

OFFICE BUILDING FOR LEASE

TOWER PLACE OFFICE CONDOMINIUMS

1111 Shive Lane, Bowling Green, KY 42103



PROPERTY DESCRIPTION

Professional ground floor office condominium with new flooring and paint. Lobby, one private office, one large conference room, break area, storage closet, coffee bar, and restroom. Located just off Scottsville Road behind Walgreens and Starbucks. Additional \$4/SF/YR CAM.

PROPERTY HIGHLIGHTS

- Ground Floor Unit
- New LVT Wood Plank Flooring
- Freshly Painted

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Number of Units:	2
Available SF:	956 SF
Building Size:	2,014 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	347	1,473	3,831
Total Population	683	2,892	7,822
Average HH Income	\$38,790	\$40,155	\$59,864

Debby Peeples

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

ntrcommercial.com

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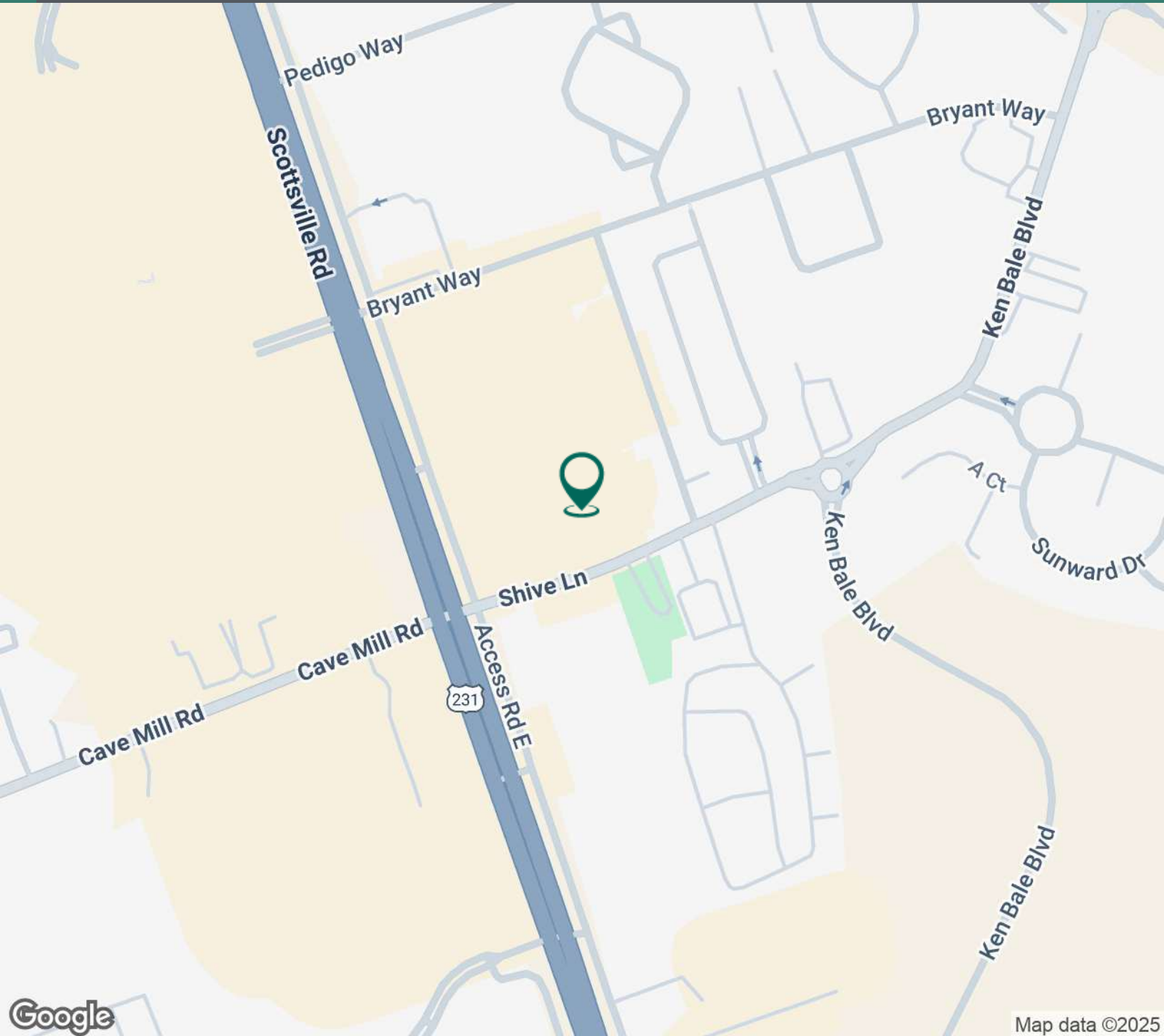
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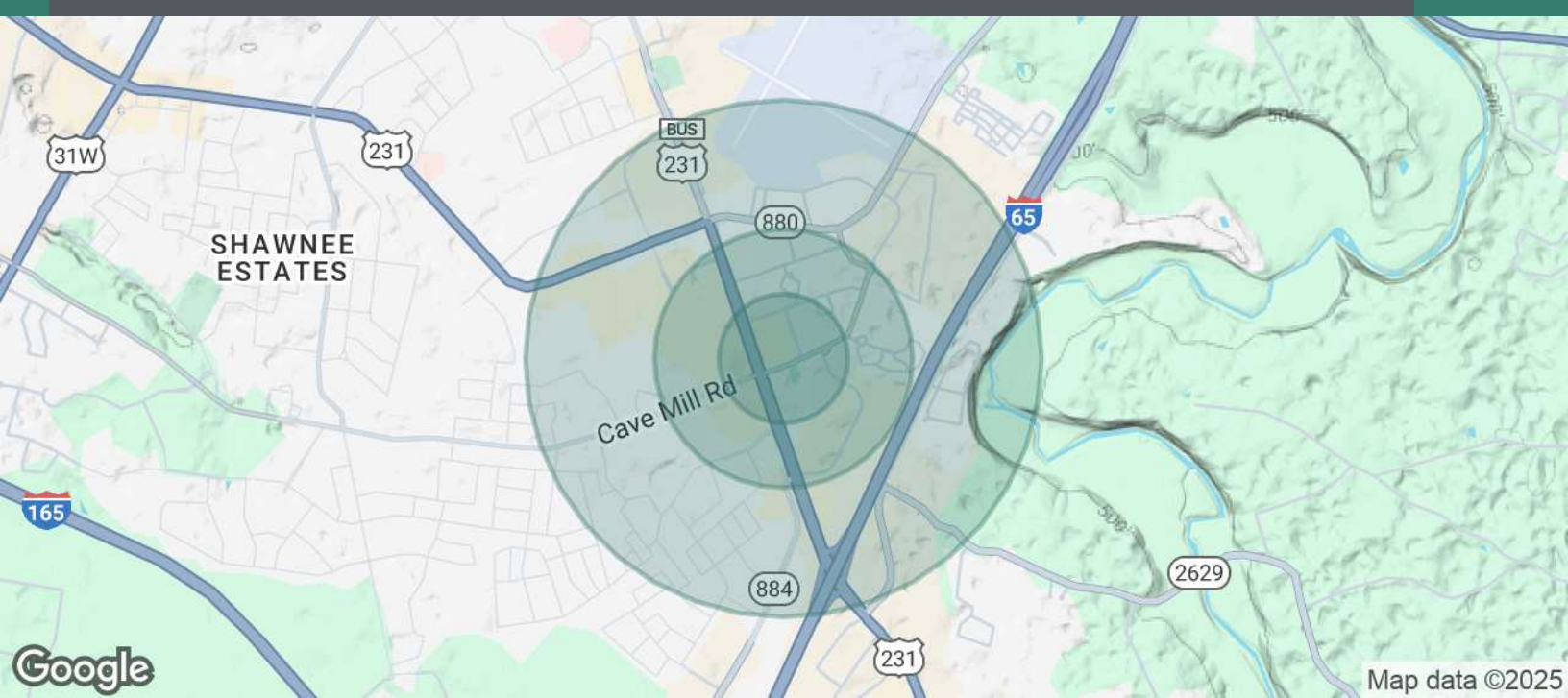
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	683	2,892	7,822
Average Age	28.1	28.2	32.9
Average Age (Male)	29.6	30.6	34.1
Average Age (Female)	27.2	26.8	32.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	347	1,473	3,831
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$38,790	\$40,155	\$59,864
Average House Value	\$36,233	\$38,114	\$97,984

2020 American Community Survey (ACS)

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