

# Oxford Center

## BOWLING GREEN, KY

Oxford Center offers highly visible frontage along US-231 and strategic proximity to I-65. Lot sizes range from 1.03 to 25 acres, priced between \$700,000 and \$1,000,000/acre. It is anchored by major national retailers and significant new development activity – including a new Wawa opening directly across the street, and the 256-unit Echo Trail Apartments diagonally across the intersection with delivery expected in 2027.

- High-Traffic Exposure with approximately 613 feet of frontage on US-231
- Strategic Location less than one mile from I-65
- Retail Synergy directly across from Walmart Supercenter and near national brands
- Educational Proximity to Warren Central High School, Southcentral Kentucky Community & Technical College, and Western Kentucky University (≈2 miles)
- All Utilities in Place and ready for immediate development
- Flexible Ownership & Delivery Options including land sale, ground lease, or build-to-suit



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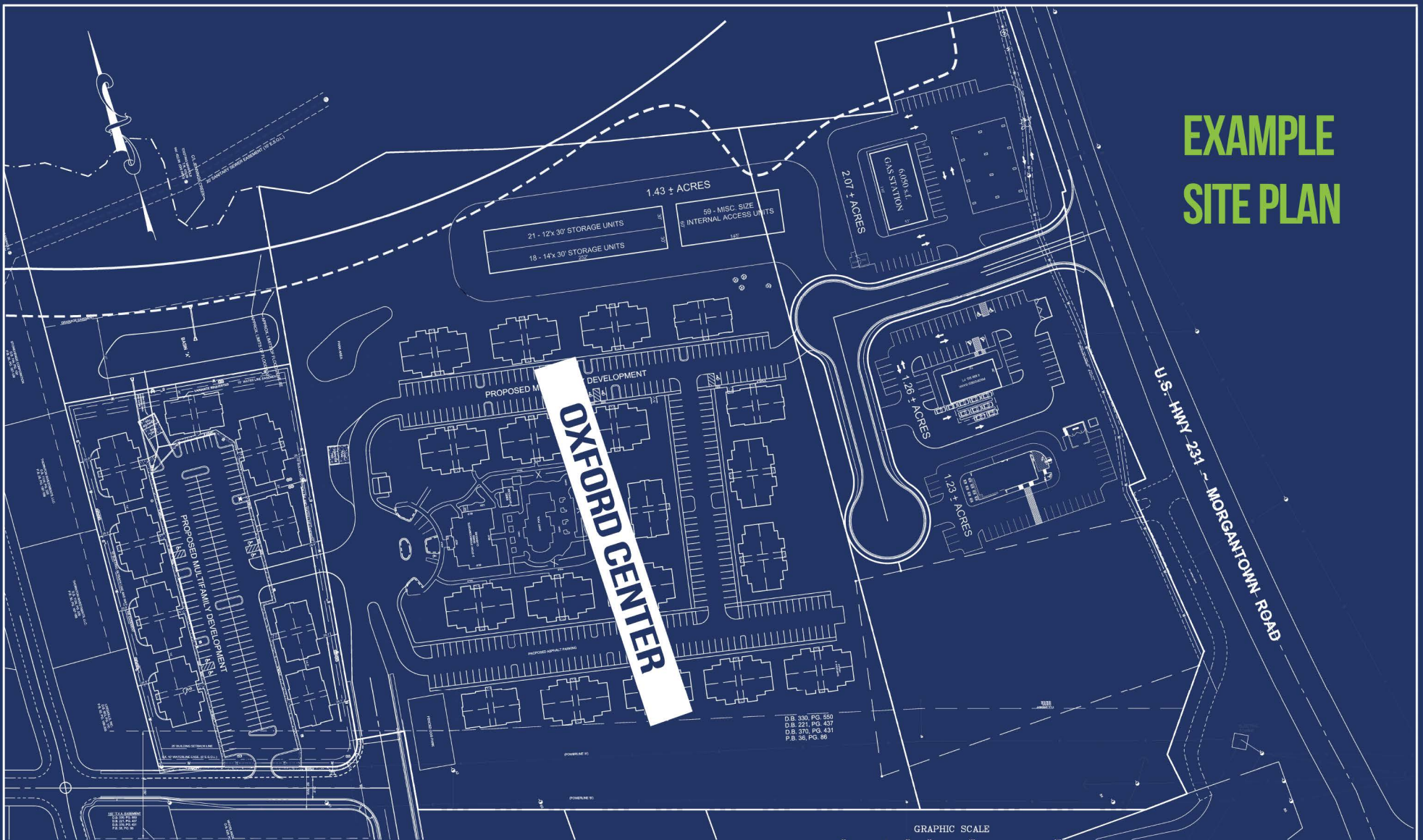


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**GULFSTREAM**  
COMMERCIAL SERVICES, LLC



**EXAMPLE  
SITE PLAN**

OWNER/DEVELOPER OXFORD SQUARE  STREET BOWLING GREEN, KY 42101	REVISIONS			BY	CONCEPTUAL MASTER PLAN OPTION 3	OXFORD SQUARE MULTI-FAMILY PROJECT	DATE: 12-17-2024 SCALE: 1"=60' JOB NO: 04-3377 SHEET: C2.0	
	NO.	DATE	DESCRIPTION					





CRE Brokerage, Management, Development, and **Investment Partners** from the ground up.







## Visits Trend

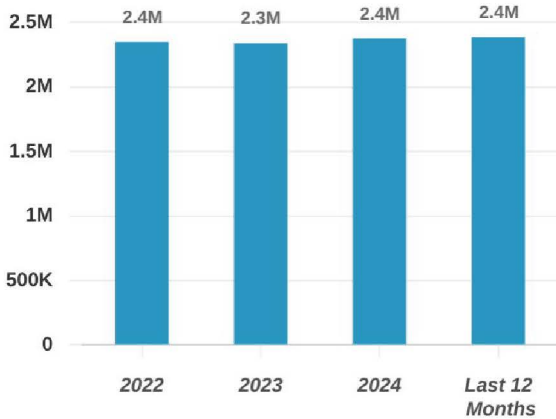
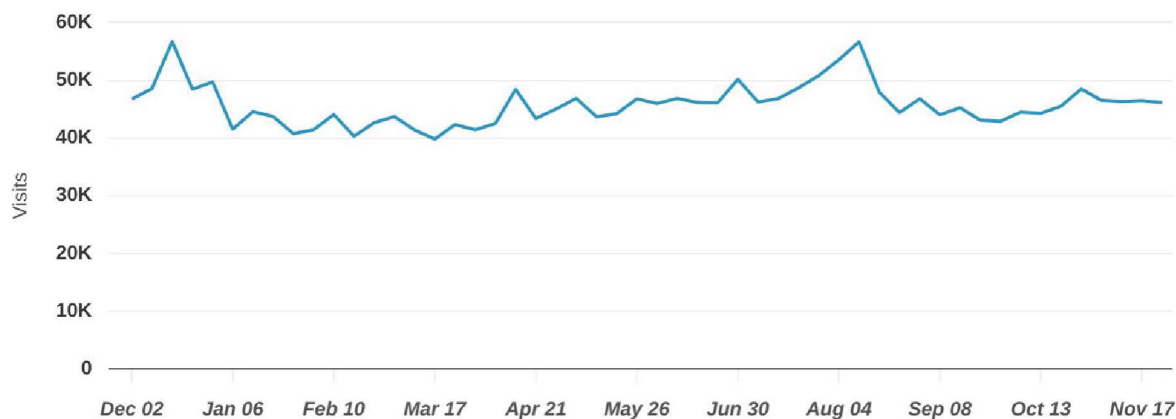
Dec 1, 2024 - Nov 30, 2025



### Visits Trend

Walmart

Morgantown Rd, Bowling Green, ...



Weekly | Visits | Dec 1st, 2024 - Nov 30th, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)



## Trade Area Coverage by Distance

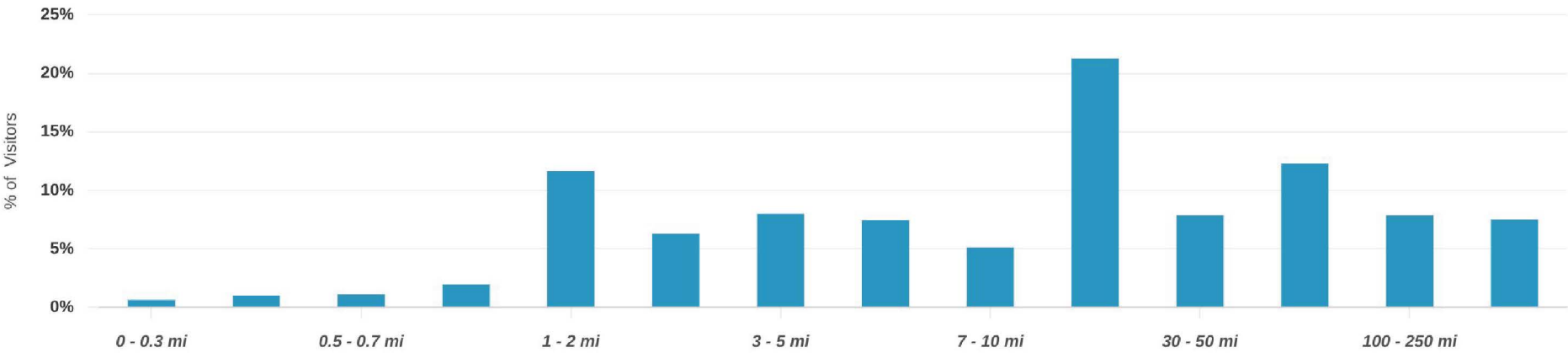
Dec 1, 2024 - Nov 30, 2025



### Trade Area Coverage by Distance

Walmart

Morgantown Rd, Bowling Green, ...



Home Location | % of Visitors | Min Visits: 1 | Dec 1st, 2024 - Nov 30th, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)



## Metrics

Dec 1, 2024 - Nov 30, 2025



### Metrics

Walmart

Morgantown Rd, Bowling Green, ...

Visits	2.4M	Visits YoY	+0.5%
Visitors	225K	Visits Yo2Y	+2.2%
Visit Frequency	10.61	Visits Yo3Y	+1.6%
Avg. Dwell Time	31 Min		

Dec 1st, 2024 - Nov 30th, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)





Trade Area

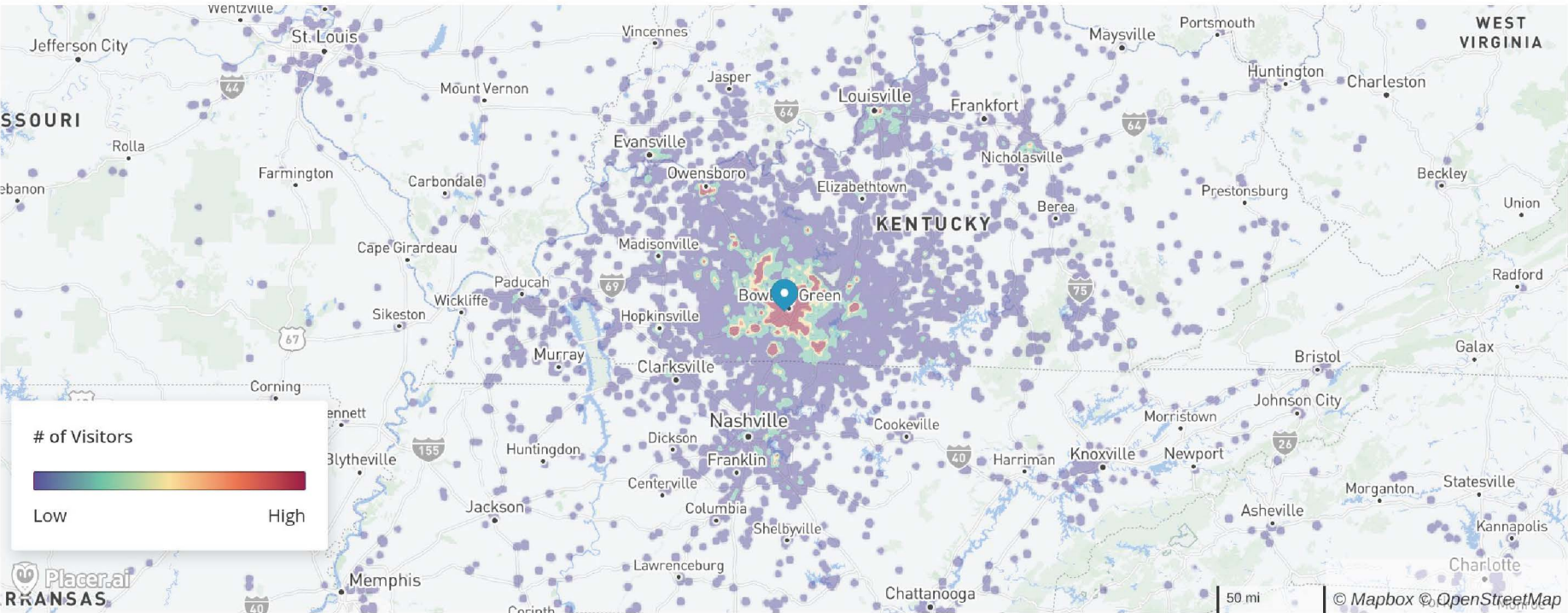
Dec 1, 2024 - Nov 30, 2025



Trade Area

Walmart

Morgantown Rd, Bowling Green, KY



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Dec 1st, 2024 - Nov 30th, 2025  
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