

## 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  
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**Neal Turner Realty**  
Commercial and Industrial Brokerage

ntrcommercial.com

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AMPED  
NOTED

**PIONEER DRIVE  
80' R/W (PER PB 16  
PG 118)  
30' PVMT WIDTH**



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# Neal Turner Realty

Commercial and Industrial Brokerage

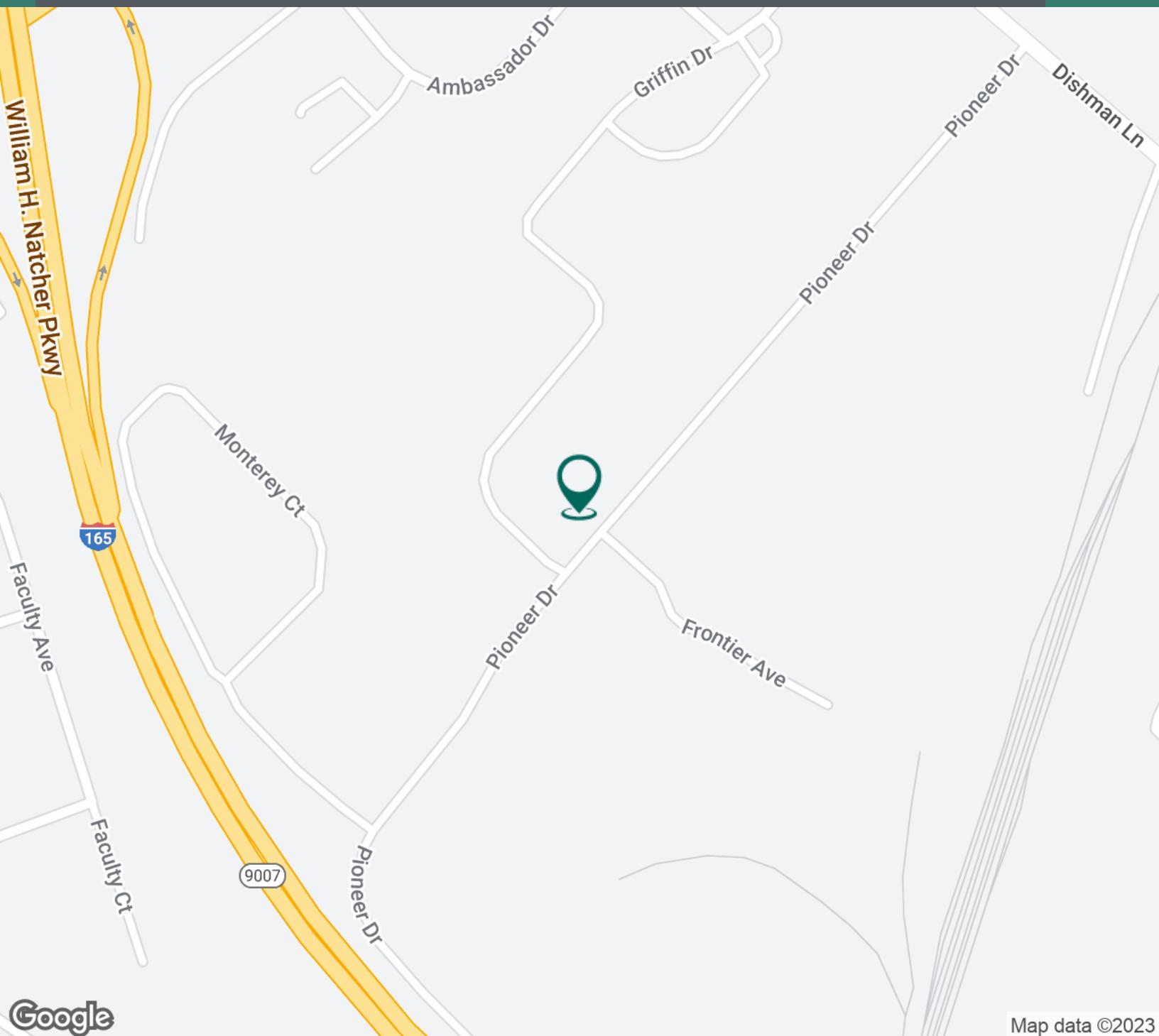
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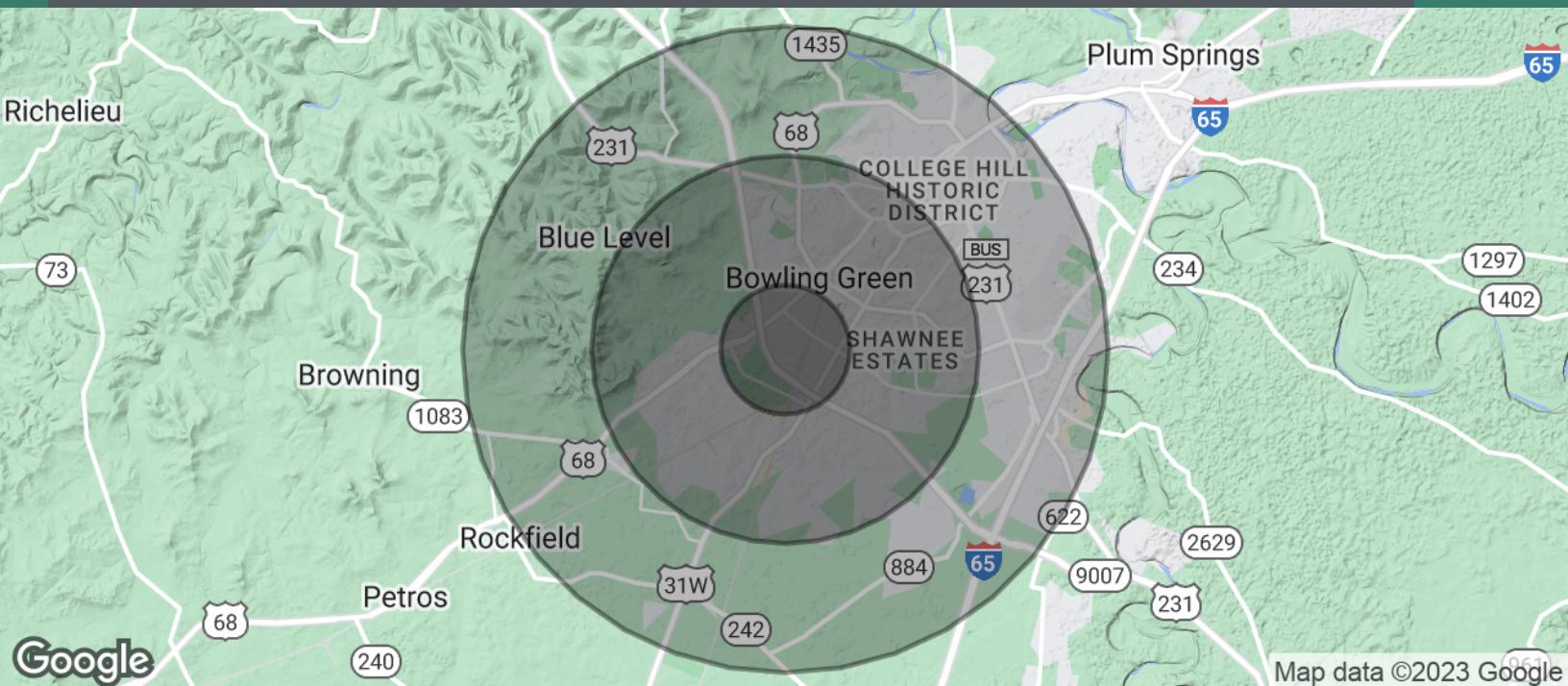
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,952	30,927	76,497
Average Age	28.9	29.7	30.9
Average Age (Male)	27.5	29.0	29.6
Average Age (Female)	29.7	30.1	32.1

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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