

RETAIL PROPERTY FOR LEASE

WAL-MART OUTPARCEL MULTI TENANT RETAIL STRIP

1391 Morgantown Road, Bowling Green, KY 42101



PROPERTY DESCRIPTION

WalMart Outparcel with three spaces from 1,456 SF to 1,994 SF available January 1 2024. \$23.00/SF Modified Gross Incredible visibility and small spaces to suit retail tenants.

PROPERTY HIGHLIGHTS

- Wal-Mart Out Parcel
- Signalized Corner
- Intersection Visibility
- 18,000 ADT/14,000 ADT
- Close to WKU Campus
- 1 mile off of I-165

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (MG)
Number of Units:	3
Available SF:	2 - 1,994 SF
Building Size:	6,020 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,017	13,695	27,363
Total Population	4,613	38,652	71,554
Average HH Income	\$37,783	\$40,134	\$47,843

Eric St. John, CCIM

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Neal Turner Realty

Commercial and Industrial Brokerage

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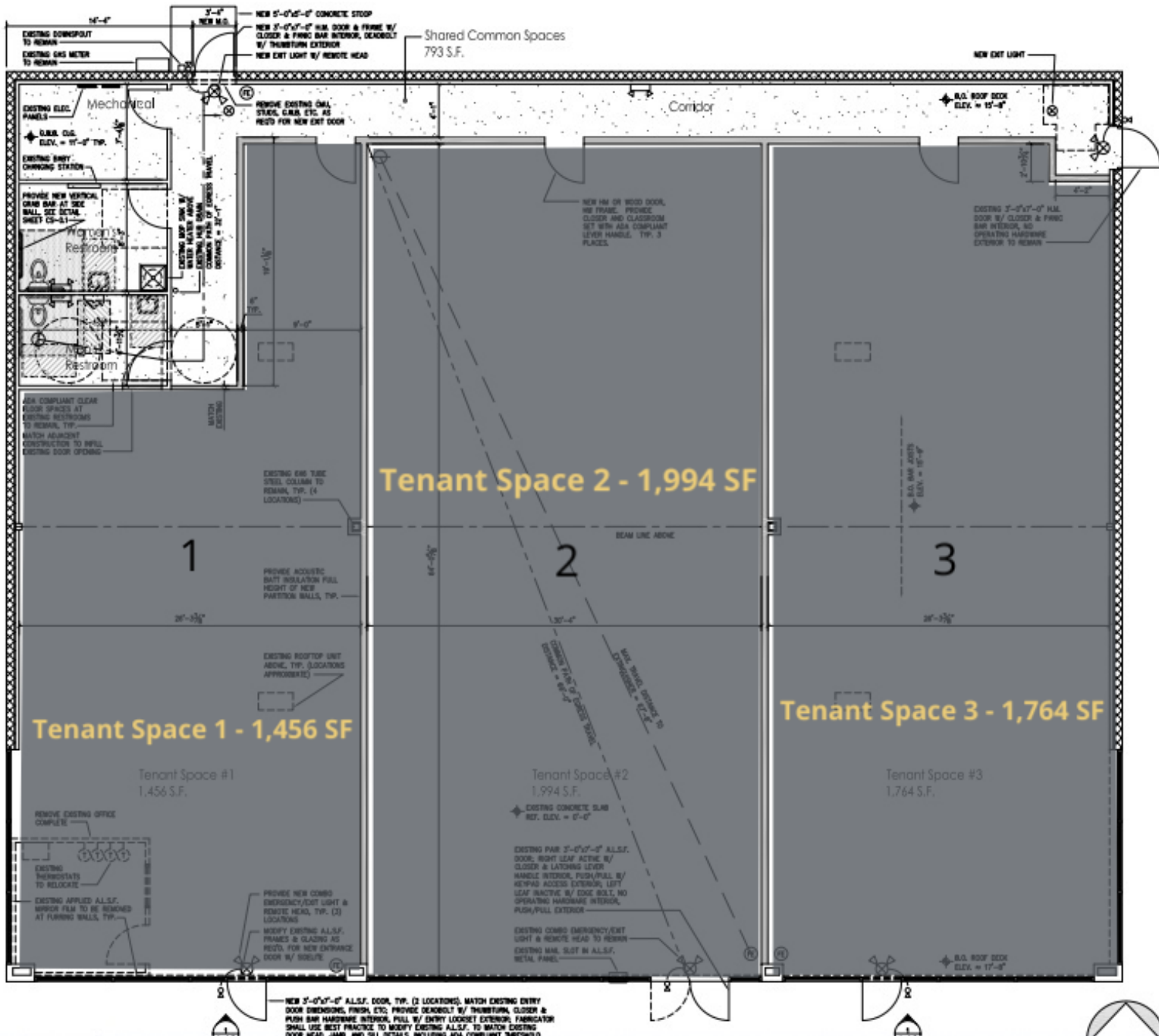
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1	Available Soon	1,456 SF	Modified Gross	\$23.00 SF/yr	Excellent Visibility in front of Wal-Mart on Morgantown Road and Veterans Memorial Lane. Great exposure to traffic. Entrances to site via multiple access points on Veterans and Morgantown Rd. Located at the signalized intersection. 18K ADT and 14K ADT at intersection. Operating expenses, including CAM are \$3.00/SF
2	Available Soon	2 - 1,994 SF	Modified Gross	\$23.00 SF/yr	Excellent Visibility in front of Wal-Mart on Morgantown Road and Veterans Memorial Lane. Great exposure to traffic. Entrances to site via multiple access points on Veterans and Morgantown Rd. Located at the signalized intersection. 18K ADT and 14K ADT at intersection. Operating expenses, including CAM are \$3.00/SF.
3	Available Soon	1,764 SF	Modified Gross	\$23.00 SF/yr	Excellent Visibility in front of Wal-Mart on Morgantown Road and Veterans Memorial Lane. Great exposure to traffic. Entrances to site via multiple access points on Veterans and Morgantown Rd. Located at the signalized intersection. 18K ADT and 14K ADT at intersection. Operating Expenses, including CAM are \$3.00/SF

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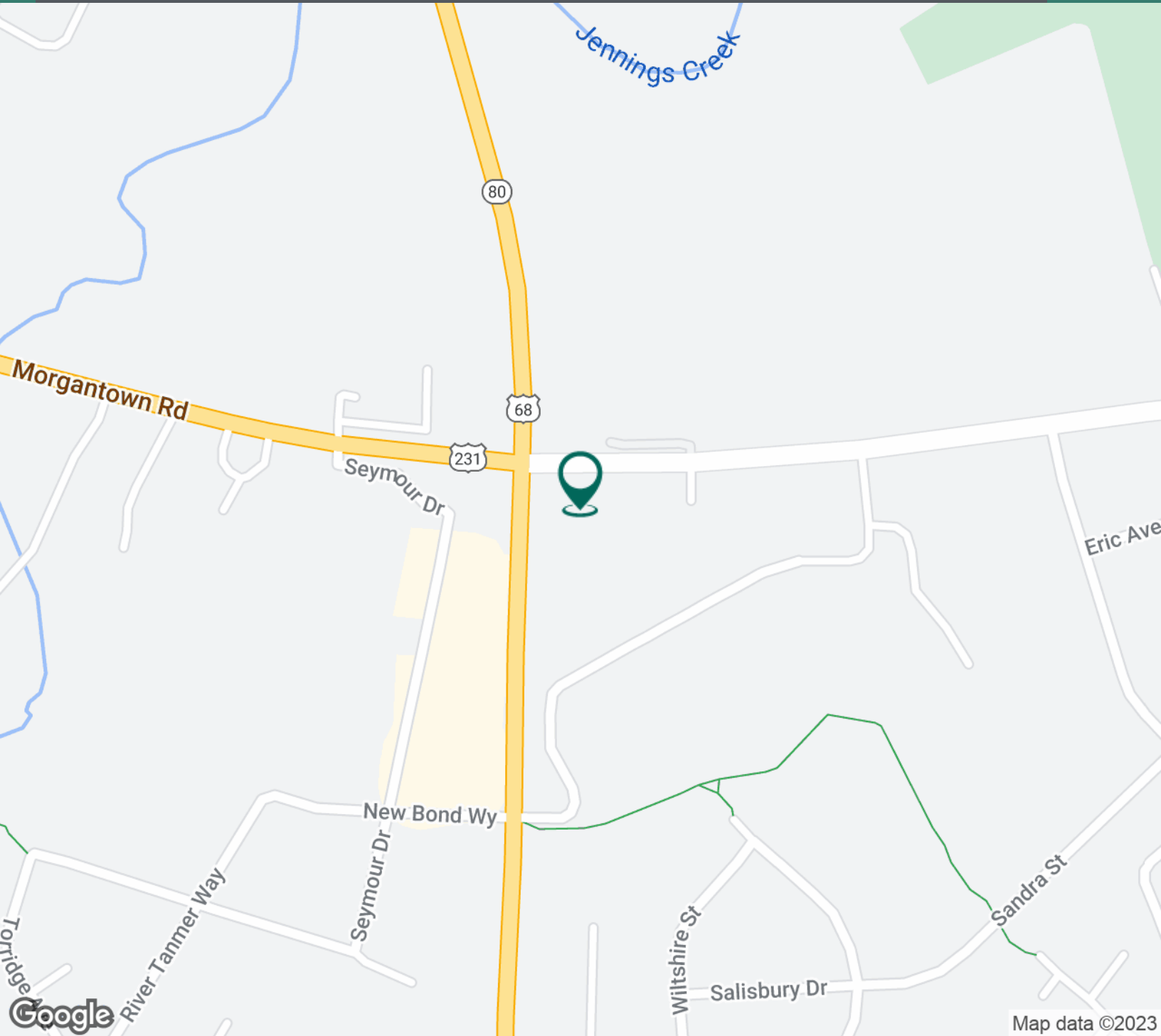
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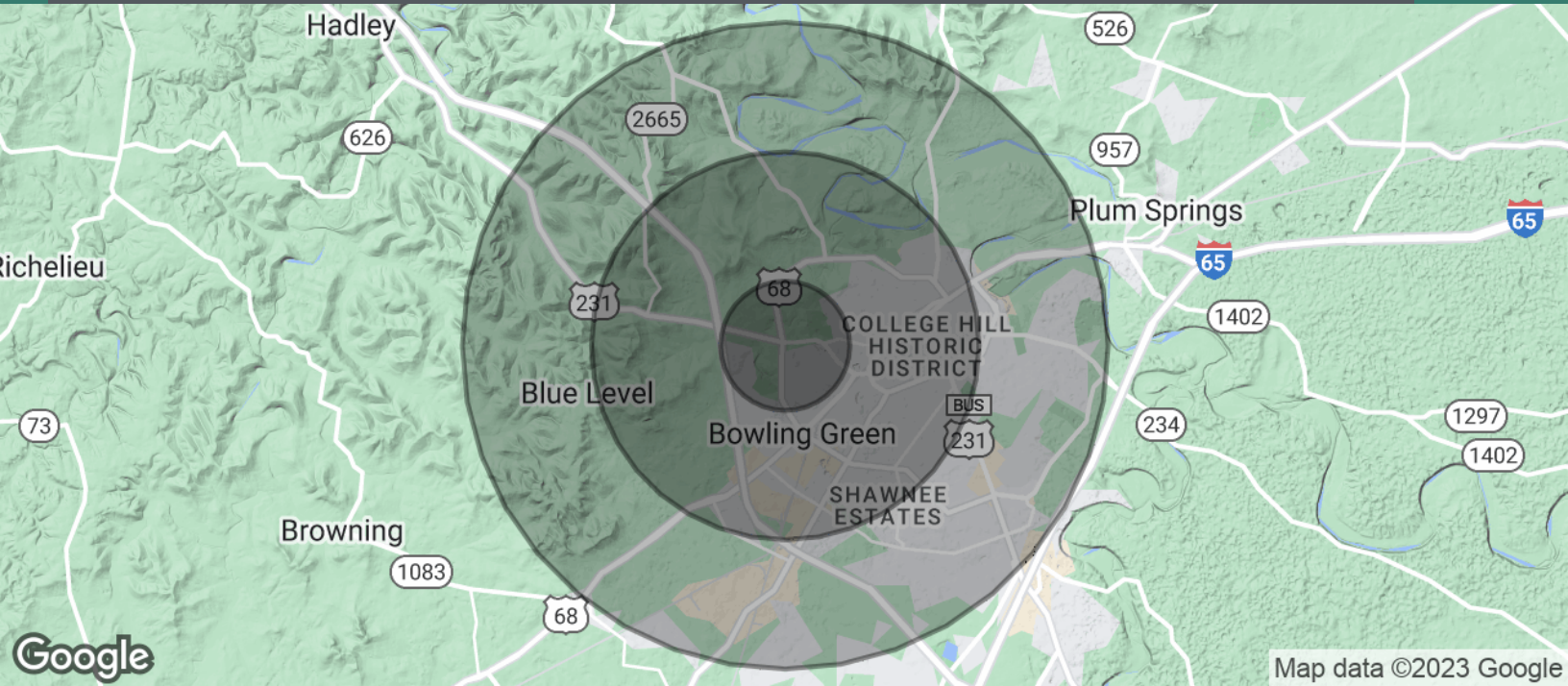
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,613	38,652	71,554
Average Age	27.9	28.1	30.8
Average Age (Male)	27.7	27.2	29.4
Average Age (Female)	27.4	29.9	32.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,017	13,695	27,363
# of Persons per HH	2.3	2.8	2.6
Average HH Income	\$37,783	\$40,134	\$47,843
Average House Value	\$112,172	\$109,380	\$137,260

* Demographic data derived from 2020 ACS - US Census

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