

# OFFICE BUILDING FOR LEASE

## ROCKINGHAM MEDICAL PLAZA

1724 Rockingham Lane, Bowling Green, KY 42103



### PROPERTY DESCRIPTION

Rockingham Medical Plaza is a three story medical office building nearby Tristar Greenview Regional Hospital campus and directly across from Bowling Green Senior High School. This building's central location in Bowling Green and its proximity to Tristar Greenview Regional Hospital's campus and Bowling Green Senior High School makes it ideal location for medical office, medical related industries, or other professional office or classroom space. Retail and restaurants also located near this area on Bowling Green's highly sought after retail corridor, Scottsville Road. Also nearby Bowling Green Warren County Regional Airport.

### PROPERTY HIGHLIGHTS

- Across from Bowling Green Senior High School
- Near Tristar Greenview Regional Hospital
- Abundant Parking

### OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (MG)
Number of Units:	1
Available SF:	1,450 SF
Building Size:	18,448 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,612	23,134	33,315
Total Population	5,577	60,107	86,974
Average HH Income	\$54,233	\$51,828	\$56,200

**Debby Peeples**

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

**Neal Turner Realty**  
Commercial and Industrial Brokerage

ntrcommercial.com



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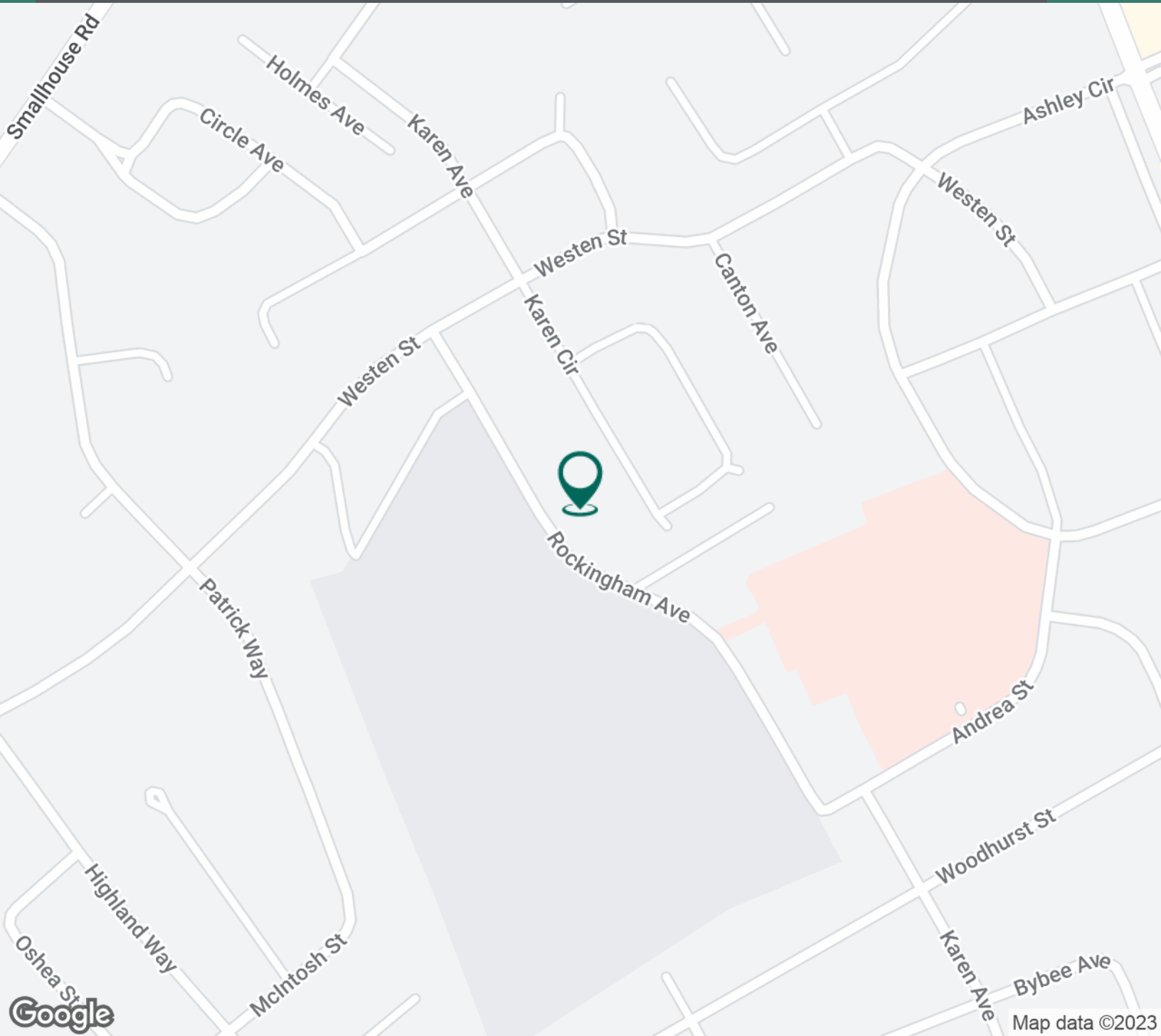
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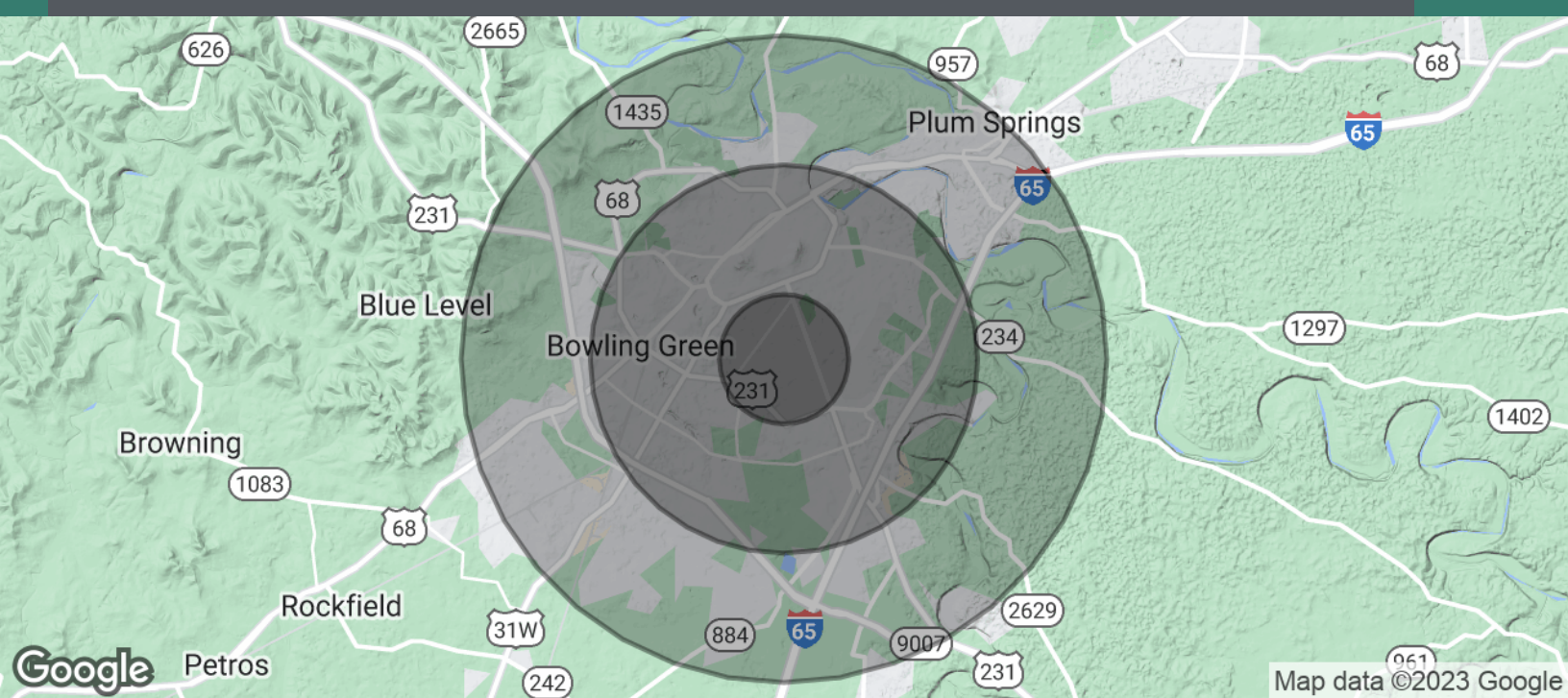




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,577	60,107	86,974
Average Age	40.1	31.5	32.2
Average Age (Male)	35.2	30.1	30.9
Average Age (Female)	41.7	33.0	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,612	23,134	33,315
# of Persons per HH	2.1	2.6	2.6
Average HH Income	\$54,233	\$51,828	\$56,200
Average House Value	\$151,862	\$184,664	\$180,654

\* Demographic data derived from 2020 ACS - US Census

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