

LAND FOR SALE

600 CLAY STREET

Bowling Green, KY 42101



PROPERTY DESCRIPTION

Explore the potential of this impressive property, boasting a Heavy Industrial zoning and in the heart of Bowling Green. This property offers unparalleled opportunities for industrial or commercial development and expansion and is located in an Opportunity Zone. The Heavy Industrial zoning provides flexibility and scope for a range of industrial endeavors, making it an ideal choice for investors or end users seeking to capitalize on the robust economic landscape of Bowling Green. Grocery, fuel, and hardware restrictions shall apply.

PROPERTY HIGHLIGHTS

- Heavy industrial zoning
- Frontage on 3 streets (Clay, Gordon, Veterans Memorial)
- Just Under 5 acres in the heart of Bowling Green
- Opportunity Zone
- Redevelopment Opportunity

OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	4.75 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,329	4,416	7,540
Total Population	2,702	9,860	20,503
Average HH Income	\$25,097	\$30,107	\$36,504

Alex Nottmeier

Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

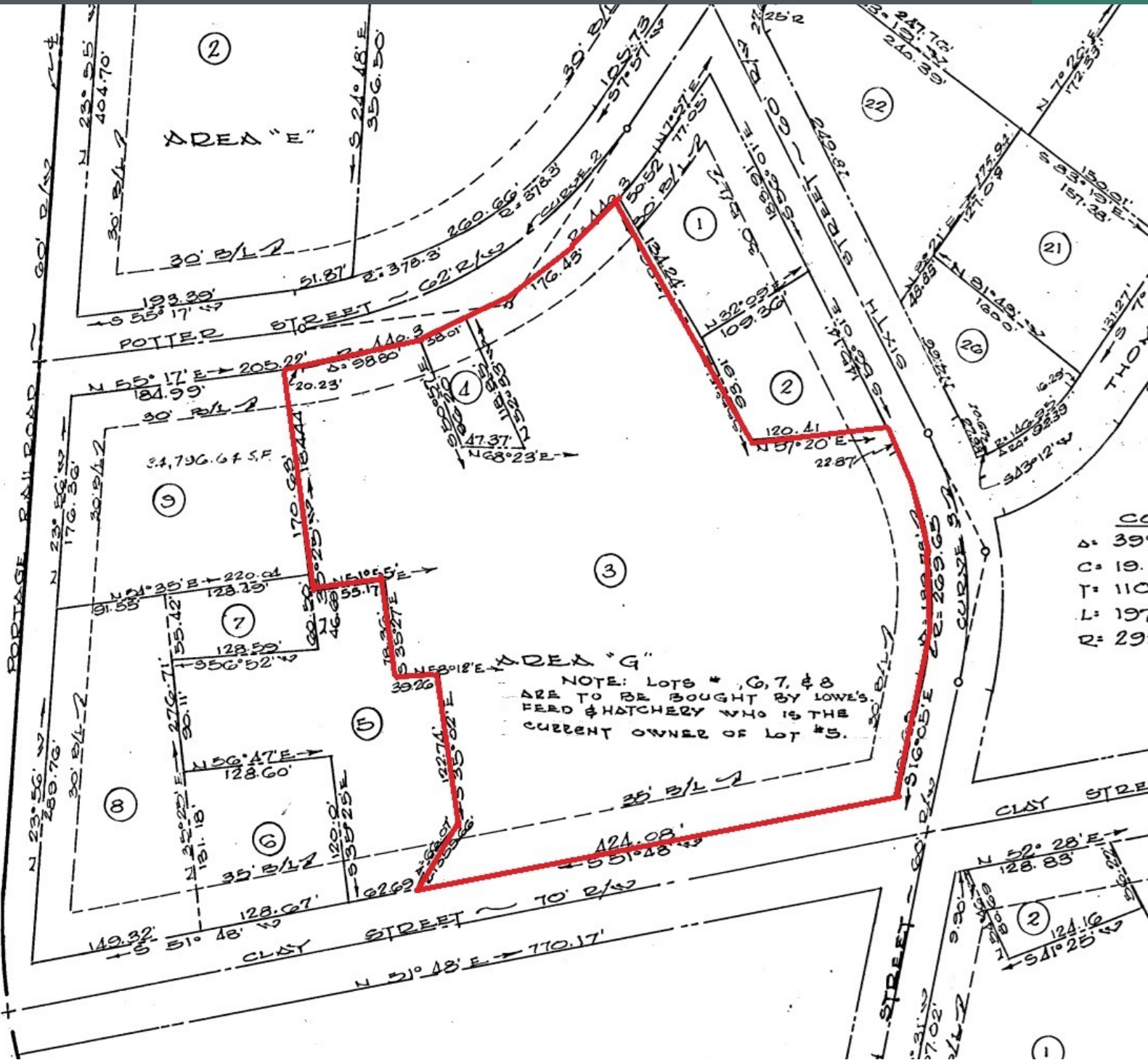
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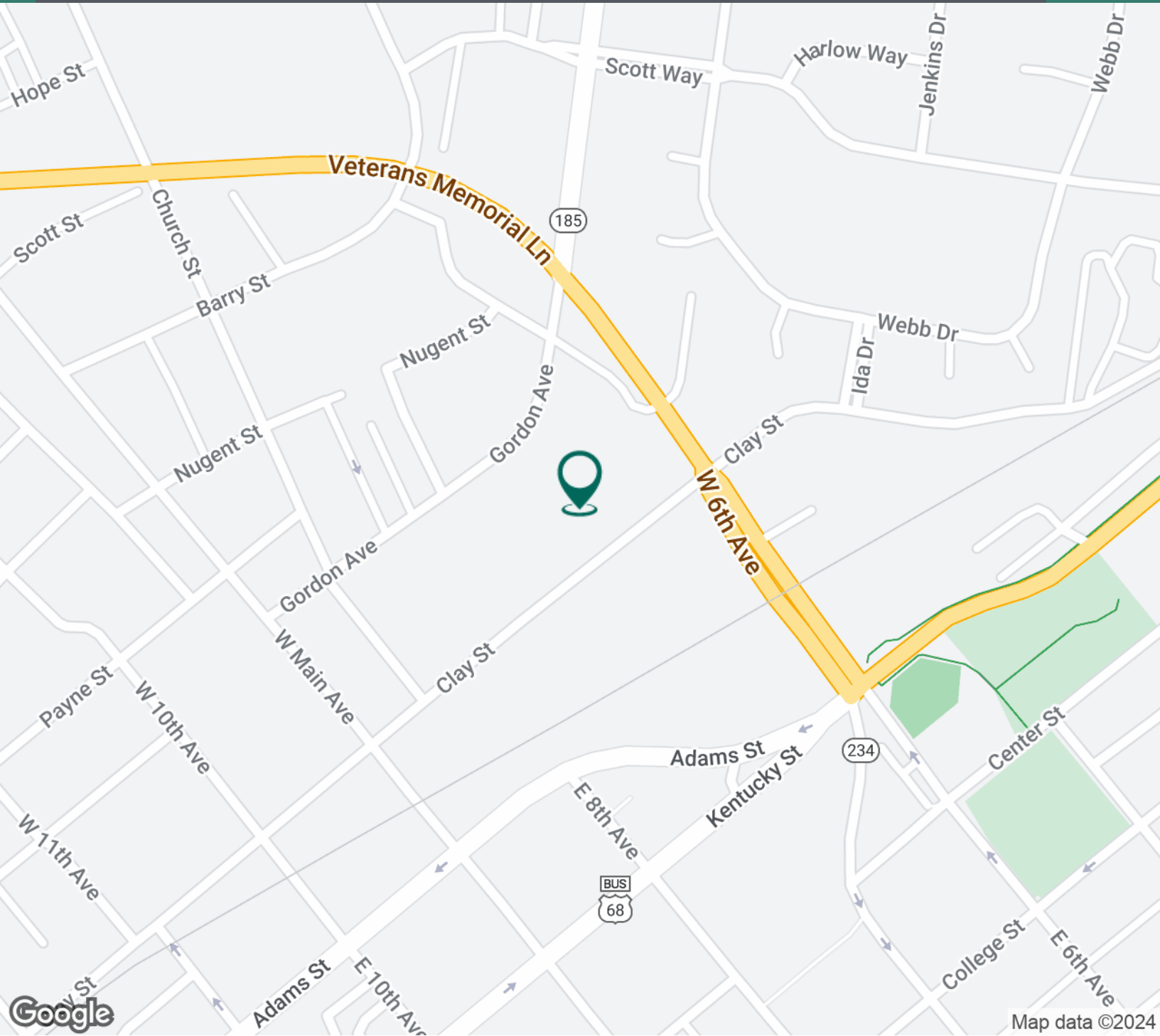
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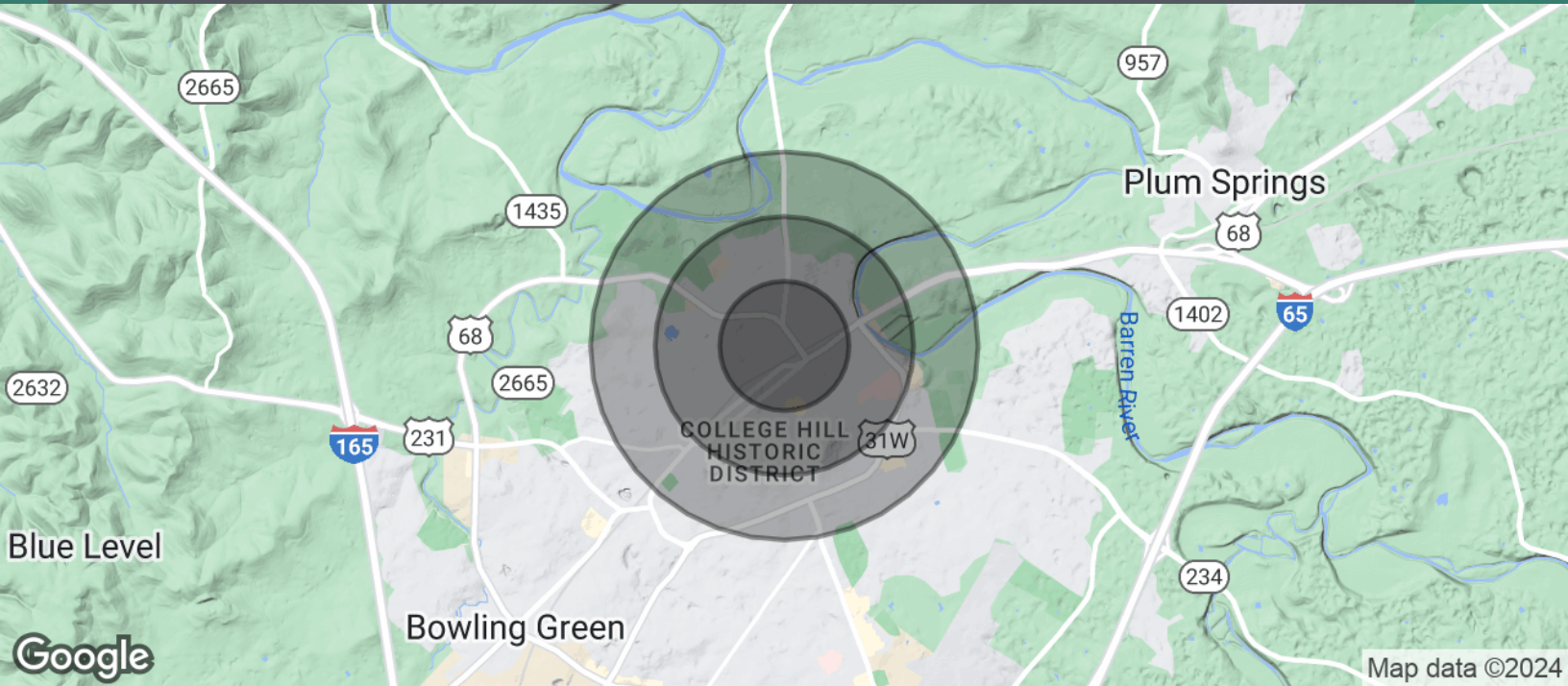
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,702	9,860	20,503
Average Age	31.9	29.8	27.4
Average Age (Male)	29.9	27.3	25.3
Average Age (Female)	34.7	32.7	29.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,329	4,416	7,540
# of Persons per HH	2.0	2.2	2.7
Average HH Income	\$25,097	\$30,107	\$36,504
Average House Value	\$163,389	\$171,907	\$150,206

* Demographic data derived from 2020 ACS - US Census

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