

# OFFICE BUILDING FOR LEASE

## THOROUGHbred SQUARE

1945 Scottsville Road, Bowling Green, KY 42104



### PROPERTY DESCRIPTION

Two office buildings containing a total of approximately 40,000 sq. ft. located on Scottsville Road as part of the well known Thoroughbred Square retail and offices. Current tenant mix includes Assured Partners, Aerotek, BG Associated Pathologists, Physicians Rehab Solutions, Ortho Sport & Spine Physicians, and Bankers Life. This is Bowling Green's premier office complex ideally located within walking distance of restaurants and retail. Both buildings are attractive brick facade and centrally located for access to all of Bowling Green. The property offers on site property management and full service lease along with ample parking.

### PROPERTY HIGHLIGHTS

- Full Service Lease
- On Site Management
- Central Location

### OFFERING SUMMARY

Lease Rate:	\$23.00 - 25.00 SF/yr (Gross; Full Service)
Number of Units:	2
Available SF:	1,892 - 2,200 SF
Building Size:	14,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,263	21,077	32,961
Total Population	4,911	55,396	85,995
Average HH Income	\$60,905	\$55,472	\$56,733

**Debby Peeples**  
Office: 270.781.8000 x4  
Cell: 270.996.2872  
debby@ntrcommercial.com

**Alex Nottmeier**  
Broker  
Office: 270.781.8000 x1  
Cell: 270.796.0011  
alex@ntrcommercial.com

**Neal Turner Realty**  
Commercial and Industrial Brokerage

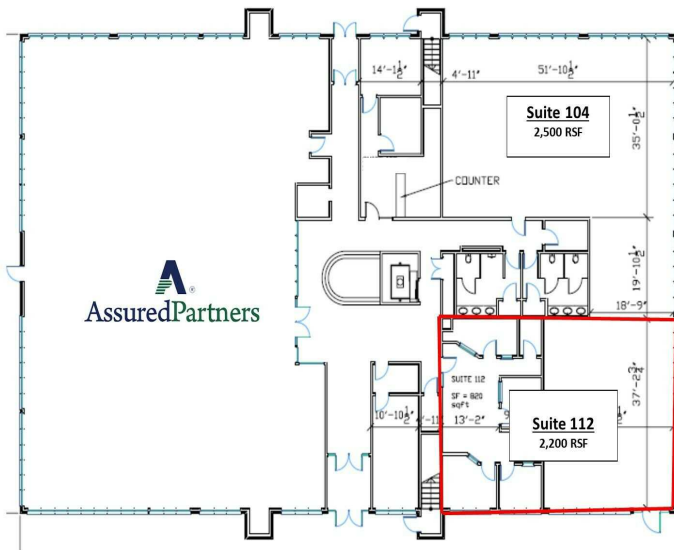
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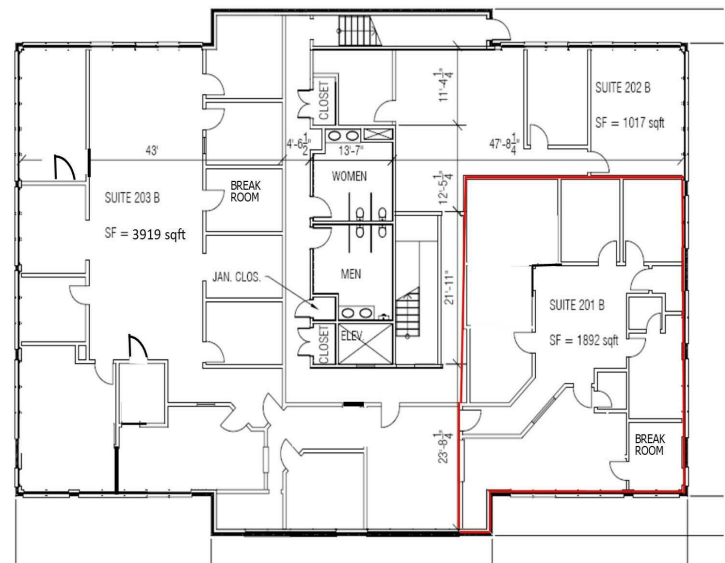
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Thoroughbred Square - Building I  
1945 Scottsville Road

Ground Floor

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June 2024



Thoroughbred Square - Building II  
1945 Scottsville Road

Second Floor

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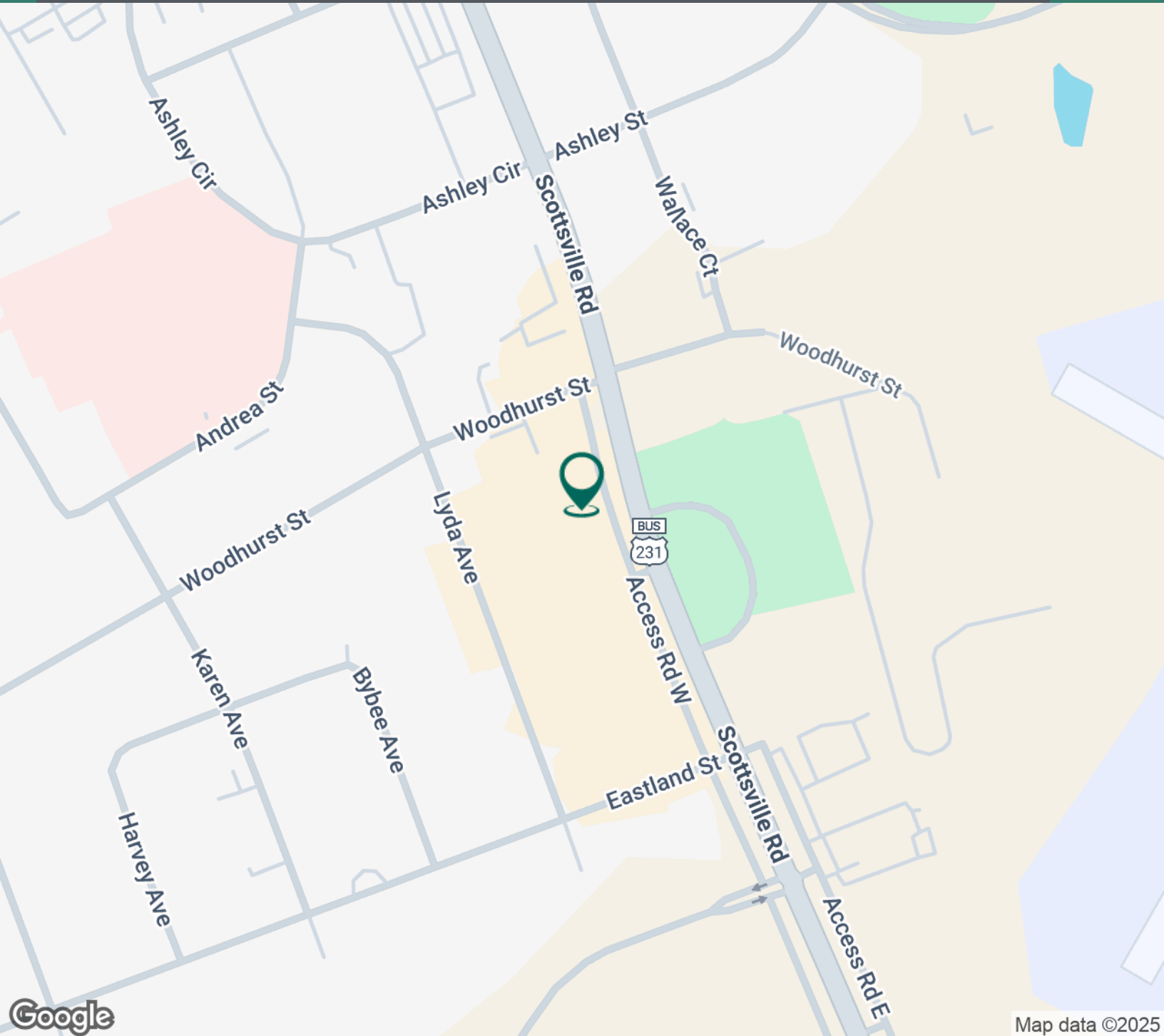
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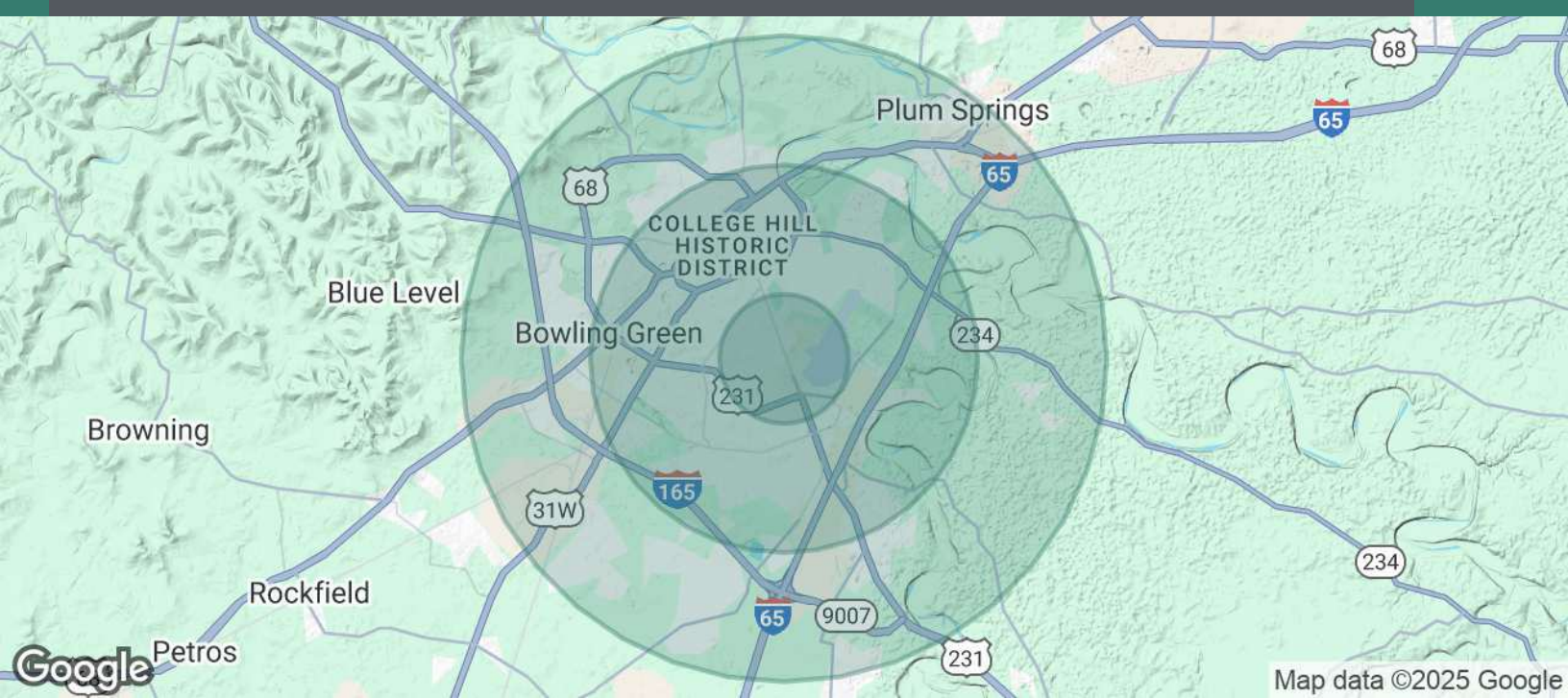
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,911	55,396	85,995
Average Age	40.8	32.3	32.3
Average Age (Male)	36.1	30.9	31.0
Average Age (Female)	42.3	33.9	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,263	21,077	32,961
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$60,905	\$55,472	\$56,733
Average House Value	\$181,041	\$200,047	\$183,991

2020 American Community Survey (ACS)

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