

## OFFICE BUILDING FOR LEASE

# 727 US 31W BYPASS

Bowling Green, KY 42101



### PROPERTY DESCRIPTION

Professional office condominium located in long established Professional Arts building development. Former 3,000+/- dental office. 1,200+/- end cap demoed shell space with potential to be built out to suit. Additional \$4.21/SF/YR CAM.

### PROPERTY HIGHLIGHTS

- Former Dental Offices and Shell Space
- Nearby Abundant Retail, Restaurant and Office
- Well Maintained with Ownership On Site

### OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Number of Units:	1
Available SF:	1,200 - 3,000 SF
Building Size:	1 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,002	17,589	31,892
Total Population	6,529	46,745	82,155
Average HH Income	\$45,761	\$52,280	\$53,970

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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,200 - 3,000 SF	Lease Rate:	\$17.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
727 US 31W Bypass	Available	1,200 SF	Modified Gross	Negotiable	Endcap demoed shell space adjacent to an orthodontic office.
Former Dental Office, Suite 102	-	2,000 SF	Modified Gross	\$15.00 SF/yr	Lobby, receptionist desk station, public restroom, private office with restroom, 6 dental areas and lab. Located on the right corner facing US 31W Bypass.
Former Dental Office, Suite 101	Available	3,000 SF	Modified Gross	\$17.00 SF/yr	Large two sided lobby, receptionist station & check out station, 2 restrooms, 3 dental rooms, open dental area for 2 chairs, x-ray room, sensory room or private office, private office #2, kitchen/breakroom, two labs with sinks. Located on the left corner facing US 31W Bypass.

**Debby Peeples**

Office: 270.781.8000 x4

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**Neal Turner Realty**  
Commercial and Industrial Brokerage

ntrcommercial.com



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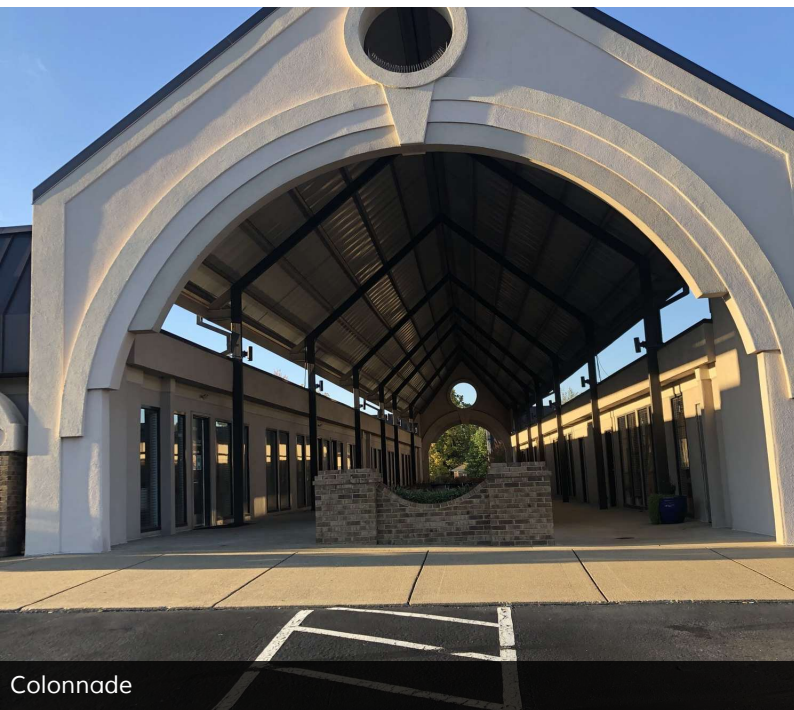
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Front Shell Space



Rear Shell Space



Colonnade



Entrance Suite 101

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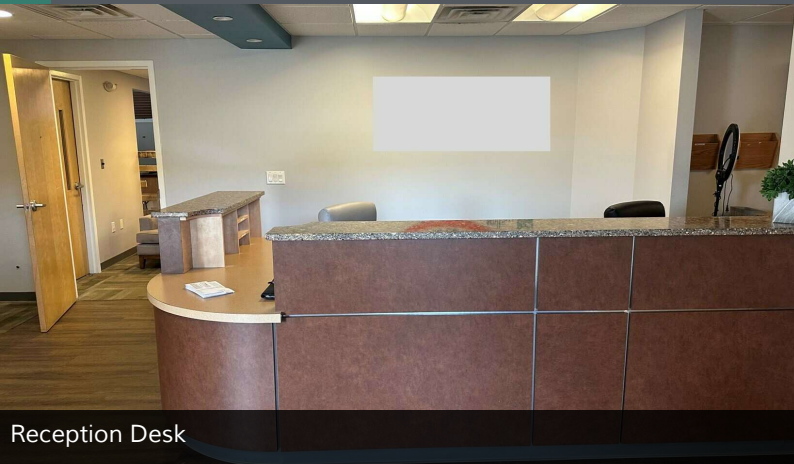
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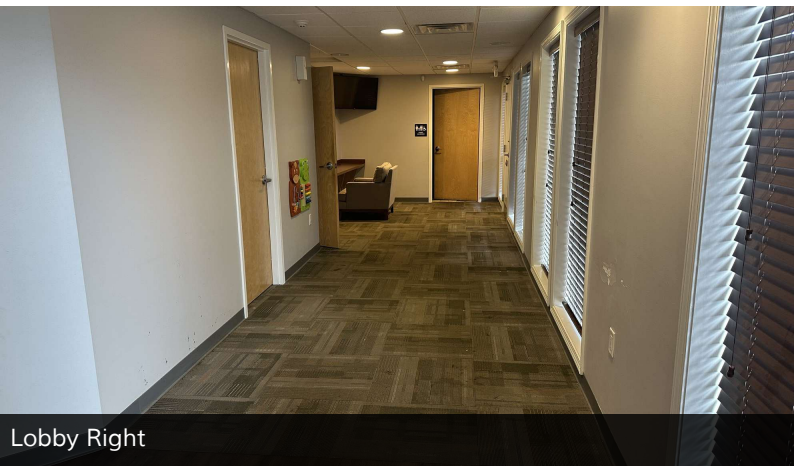
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Reception Desk



Lobby Left



Lobby Right



Lab



Treatment Room



Kitchen

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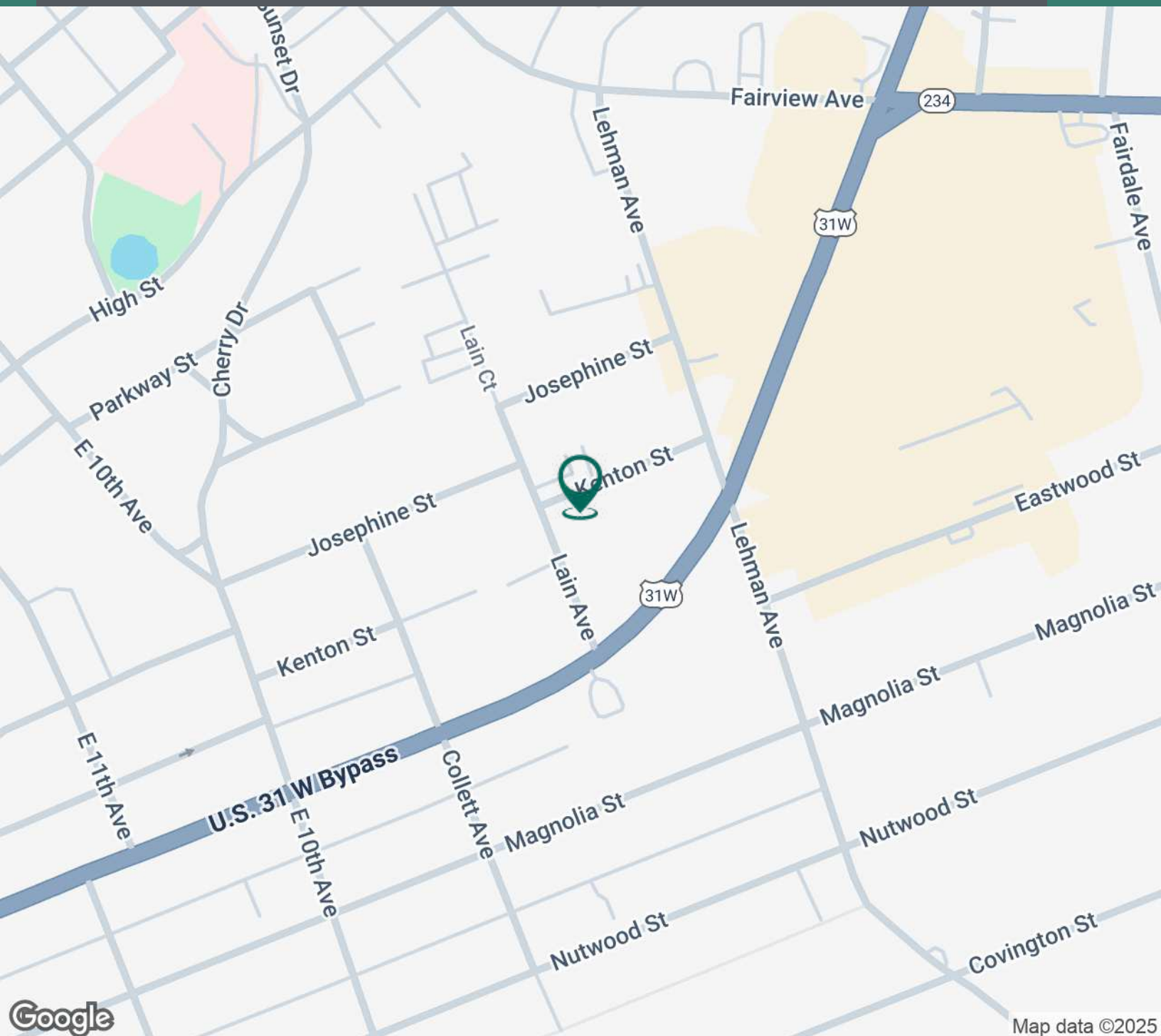
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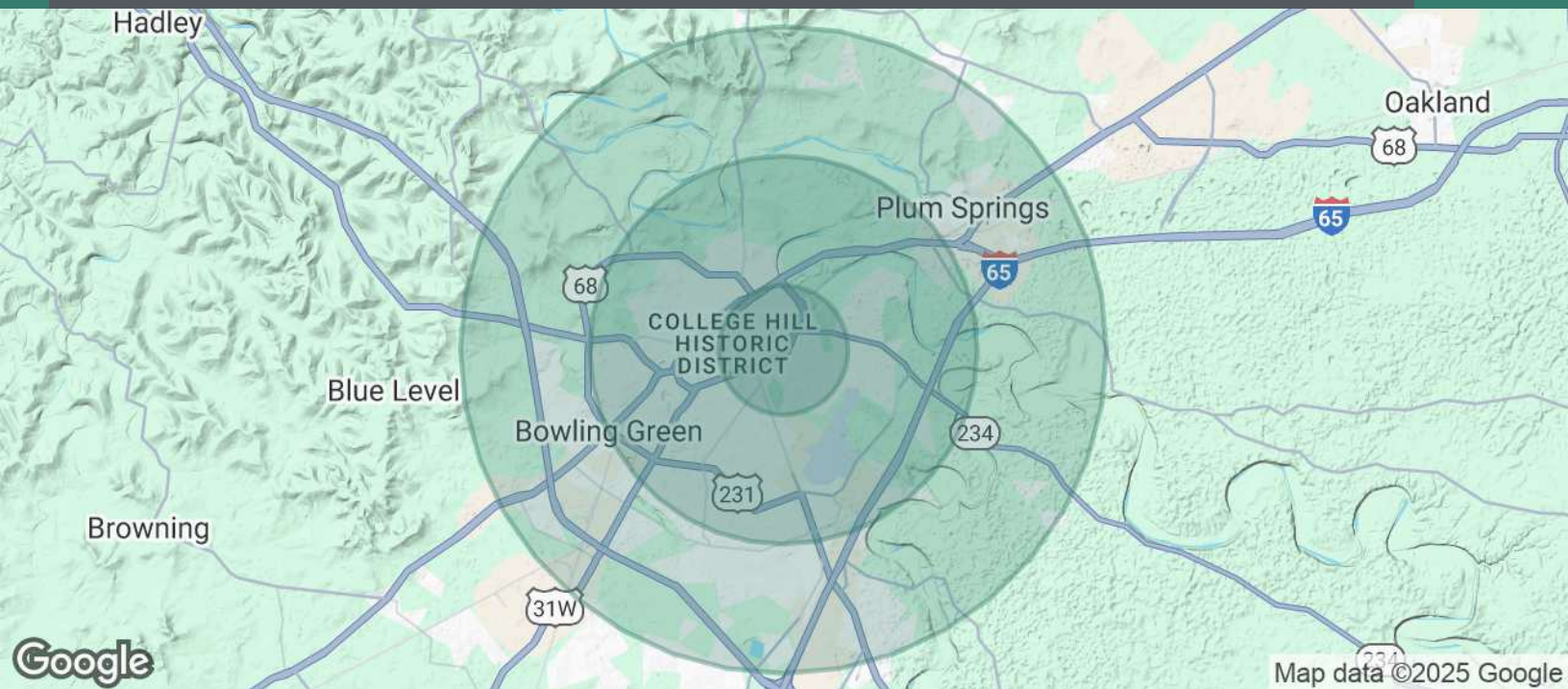




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,529	46,745	82,155
Average Age	34.2	32.8	32.0
Average Age (Male)	31.4	31.0	30.8
Average Age (Female)	37.1	34.8	33.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,002	17,589	31,892
# of Persons per HH	2.2	2.7	2.6
Average HH Income	\$45,761	\$52,280	\$53,970
Average House Value	\$150,270	\$190,357	\$177,870

\* Demographic data derived from 2020 ACS - US Census