

RETAIL PROPERTY FOR LEASE

2710 NASHVILLE RD, SUITE 117

Bowling Green, KY 42101



PROPERTY DESCRIPTION

1,476 SF inline retail space in a busy Kroger center at the intersection of Campbell Lane and Nashville Road (US 31W). Fronting on Campbell Lane, consists of open retail front with office, two restrooms, and storage area in the rear. Co-tenants include CATO, Kroger Wine & Spirits, Accurate Personnel, Pigtales & Crewcuts, Puerta Vallarta, Great Wall, Mancino's, and Poke Fresh restaurants, TA Staffing, Advance America, NG Nails, Be Happy Yoga and Salt Cave, and Look Sharp Dry Cleaners. Additional \$5.50/SF/YR CAM.

PROPERTY HIGHLIGHTS

- High Traffic Kroger Center
- Great Visibility Adjacent to Kroger Pharmacy Drive Thru
- Two Existing Restrooms

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Number of Units:	1
Available SF:	1,476 SF
Building Size:	1,476 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	615	1,249	3,557
Total Population	1,209	2,587	7,638
Average HH Income	\$43,055	\$51,185	\$69,725

Debby Peeples

Office: 270.781.8000 x4

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Neal Turner Realty
Commercial and Industrial Brokerage

ntrcommercial.com

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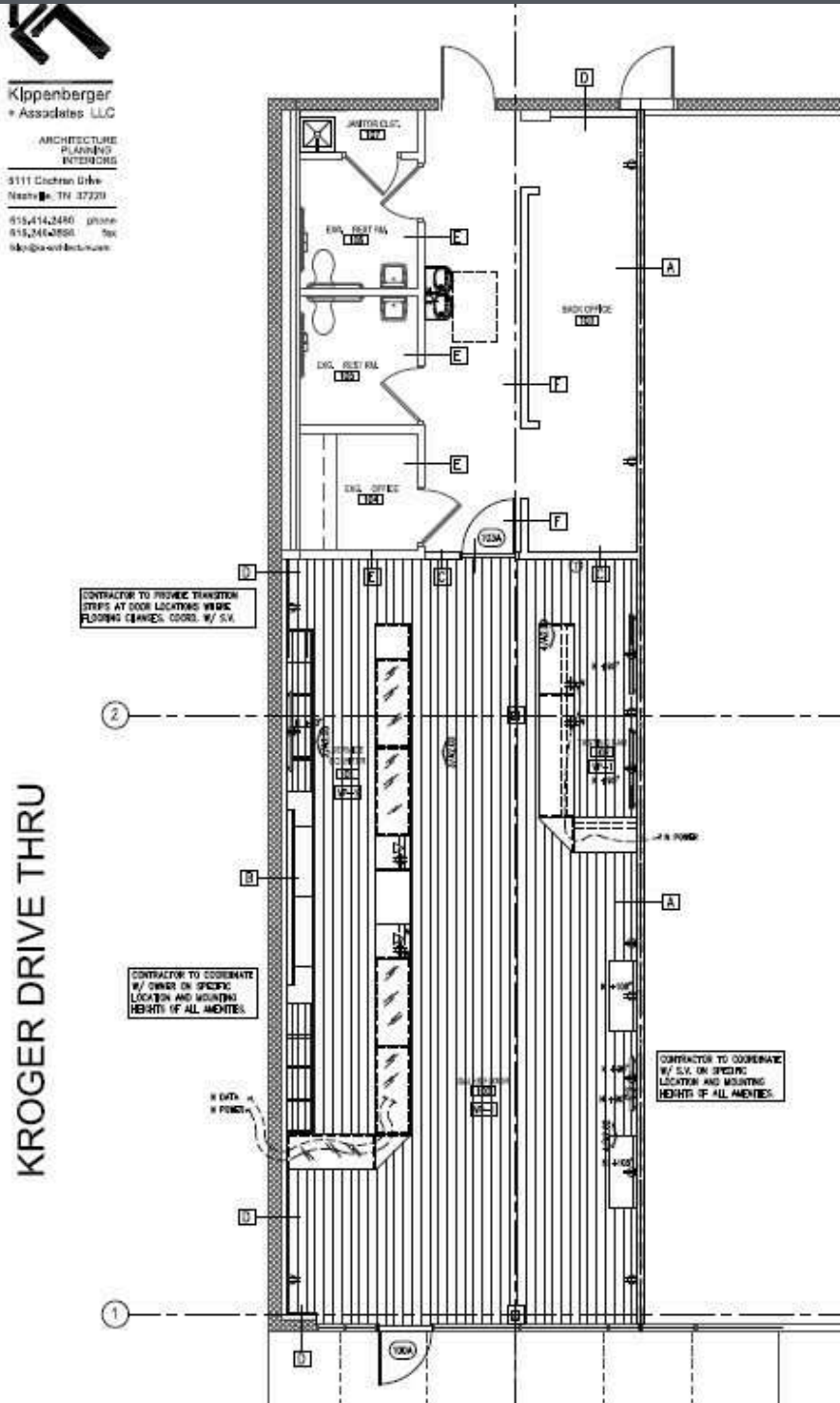


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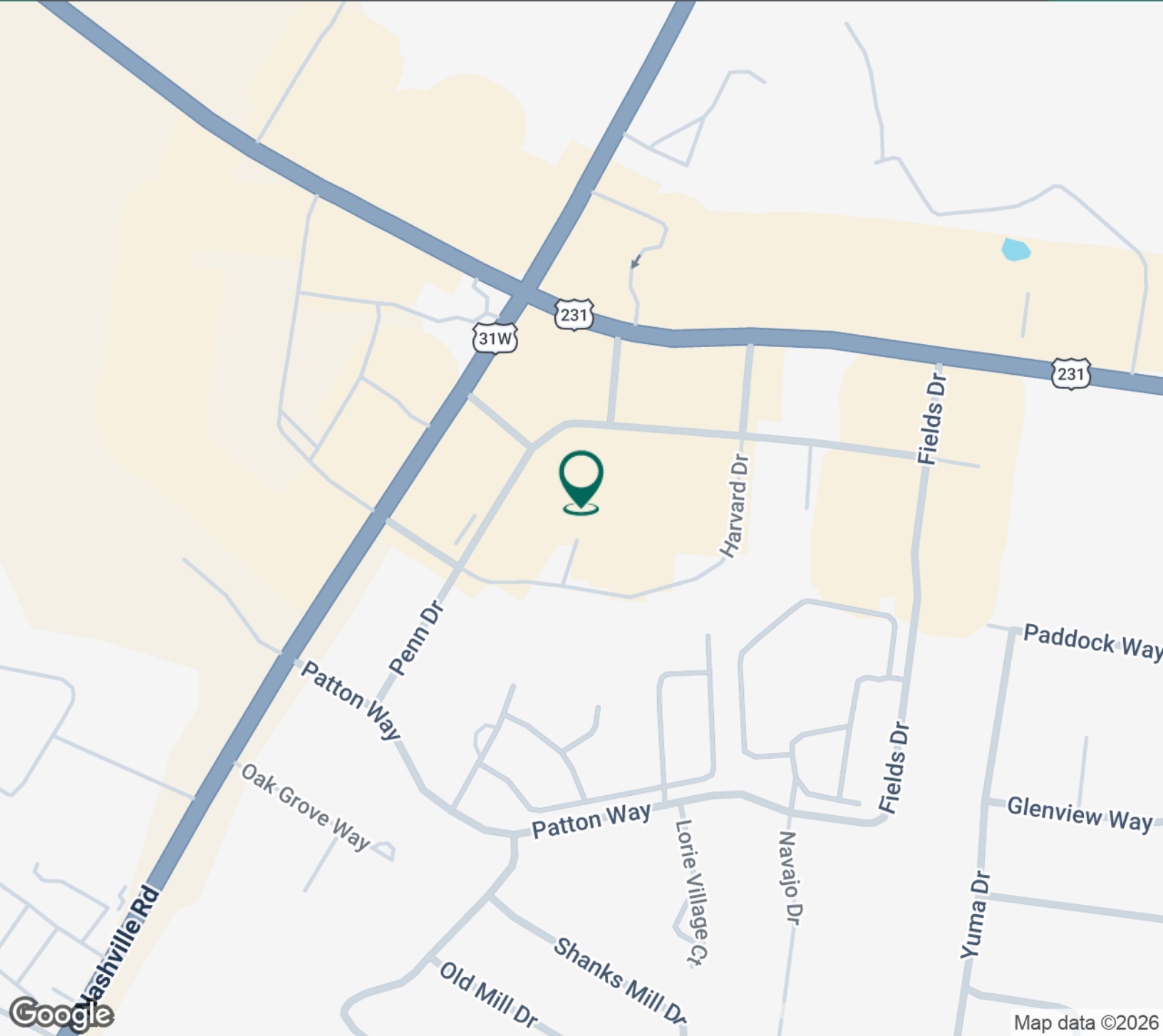
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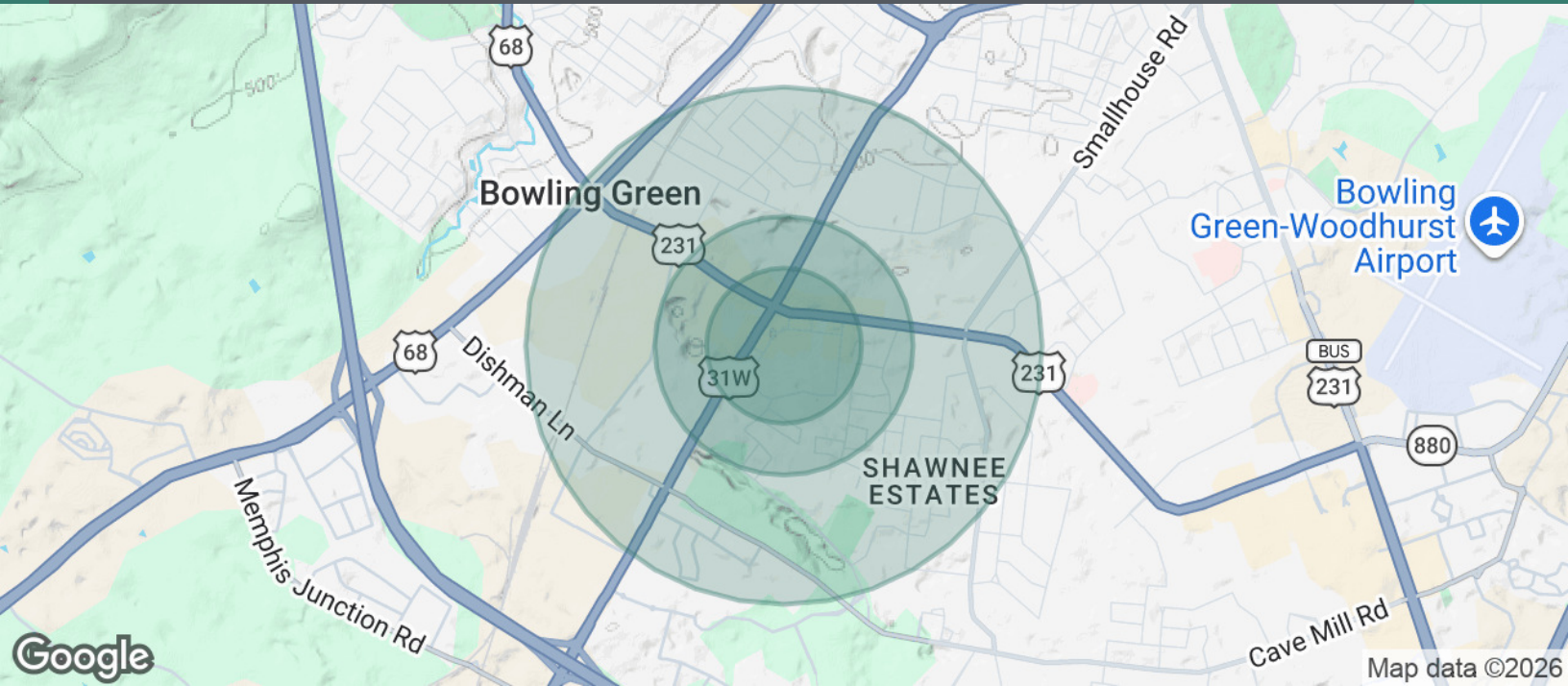
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,209	2,587	7,638
Average Age	26.1	30.1	35.2
Average Age (Male)	24.8	26.6	29.7
Average Age (Female)	28.9	33.4	39.8

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	615	1,249	3,557
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$43,055	\$51,185	\$69,725
Average House Value	\$193,359	\$241,560	\$290,831

2023 American Community Survey (ACS)

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