

# LAND FOR SALE & LEASE OUTPARCEL TO STOCKDALES

Ken Bale blvd. , Bowling Green, KY 42103

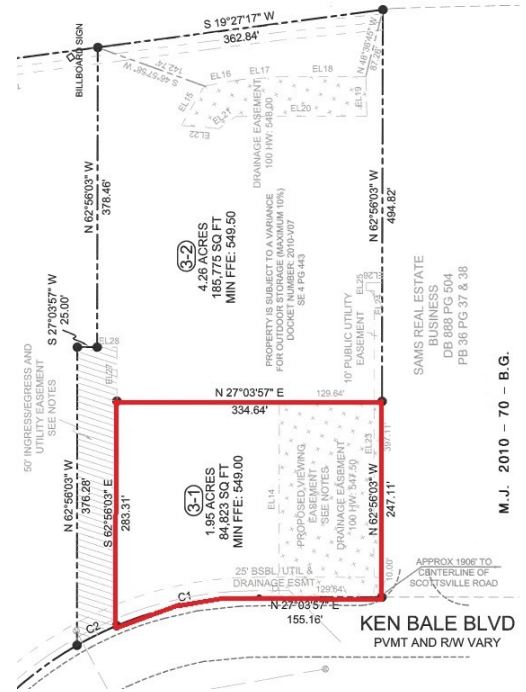


## PROPERTY DESCRIPTION

1.95 acres retail pad situated on Ken Bale Blvd. in front of Stockdales and adjacent to Sams Club. Approximately 1.22 acres are outside the existing drainage basin. The drainage basin can be reconfigured to increase the usable acreage.

## PROPERTY HIGHLIGHTS

- All utilities available
- Zoned highway business
- Pad ready
- Available for sale, lease or build to suit
- Easily accessible off I-65



## OFFERING SUMMARY

Sale Price:	TBD
Lease Rate:	TBD
Pricing based on configuration, use, size of project	
Total Lot Size:	1.95 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	284	996	3,222
Total Population	567	1,987	6,671
Average HH Income	\$39,072	\$47,129	\$61,436

**Alex Nottmeier**

Broker

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**Neal Turner Realty**  
Commercial and Industrial Brokerage

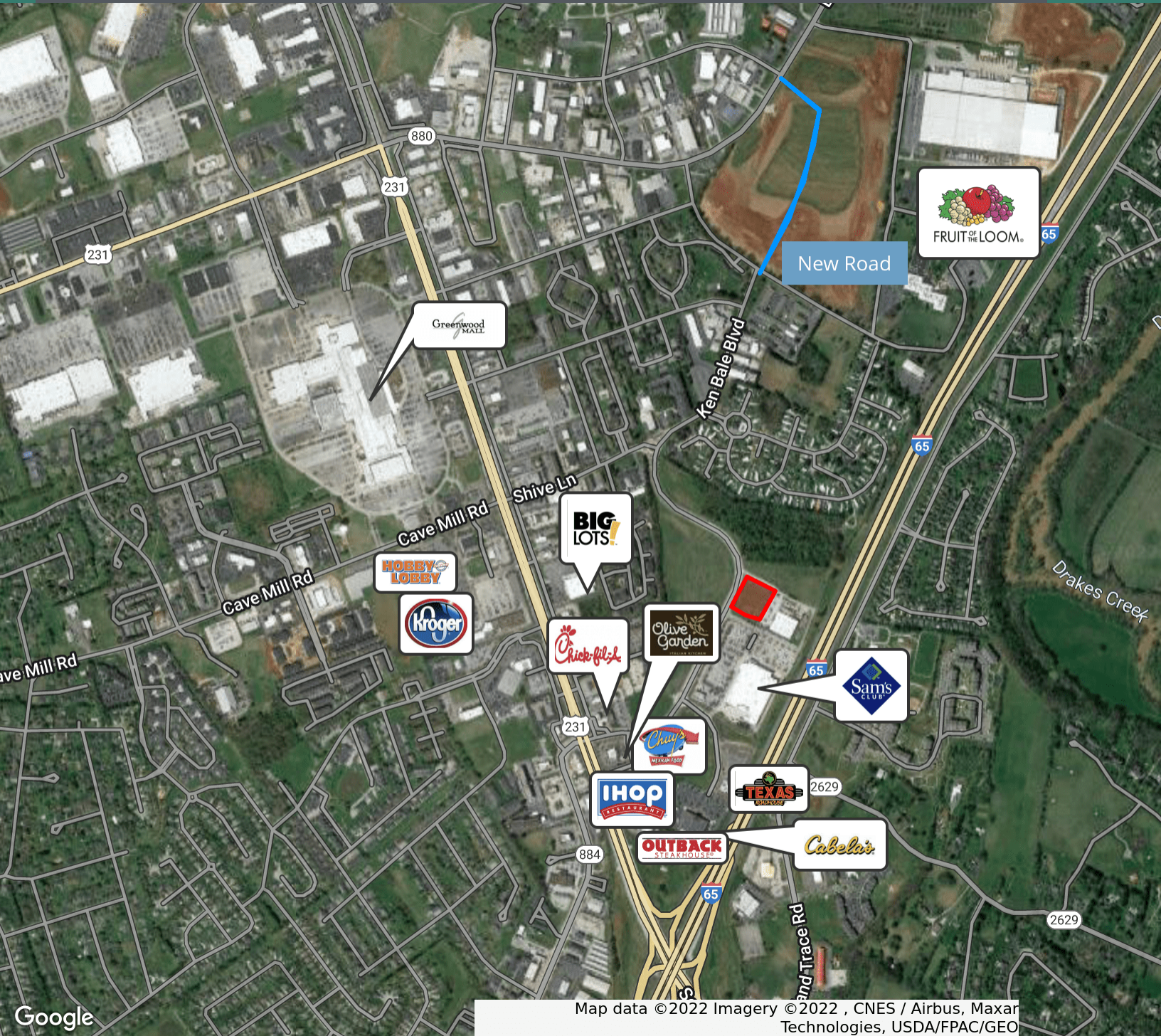
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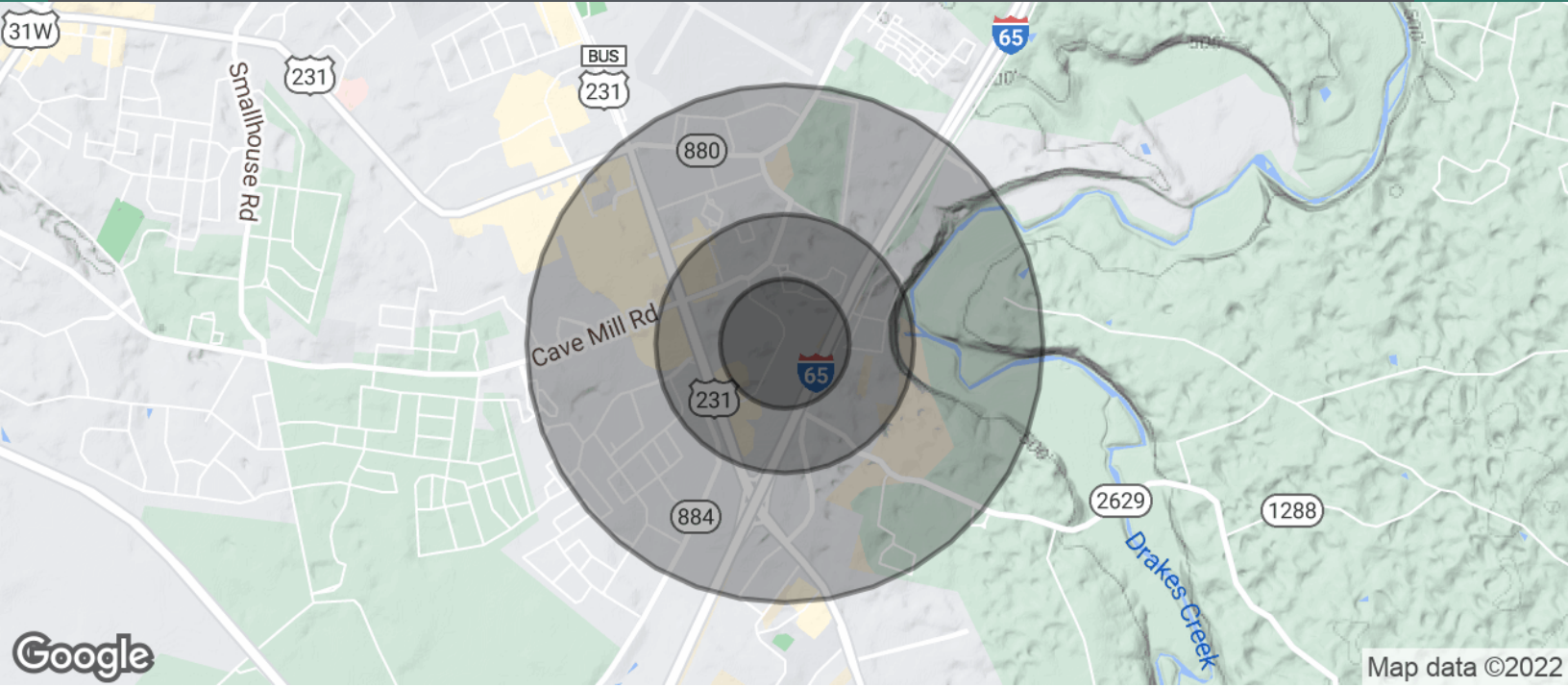
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	567	1,987	6,671
Average Age	27.6	28.4	31.5
Average Age (Male)	27.3	29.9	32.9
Average Age (Female)	28.0	28.1	31.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	284	996	3,222
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$39,072	\$47,129	\$61,436
Average House Value	\$31,410	\$36,328	\$84,626

\* Demographic data derived from 2020 ACS - US Census

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