



SHOPPES AT

THE

SUB





Newest edition to the Bowling Green, KY retail scene and situated in “The Hub” mixed use development. The Shoppes at The Hub anchors this mixed development with a 15,108sqft multi-tenant building and one standalone restaurant, and is located in front of the Embassy Suites at THE HUB on Lovers Lane.

# THE OPPORTUNITY



345 Lovers Lane

## PROPERTY OVERVIEW

<b>Address</b>	345 Lovers Lane, Bowling Green, KY
<b>Delivery</b>	June 2025 for Tenant Buildout
<b>Available SF</b>	Suite B: 1,250 SF

## HIGHLIGHTS

- Delivery with HVAC and Storefront in place
- Easy access of I 65
- The HUB campus includes:
  - Embassy Suites
  - Morgan Stanley
  - American Bank and Trust
  - The Hub Apartments
  - Lovers Lane Complex
  - Western KY Orthopedic and Neurosurgical Associates located across the street



LOVERS LANE

# FLOOR PLAN







SHOPPPES AT

THE  
HUB



# 2.37%

ANNUAL POPULATION GROWTH  
IN BOWLING GREEN

# \$429.5M

HOSPITALITY + FOOD TOTAL  
SALES IN BOWLING GREEN 2022

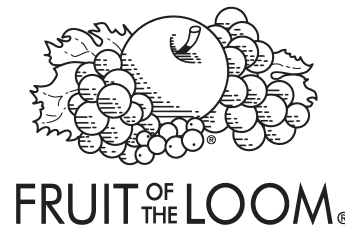
# 13%

LOWER COST OF LIVING THAN  
NATIONAL AVERAGE



# INFLUENTIAL EMPLOYERS

IN MANUFACTURING, HEALTHCARE AND EDUCATION







## TRAFFIC COUNT

Lovers Lane	13,892
I-65	21,504
Hwy 234	21,504

## ACCESS

- 1.8 miles | 3 minutes from Interstate 65
- 2.5 miles | 5 minutes from Bowling Green-Woodhurst Airport
- 4 miles | 7 minutes from College Hill Historic District
- 4.5 miles | 10 minutes from Downtown Bowling Green
- 5 miles | 10 minutes from Interstate 165





**LOVERS LANE  
SOCCER COMPLEX**

**EMBASSY SUITES  
BOWLING GREEN**

**MORGAN STANLEY  
FINANCIAL ADVISORS**

**PINNACLE  
FINANCIAL PARTNERS  
DEVELOPMENT**

**880**

**MEDICAL  
PARK**

**65**



# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	4,641	48,544	94,233
2024 Daytime Population	3,948	58,764	108,535
2024 Households	2,125	19,336	36,798
Avg. HHI	\$118,129	\$74,573	\$70,355
Residents with Bachelor's Degree or Higher	2,751	11,608	20,011
Average 2024 Consumer Spending - Apparel & Services	\$2,570.52	\$2,055.75	\$1,807.52
Average Annual Consumer Spending - Dining Out	\$4,243.88	\$3,334.63	\$2,912.12
Median Age	38.2	35.9	32.2
Total Businesses	93	3,037	4,282
Total Employees	1,516	34,030	50,959



# SHOPPES AT THE HUB

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FOUNDRY  
COMMERCIAL