

RETAIL PROPERTY FOR LEASE

FORMER STAND ALONE RESTAURANT

2450 Scottsville Road, Bowling Green, KY 42103



PROPERTY DESCRIPTION

6,700 SF existing restaurant built in 2016, and includes outdoor covered patio seating and drive-thru. Situated on 2 acres and includes 87 exclusive parking spaces. Additional parking can be added on the .30 acre grass area in the rear. Total property is a 2.81-acre site with proposed cross-parking rights to the remaining .81 acre parcel, which currently contains 60 parking spaces.

PROPERTY HIGHLIGHTS

- Stand-Alone Restaurant on 2 acres
- Covered Patio Area
- Drive Thru
- 32,000 Vehicle Traffic Count
- 250' of Frontage and Across from Regional Mall
- Additional Cross Parking Opportunity on Adjacent .81 Acres

OFFERING SUMMARY

Lease Rate:	\$250,000 per year (NNN) for restaurant and 2 acres \$100,000 per year (NNN) for .81 acres
Available SF:	6,700
Lot Size:	2 Acres
Building Size:	6,700 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	254	898	3,833
Total Population	487	1,704	7,695
Average HH Income	\$60,003	\$64,091	\$67,525

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

ntrcommercial.com



RETAIL PROPERTY FOR LEASE
FORMER SMOKEY BONES

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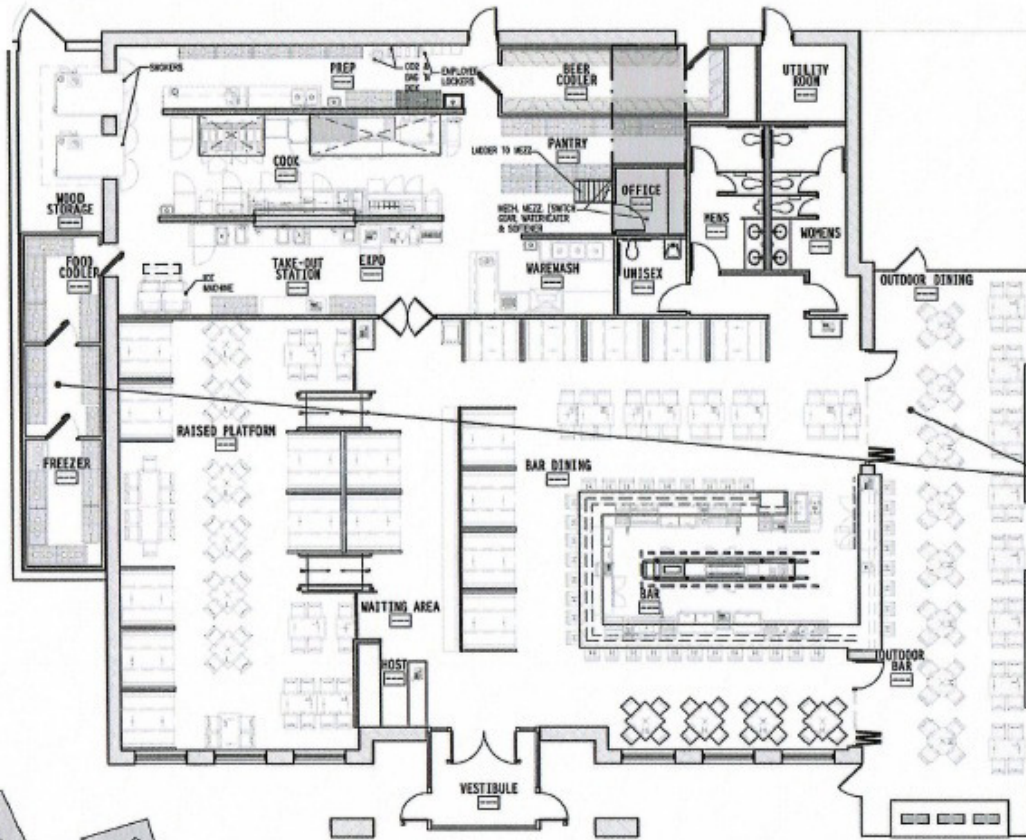
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SEATING COUNT	
RAISED PLATFORM	112
BAR DINING	86
BAR	29
TOTAL INTERIOR SEATS	227
OUTDOOR BAR	8
OUTDOOR DINING	64
TOTAL OUTDOOR SEATS	72
TOTAL SEATING:	299

NOTE: REFERENCE SITE PLAN (PAGE 1) FOR PATIO & SMOKER ENCLOSURE LOCATIONS IN BOWLING GREEN, KY

Patio is shifted to the front. Food Cooler and Freezer shifted to the rear to add drive thru

VIEW 2 (BIRDS-EYE)
 VIEW 4 (EYE LEVEL)

PROTOTYPICAL FLOOR PLAN
 SCALE: 3/32"=1'-0"

VIEW 3 (EYE LEVEL)
 VIEW 5 (EYE LEVEL)
 VIEW 1 (BIRDS-EYE)

October 6th '15
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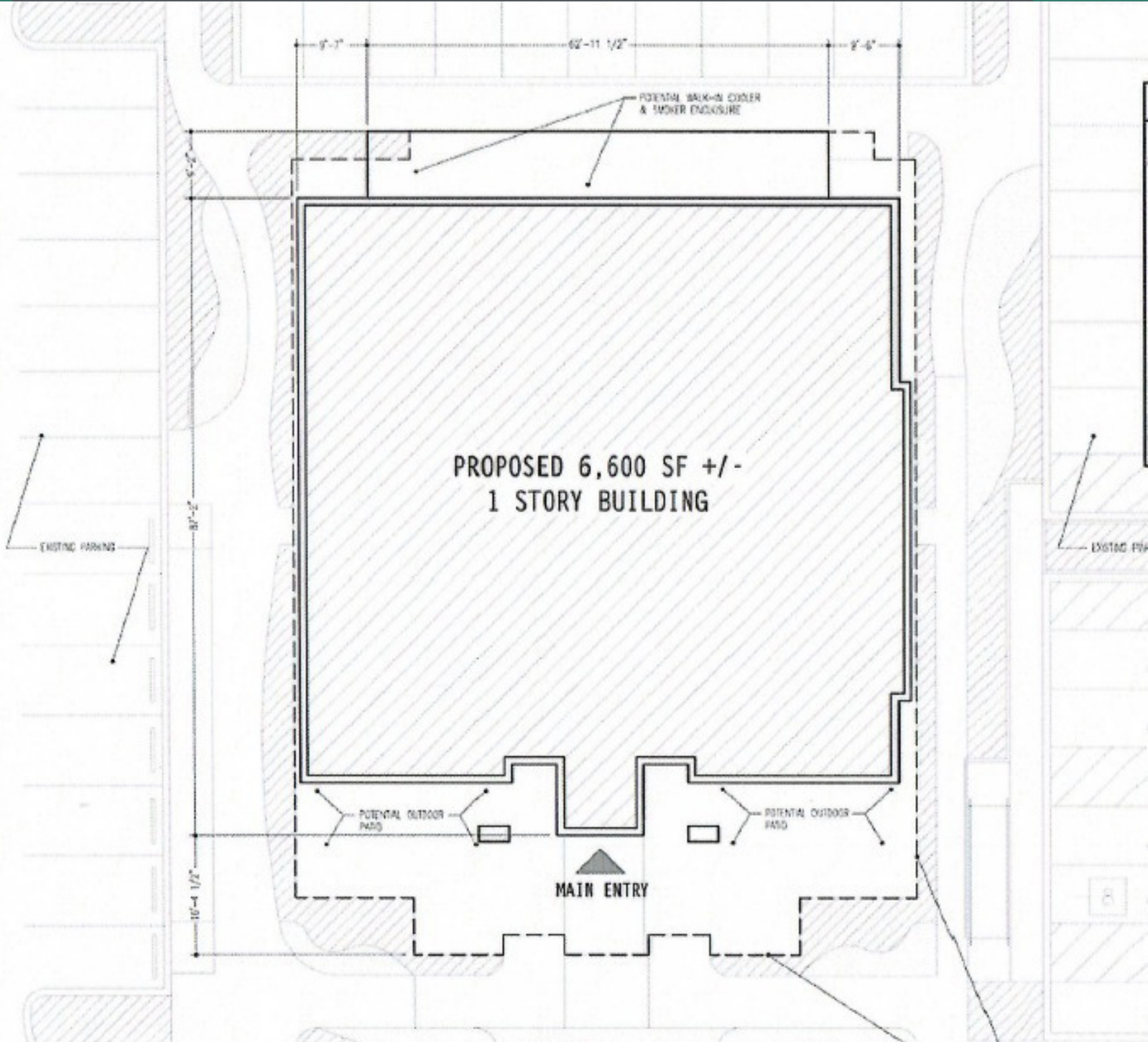
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RETAIL PROPERTY FOR LEASE FORMER SMOKEY BONES

2450 Scottsville Road, Bowling Green, KY 42103

BOOK 25

PAGE 166

SLIDE 7-366

Recorded Apr 23, 1993

DO NOT SIGN IN BLACK INK PLEASE

GENERAL NOTES:

- TOTAL AREA = 122,500 SQ. FT. OR 2.81 ACRES.
- BENCHMARK "M" IN MUELLER ON FIRE HYDRANT. ELEV. = 528.57
- SOURCE OF TITLE: DEED BOOK 666 PAGE 320
- ALL PROPERTY CORNERS ARE TO BE MARKED WITH IRON PINS UNLESS OTHERWISE NOTED.
- FINISH FLOOR ELEVATION = 525.0

LEGEND

- SEWER MANHOLE
- FIRE HYDRANT
- SS SANITARY SEWER
- W WATER LINE



LAND SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECTORSHIP BY THE METHOD OF RANDOM TRAILING, THE BEARINGS AND DISTANCES THEREIN HAVING BEEN ADAPTED FOR CLOSURE THIS SURVEY AND PLAT BEING IN EXCESS OF THE AVERAGE STANDARDS OF GOVERNMENT AGENCIES.

EASEMENT DEDICATION
The spaces outlined by dashed lines and designated as easements are hereby reserved for the purposes shown, including the right of ingress and egress over all lots to and from the easements and the right to cut down or trim any trees within or without the easements that may interfere with the installation or operation of the same. The easements shall be held free of all permanent obstructions.

GENERAL MILLS RESTAURANTS, INC.
Richard D. Halterman, Sr.
Richard D. Halterman, Sr.

NOTE:
(1) Where necessary entrance and/or driveways to lots shall be constructed with a minimum of 24 hour foot of 15 inch diameter entrance pipe. The end of the entrance radius shall terminate 3' feet back from the property line.
(2) Grading within the developed area shall be performed in such a manner that no excess water will be diverted to the city sewer road right of way without approval of city council engineer.

SOUTH CENTRAL BELL TEL. CO.
1750 STATE STREET
Bowling Green, KY 42103

BOWLING GREEN MUNICIPAL UTILITIES
1000 CENTRAL STREET
BOWLING GREEN, KY 42103
APRIL 14, 1993

WARREN COUNTY HEALTH DEPARTMENT
1123 ADAMS STREET
Bowling Green, KY 42103

BOWLING GREEN FIRE DEPARTMENT
(City Records Office)

	REQUIRED	EXISTING
MATERIALS:	0	0
FIRE ALARMS:	0	0
FIRE HOSEWAYS:	0	0
EMERGENCY ACCESS FOR FIRE APPARATUS:	0	0
APPROVED:	NOT APPROVED	0

DATE: 3-22-93 BY: Harold Pearson

REVISION OF
WALKER & ASSOCIATES DEVELOPERS INC. SURVEY
LOT 26 AS PREVIOUSLY RECORDED IN
PLAT BOOK 20 PAGE 37 AND
LOTS 27 AND 28 AS PREVIOUSLY RECORDED IN
PLAT BOOK 15 PAGE 54
BOWLING GREEN ~ WARREN COUNTY, KY.

OWNER / DEVELOPER:
GENERAL MILLS RESTAURANTS, INC.
5900 LAKE ELLENOR DRIVE
P.O. BOX 593330
ORLANDO, FL 32859-3330
PHONE: (407) 851-0370

SURVEYORS:
JAMES R. ADAMS & ASSOCIATES
700 CHESTNUT STREET
P.O. BOX 407
BOWLING GREEN, KY 42101
PHONE: (502) 792 3318

DATE: 3-22-93 SCALE: 1"=40' JOB NO.: 92385RP

M. J. 93-23-B G

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