

## LAND FOR LEASE

# 2.01 ACRE OUTPARCEL

2808 Pioneer Drive, Bowling Green, KY 42101



### PROPERTY DESCRIPTION

2.01 Acres available fronting Pioneer Drive for either lease or build to suit. Access to Pioneer Drive and Frontier Ave.

### PROPERTY HIGHLIGHTS

- Corner Lot
- Zoned Heavy Industrial
- Lease or Build to Suit
- Fully Developed
- In the Heart of Bowling Green's Industrial Corridor

### OFFERING SUMMARY

|             |                  |
|-------------|------------------|
| Lease Rate: | Negotiable       |
| Zoning:     | Heavy Industrial |
| Lot Size:   | 2.01 Acres       |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 1,223    | 12,285   | 29,080   |
| Total Population  | 2,952    | 30,927   | 76,497   |
| Average HH Income | \$48,358 | \$52,050 | \$50,988 |

**Alex Nottmeier**

Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

**Neal Turner Realty**  
Commercial and Industrial Brokerage

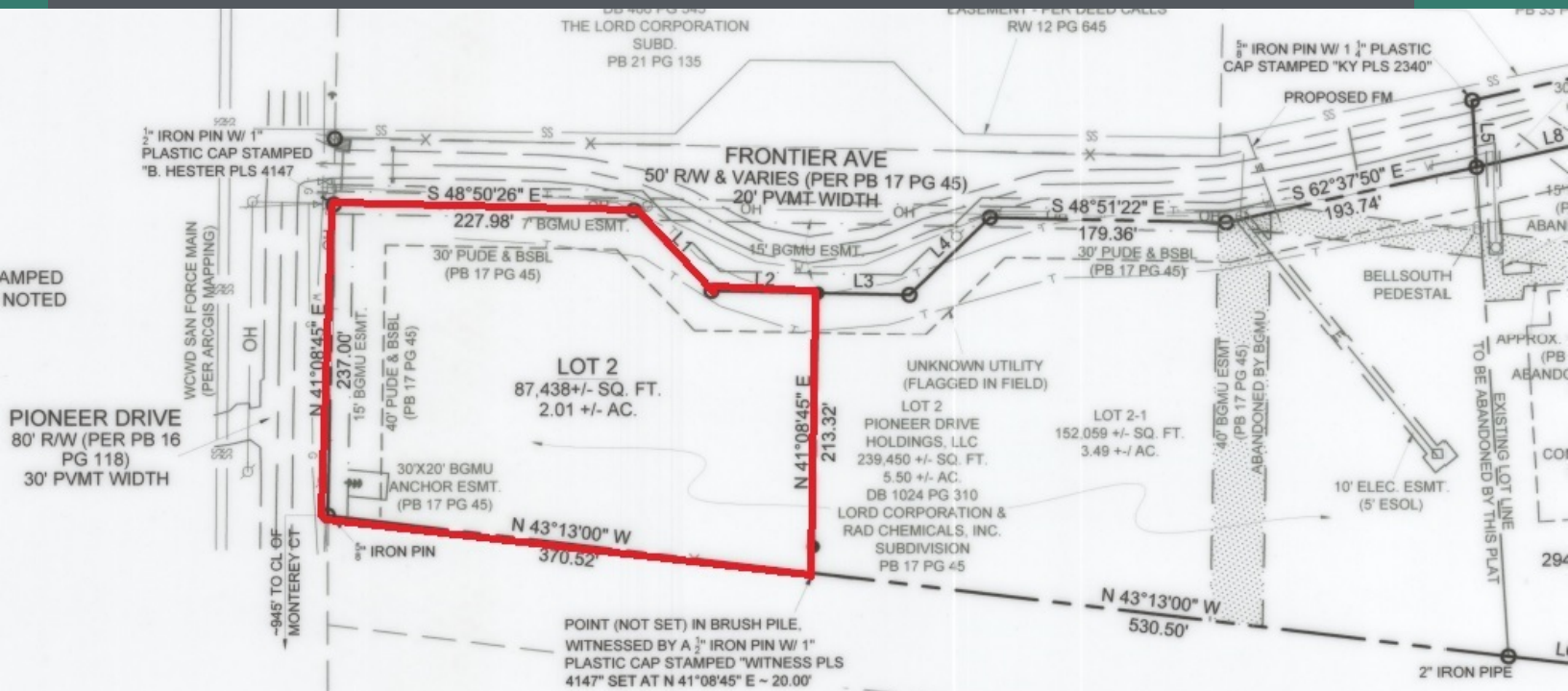
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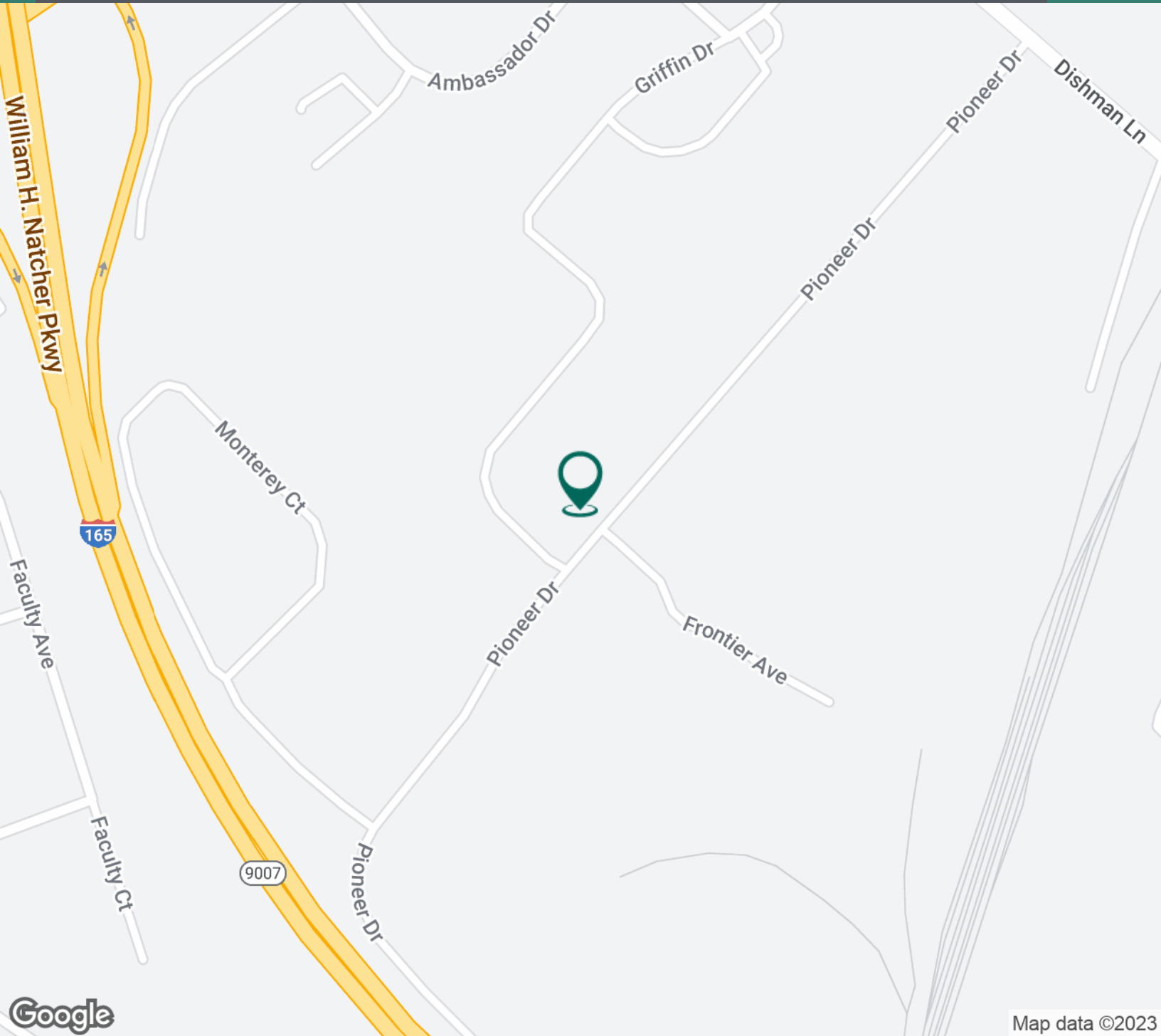
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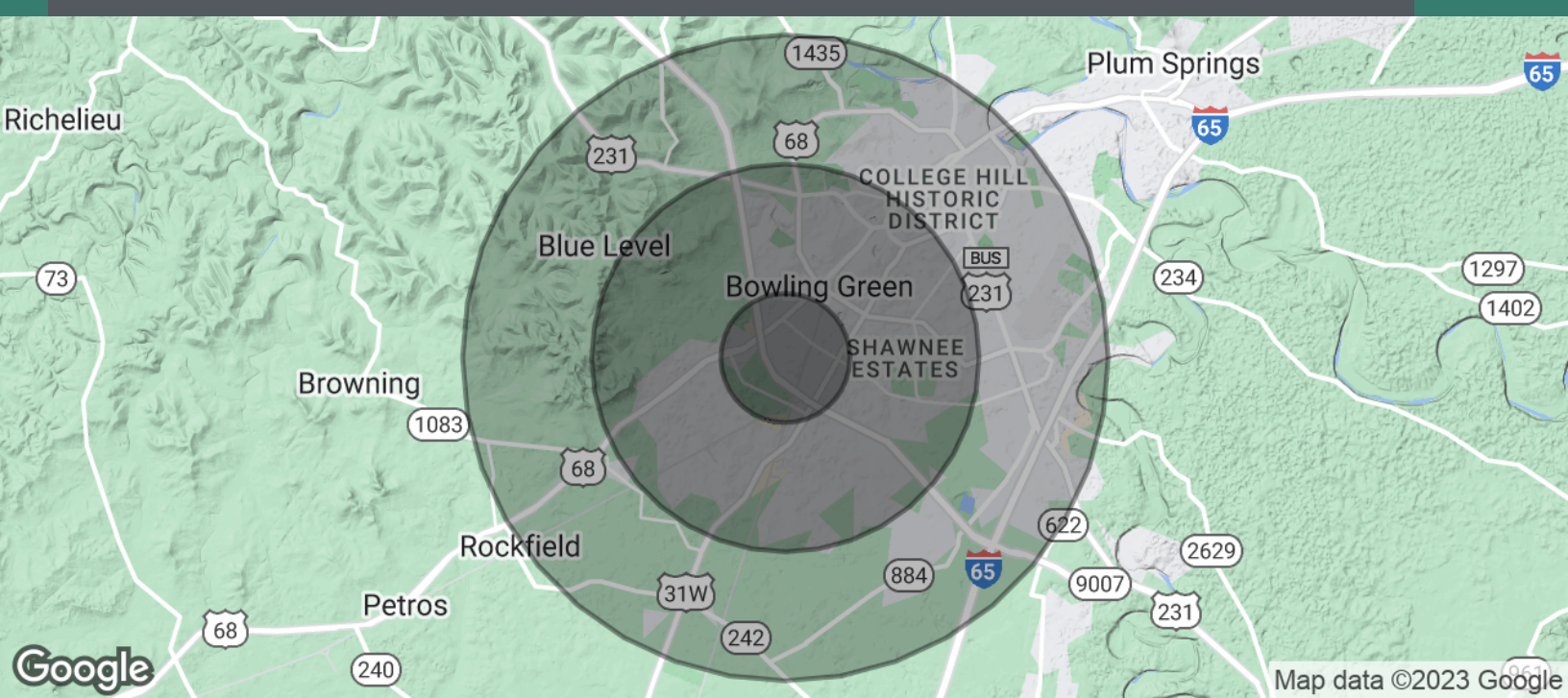
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### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

|                      |       |        |        |
|----------------------|-------|--------|--------|
| Total Population     | 2,952 | 30,927 | 76,497 |
| Average Age          | 28.9  | 29.7   | 30.9   |
| Average Age (Male)   | 27.5  | 29.0   | 29.6   |
| Average Age (Female) | 29.7  | 30.1   | 32.1   |

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,223     | 12,285    | 29,080    |
| # of Persons per HH | 2.4       | 2.5       | 2.6       |
| Average HH Income   | \$48,358  | \$52,050  | \$50,988  |
| Average House Value | \$114,742 | \$115,415 | \$132,117 |

\* Demographic data derived from 2020 ACS - US Census

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