

RETAIL PROPERTY FOR 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
- Available Q1 2026
- Located Directly Across from Greenwood Mall
- 31,500 Vehicle Traffic Count
- 130 Onsite Parking Spaces

OFFERING SUMMARY

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

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

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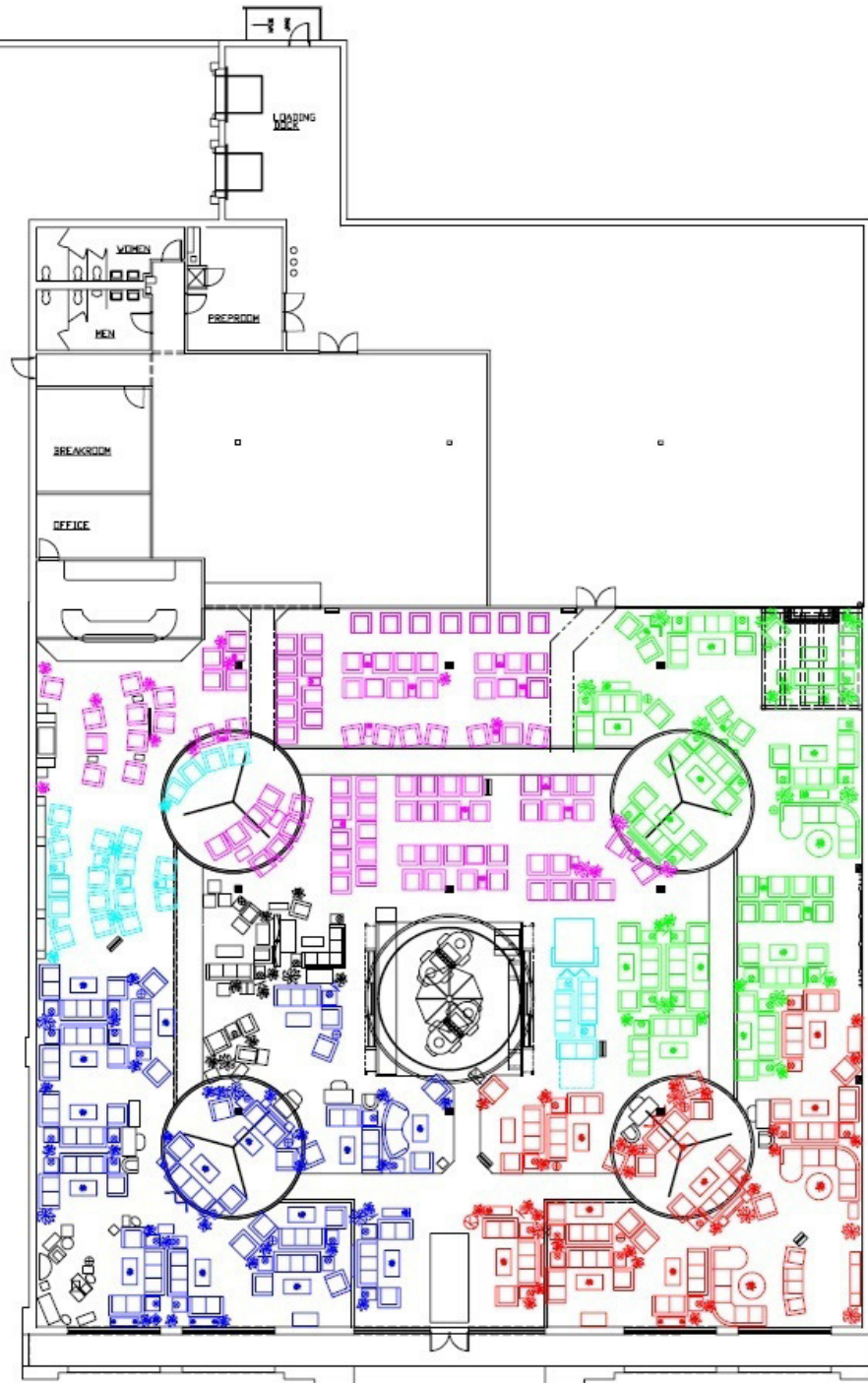
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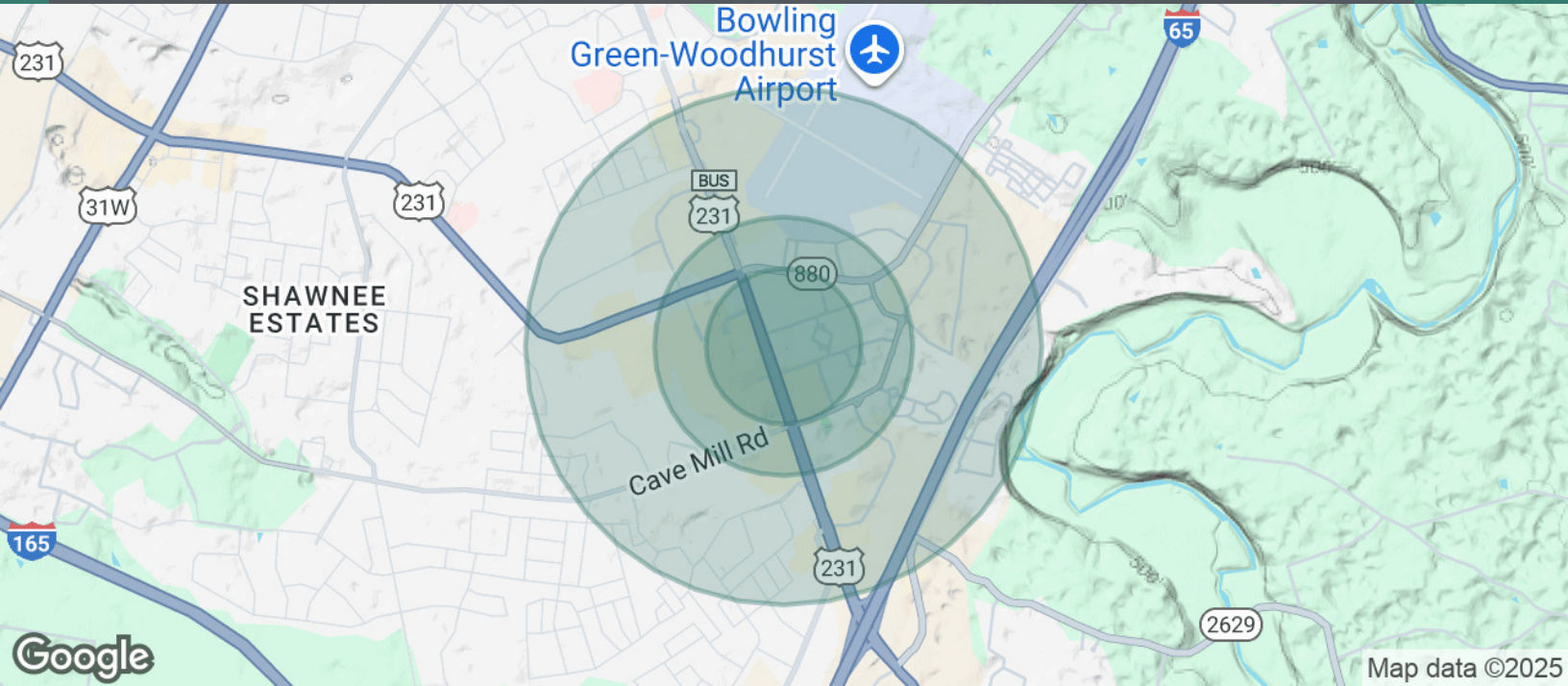
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POPULATION

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

Demographics data derived from AlphaMap

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