

RETAIL PROPERTY FOR LEASE

THOROUGHbred SQUARE SHOPPING CENTER

1945 Scottsville Road, Bowling Green, KY 42104



PROPERTY DESCRIPTION

Located in Thoroughbred Square behind Rafferty's Restaurant & Bar in the heart of Bowling Green on Scottsville Road, Bowling Green's most sought after retail thoroughfare. Desirable upscale tenant mix: Cocomo Confections, Nashville Blowout Co., Ellis Walker Gallery, KD Aesthetics and Sheology, Fleet Feet, Hotworx, M Gallery, Massage Fix, Morgantown Bank & Trust, Platinum Sculpt, Stakz Frozen Yogurt, and UPS Store.

PROPERTY HIGHLIGHTS

- High Foot Traffic
- Upscale Community Center
- Scottsville Road Location
- Heart of Bowling Green

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,000 SF
Building Size:	35,830 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,517	25,661	37,760
Total Population	5,272	60,551	91,729
Average HH Income	\$80,331	\$67,277	\$71,354

RETAIL PROPERTY FOR LEASE

THOROUGHbred SQUARE SHOPPING CENTER

1945 Scottsville Road, Bowling Green, KY 42104



Debby Peeples

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

Neal Turner Realty

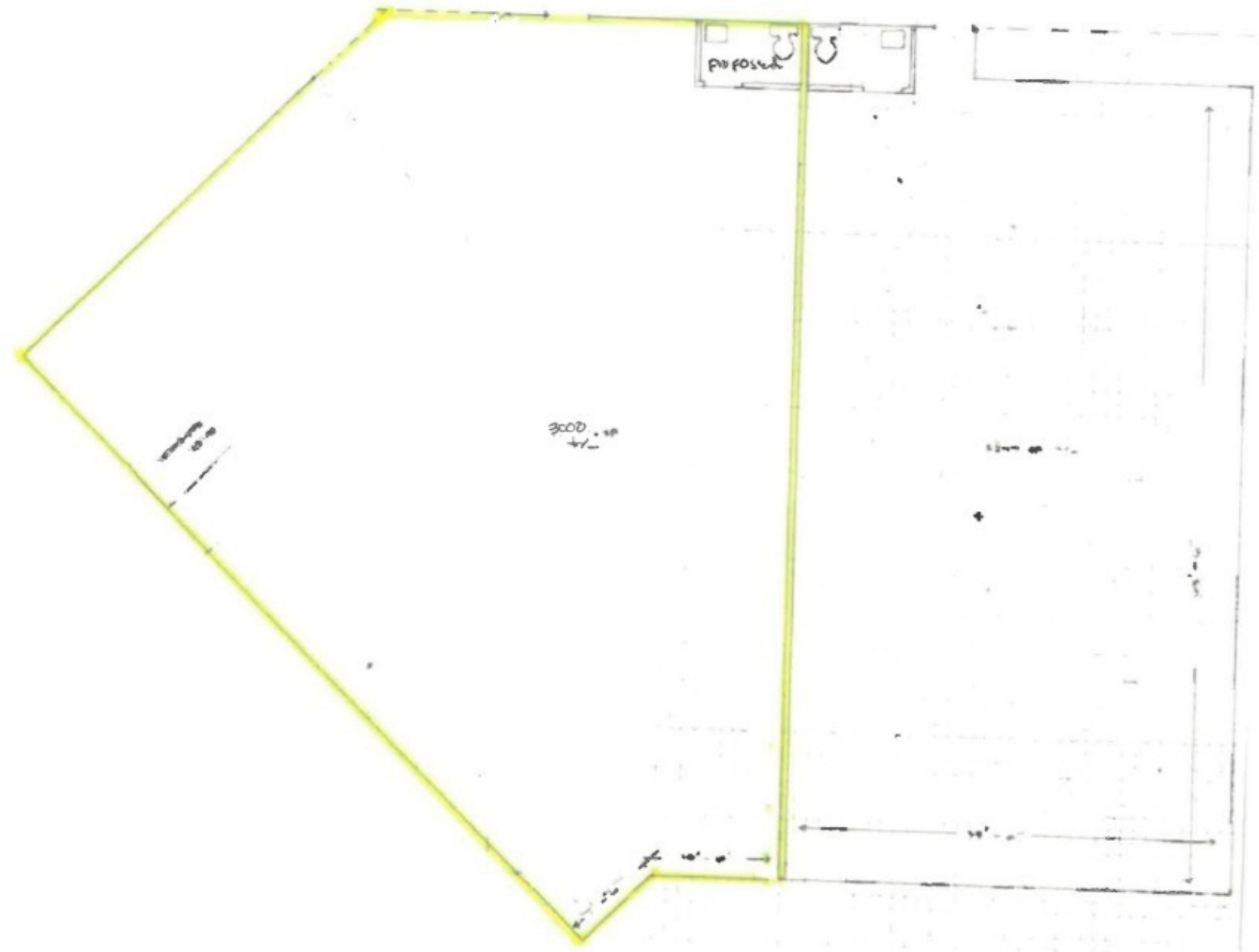
Commercial and Industrial Brokerage

ntrcommercial.com

RETAIL PROPERTY FOR LEASE

THOROUGHbred SQUARE SHOPPING CENTER

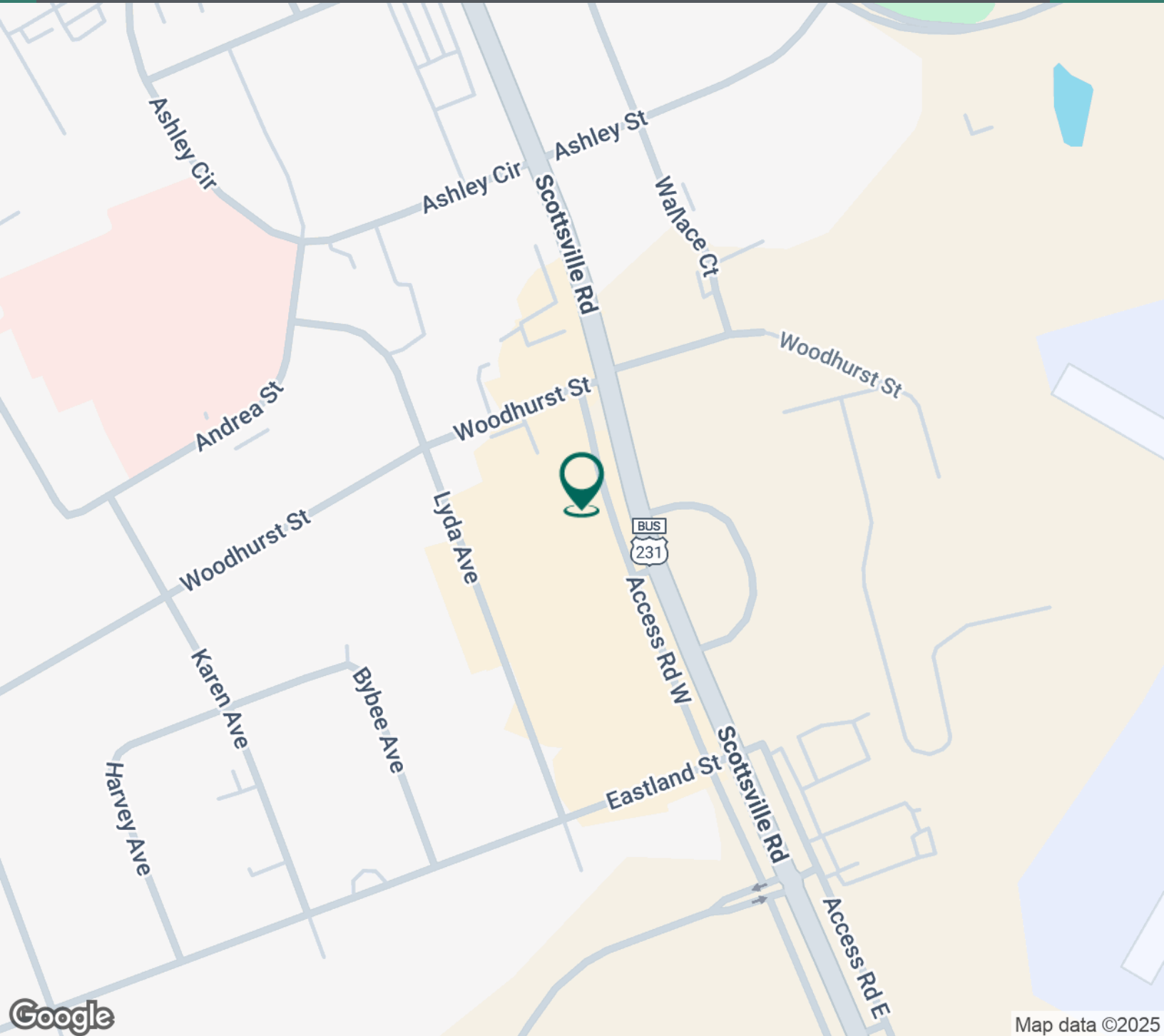
1945 Scottsville Road, Bowling Green, KY 42104



RETAIL PROPERTY FOR LEASE

THOROUGHBRED SQUARE SHOPPING CENTER

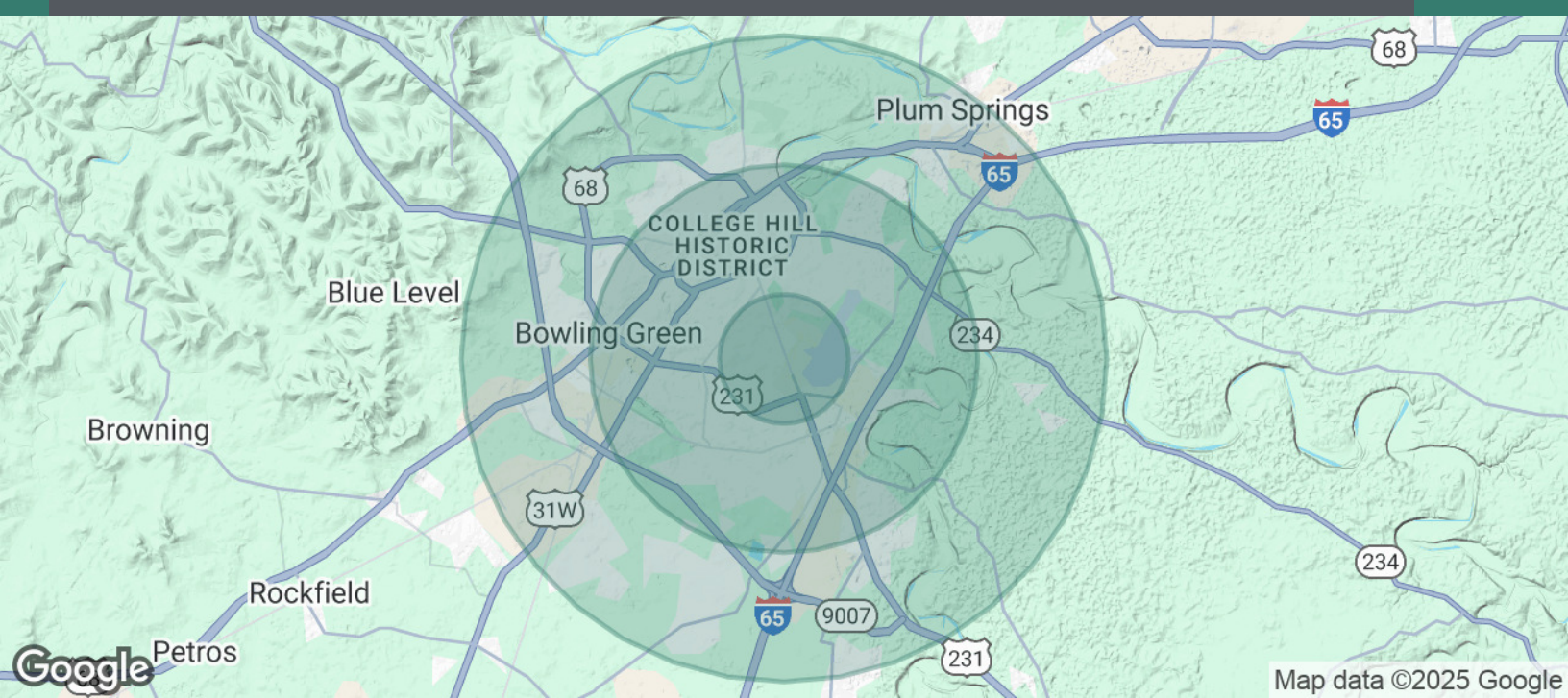
1945 Scottsville Road, Bowling Green, KY 42104



RETAIL PROPERTY FOR LEASE

THOROUGHGBRED SQUARE SHOPPING CENTER

1945 Scottsville Road, Bowling Green, KY 42104



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,272	60,551	91,729
Average Age	40.0	33.0	33.1
Average Age (Male)	37.8	31.4	31.6
Average Age (Female)	45.2	35.0	34.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,517	25,661	37,760
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$80,331	\$67,277	\$71,354
Average House Value	\$200,802	\$173,663	\$176,525

2020 American Community Survey (ACS)

Debby Peeples

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

ntrcommercial.com