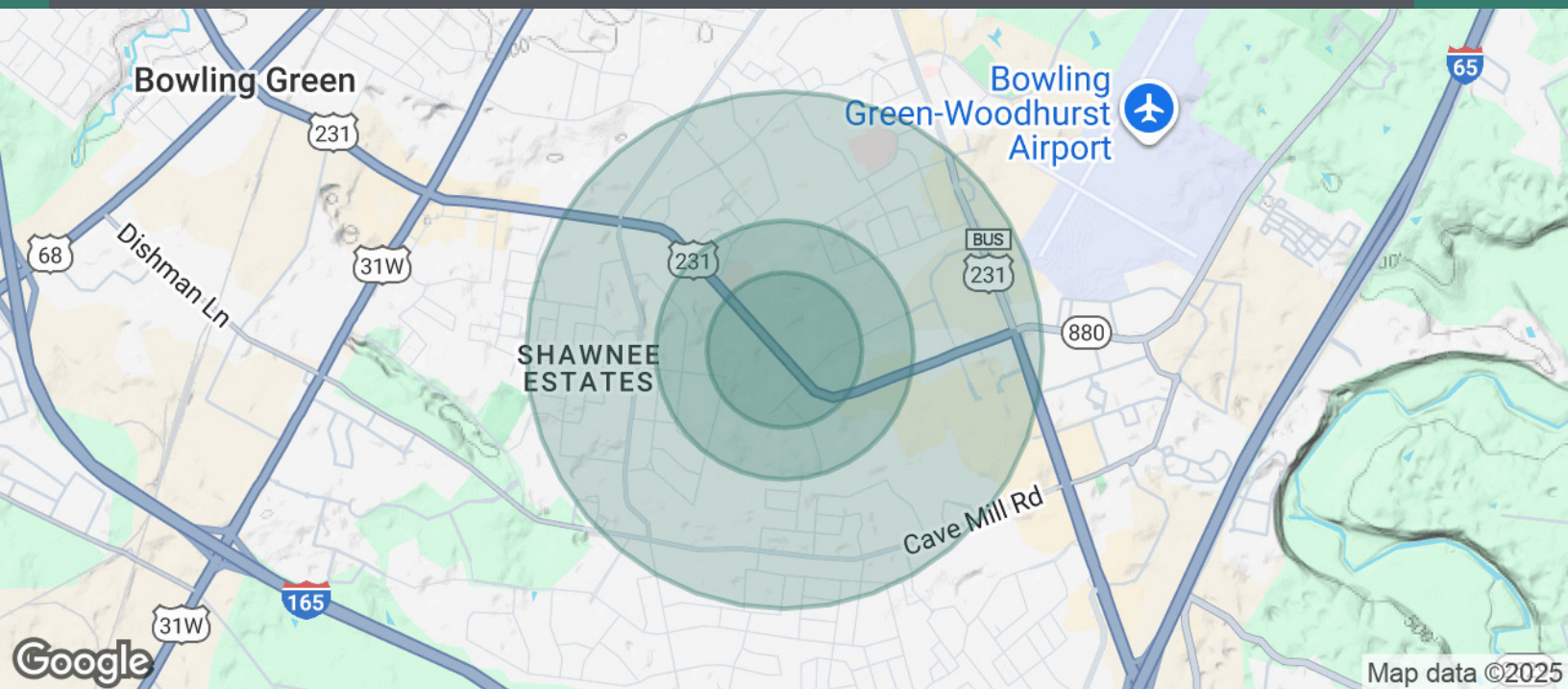
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	377	1,067	6,739
Average Age	46	45	42
Average Age (Male)	43	43	40
Average Age (Female)	48	48	44

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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