

OFFICE BUILDING FOR LEASE

STAND ALONE OFFICE OFFICE ON SCOTTSVILLE RD. SIGNALIZED CORNER

1901 Scottsville Road, Bowling Green , KY 42104



PROPERTY DESCRIPTION

This 3,000 SF stand-alone office building is prominently positioned at the signalized intersection of Scottsville Road and Woodhurst Street, one of Bowling Green's most active commercial corridors, with over 31,000 vehicles per day. A large pylon sign provides excellent exposure to steady commuter and retail traffic, ensuring strong visibility for any business.

The property is ideally suited for a professional office user seeking a high-profile, easily accessible location. The well-designed interior layout features multiple private offices, a conference room, break room, receptionist area, and three restrooms, offering flexibility for a variety of professional or medical office uses.

With its combination of prime location, outstanding signage opportunities, and functional office configuration, this property presents a rare opportunity to establish a presence along Bowling Green's premier commercial corridor.

OFFERING SUMMARY

Lease Rate:	\$27.50 SF/yr (NNN)
Number of Units:	1
Available SF:	3,000 SF
Lot Size:	0.55 Acres
Building Size:	3,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	75	295	1,985
Total Population	158	632	4,342
Average HH Income	\$80,462	\$84,406	\$81,627

Alex Nottmeier, CCIM, SIOR

Principal Broker
Office: 270.781.8000 x1
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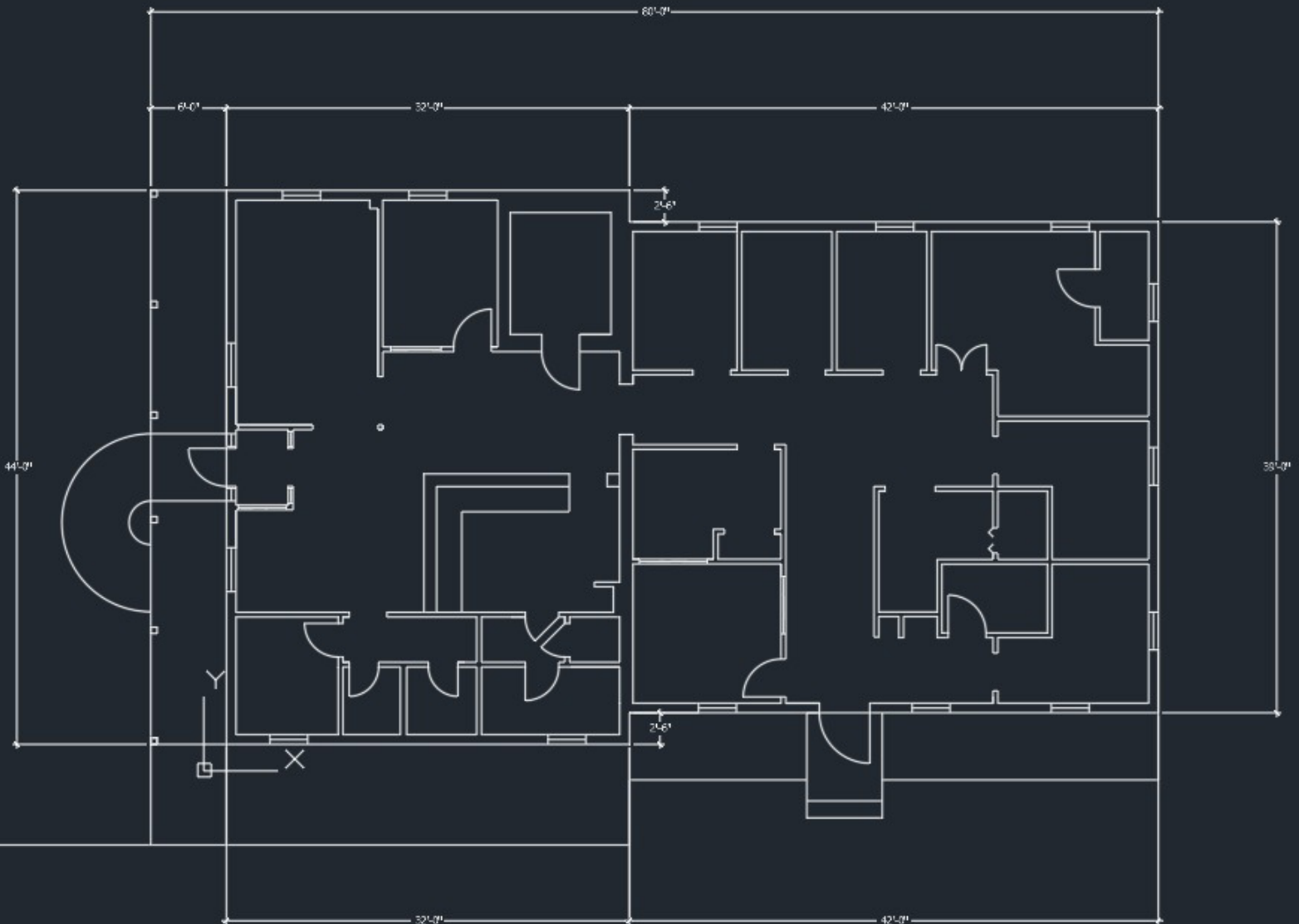
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