

## RETAIL PROPERTY FOR LEASE

# 1846 SCOTTSVILLE ROAD

Bowling Green, KY 42103



### PROPERTY DESCRIPTION

Ground Lease opportunity on Scottsville Road consisting of .98 acres and zoned Highway Business. Located between Ashley Furniture and Truist Bank. Currently accessed in the rear by Wallace Ct. with Scottsville Road access via Ashley Street and Woodhurst Street (both signalized intersections).

### PROPERTY HIGHLIGHTS

- Ground Lease Opportunity
- Over 20,000 Vehicle Traffic Count
- Fronts Scottsville Road
- Zoned Highway Business
- All Utilities Available

### OFFERING SUMMARY

Lease Rate:	\$7,500.00 per month (NNN)
Lot Size:	0.98 Acres
Zoning:	Highway Business
Traffic Count:	20,284

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,394	14,104	26,151
Total Population	5,053	33,533	61,647
Average HH Income	\$85,058	\$67,134	\$65,968

## Alex Nottmeier

Broker

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## Neal Turner Realty

Commercial and Industrial Brokerage

ntrcommercial.com



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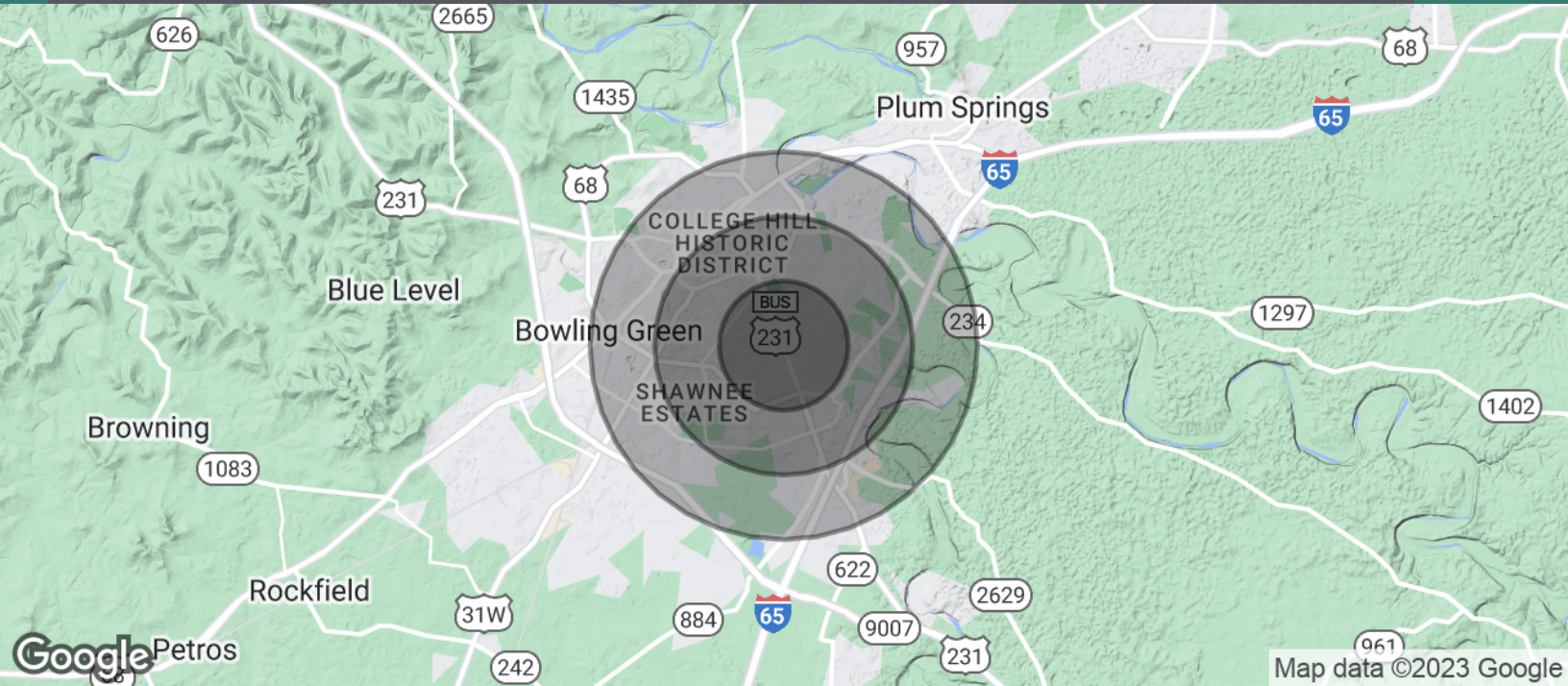
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### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,053	33,533	61,647
Average Age	41.0	32.9	33.0
Average Age (Male)	38.5	32.0	31.3
Average Age (Female)	46.6	34.5	34.9

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,394	14,104	26,151
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$85,058	\$67,134	\$65,968
Average House Value	\$210,465	\$182,557	\$170,332

\* Demographic data derived from 2020 ACS - US Census

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