

1026-1028 N. MAIN STREET
(AKA N. DIXIE HIGHWAY/SR 25)
BOWLING GREEN, OH 43402

COMMERCIAL DEVELOPMENT FOR SALE
1.12 Acres Available



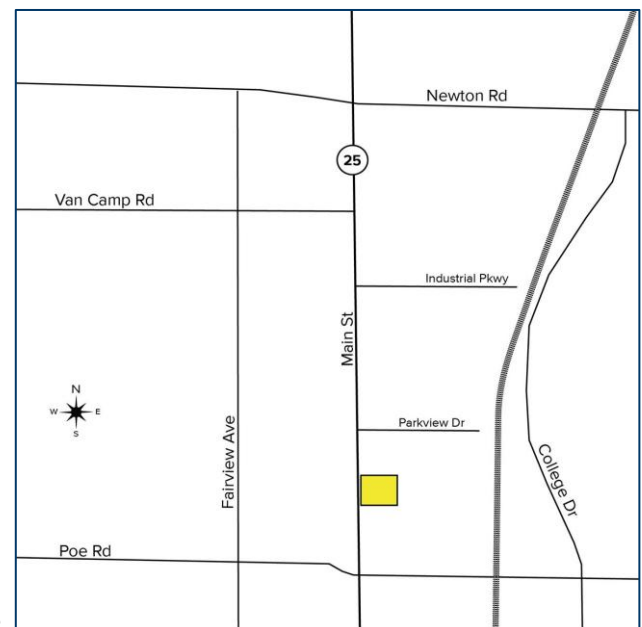
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ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$1,100,000
Lot Dimensions:	131' x 396'
Acreage:	1.12 ac (per Wood County Auditor)
Closest Cross Street:	Poe Road
County:	Wood
Zoning:	Commercial
Parking:	21 spaces
Curb Cuts:	1
Street:	4 lane, 2 way with center turn lane



For more information, please contact:

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7150 Granite Circle, Suite 200
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

1026-1028 N. Main Street, Bowling Green, OH 43402

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PROPERTY DESCRIPTION	
Drainage:	Storm drain/ditch
Improvements:	Retail/apartment bldg. & single-family house
Restrictions:	Of record
Adjacent Land	
North:	Commercial
South:	Commercial
East:	Vacant land/residential
West:	Commercial

BUILDING INFORMATION	
Occupancy Date:	Q2 2025 (subject to tenant leases)
Sign on Property:	No
Key Available:	Contact listing agents

2023 REAL ESTATE TAXES	
Parcel Numbers:	B07-511-180301014000
	B07-511-180301013000
	B07-511-180301012000
Total Annual Taxes:	\$10,208.08

UTILITIES	
Electric:	City of Bowling Green
Gas:	Columbia Gas
Water:	City of Bowling Green
Sanitary Sewer:	City of Bowling Green
Storm Sewer:	City of Bowling Green

Comments:

- Great location within Bowling Green’s retail corridor. Walking distance to multiple quick service restaurants, retail, and Woodland Mall.
- Major restaurants in the area include Arby’s, KFC, Frisch’s Big Boy, and Marco’s Pizza.
- Retailers in the area include Walgreens, Kroger Marketplace, Dollar Tree, and Al-Mar Lanes.
- Distance to:
 - 1.6 miles - Bowling Green State University
 - 2.6 miles - I-75

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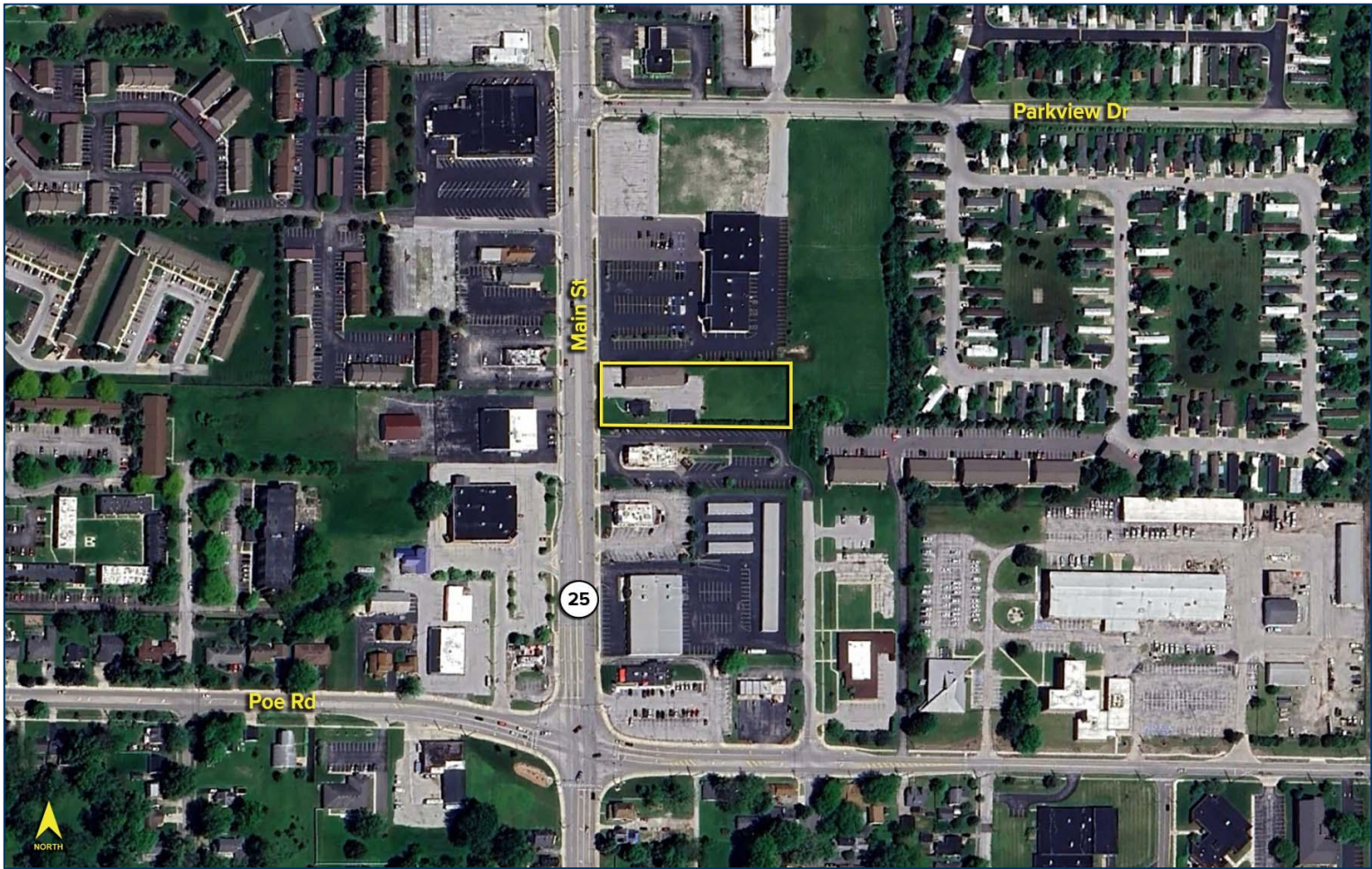
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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	9,740	\$41,759
3 MILE	31,559	\$61,816
5 MILE	34,583	\$63,993

2024 TRAFFIC COUNTS (TWO-WAY)

25,600	N. Main Street
8,300	E. Poe Road
7,250	W. Poe Road

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