

INDUSTRIAL PROPERTY FOR LEASE

LOVERS LANE WAREHOUSE WITH LOVERS LANE EXPOSURE

Bowling Green, KY 42103



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 851 Lovers Ln, Bowling Green, KY, 42103. This property boasts sought-after features including dock and drive-in access, along with an air-conditioned office and warehouse. With 3 phase electric and approx. 6,000 SF office buildout, this space is primed for efficiency and productivity. The versatile layout offers a seamless blend of functionality and comfort, making it an ideal choice for a variety of businesses. Located in a prime area, this property presents a rare chance to establish or grow a thriving business in a high-traffic location.

PROPERTY HIGHLIGHTS

- Dock and Drive in Access.
- Air Conditioned Office and Warehouse
- 3 phase electric
- 50%+ Office Buildout

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	1
Available SF:	14,000 SF
Lot Size:	47,691 SF
Building Size:	14,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	27	294	2,051
Total Population	57	664	4,814
Average HH Income	\$117,057	\$84,520	\$81,749

Eric St. John, CCIM

Senior Commercial Real Estate Advisor
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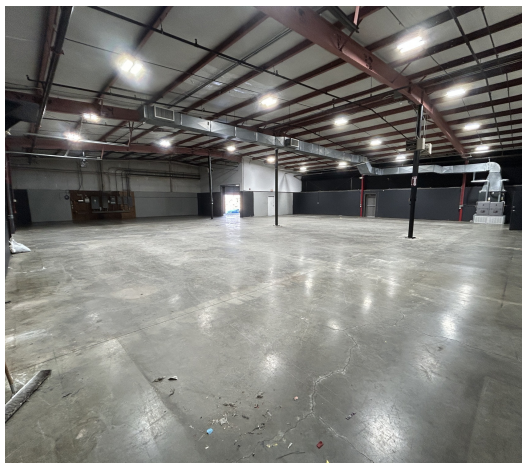
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851 Lovers Lane Floor Plan

Not to scale, check for accuracy

14,000 SF Building 80' x 175'



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	14,000 SF	Lease Rate:	\$12.00 SF/yr

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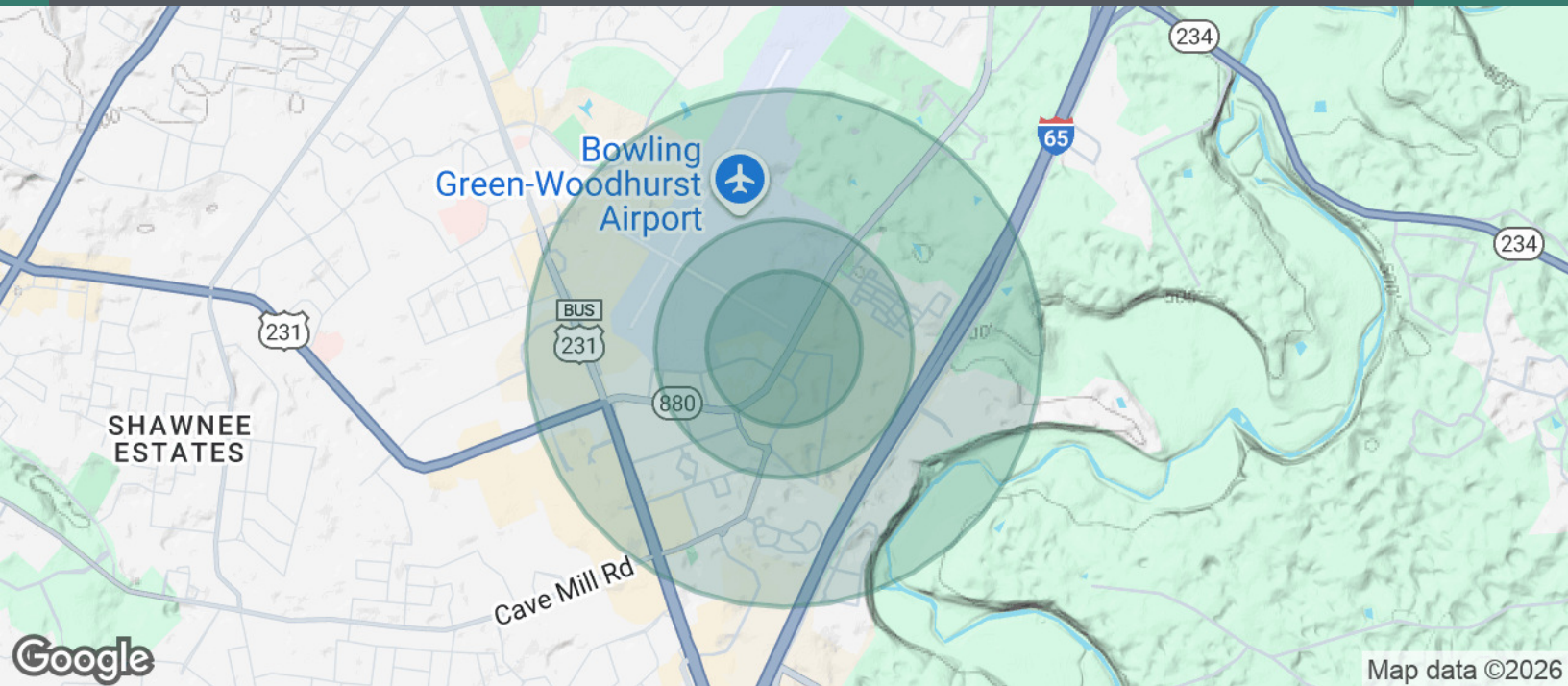
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	57	664	4,814
Average Age	44	40	38
Average Age (Male)	42	38	37
Average Age (Female)	45	41	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	27	294	2,051
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$117,057	\$84,520	\$81,749
Average House Value	\$459,991	\$311,422	\$295,186

Demographics data derived from AlphaMap

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