

LAND FOR SALE

4930 RUSSELLVILLE ROAD

Bowling Green, KY 42101



PROPERTY DESCRIPTION

7 Lots zoned highway business fronting Russellville Road. Lots can be combined to create large tracts. Off-site drainage. Adjacent to Hucks Convenient Store. Access from the rear of the properties along Worth Way with access from Russellville Road via Hillview Hills or Blue Level Road

PROPERTY HIGHLIGHTS

- 7 Lots Fronting Russellville Road
- Over 25,000 Vehicles a Day Traffic Count along Russellville Road
- Zoned Highway Business
- Off Site Drainage
- Fully Developed

OFFERING SUMMARY

Sale Price:	\$7.50 - \$9.75 / SF
Lot Size:	8.63 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	329	20,934	42,417
Total Population	919	57,120	110,990
Average HH Income	\$60,792	\$50,942	\$56,852

Alex Nottmeier

Broker

Office: 270.781.8000 x1

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Neal Turner Realty

Commercial and Industrial Brokerage

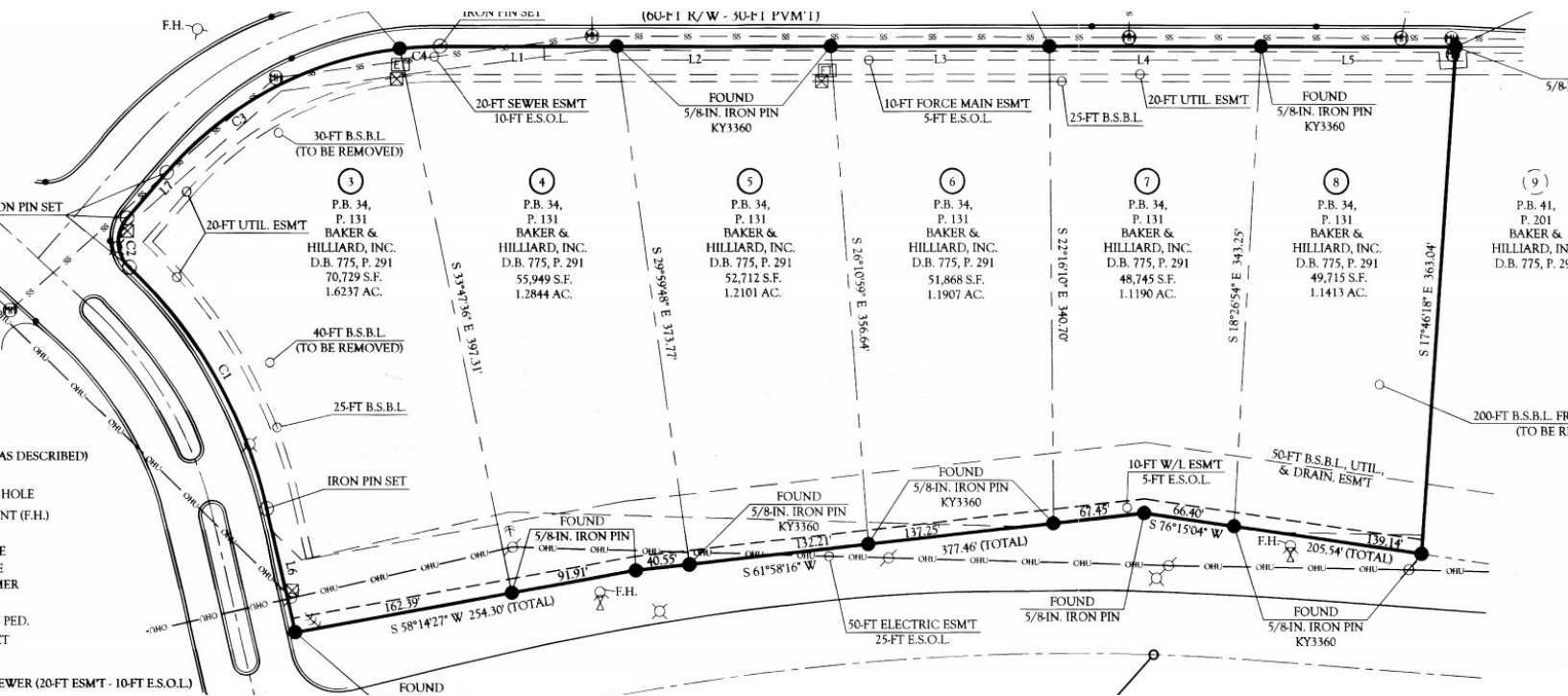
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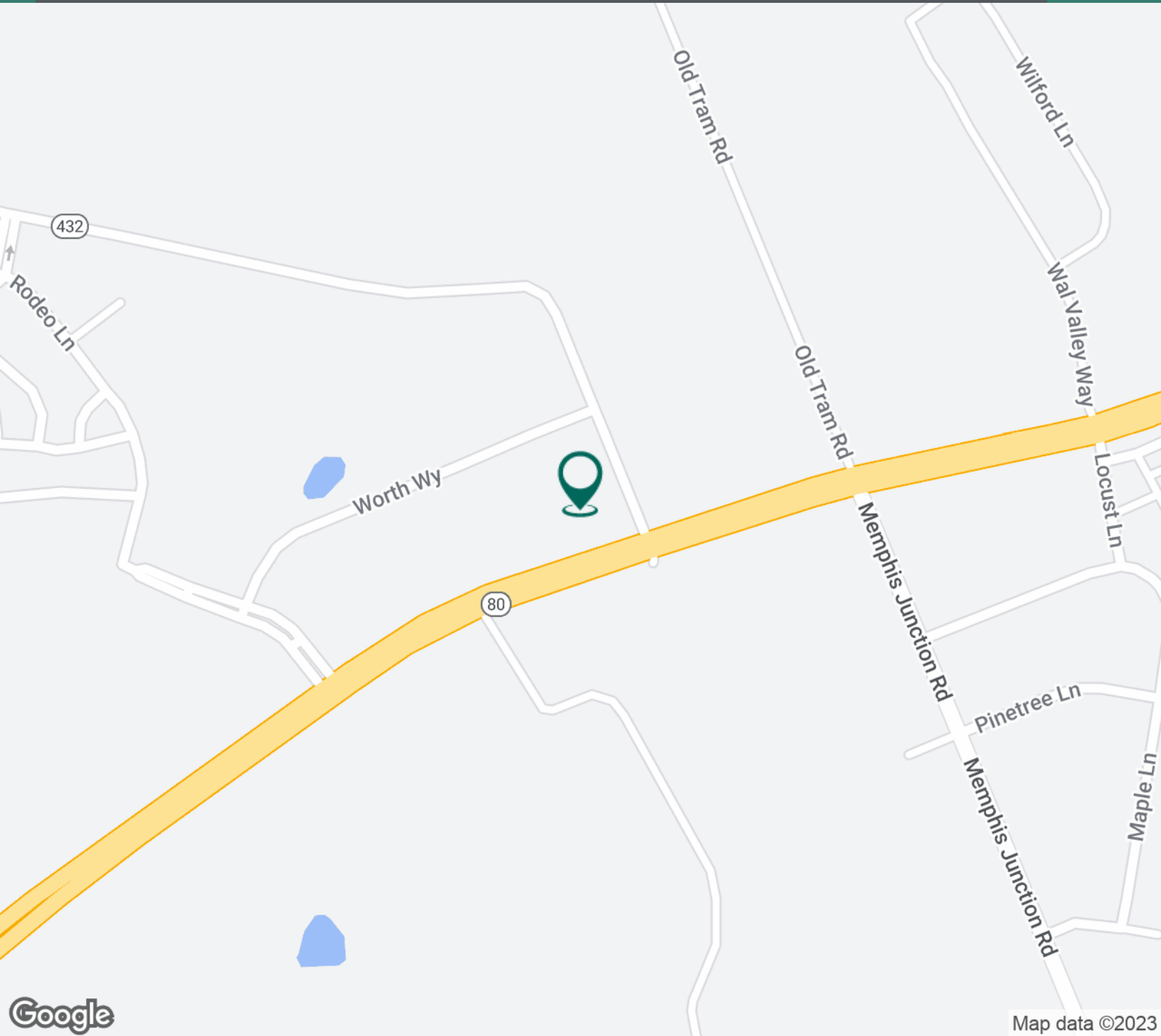
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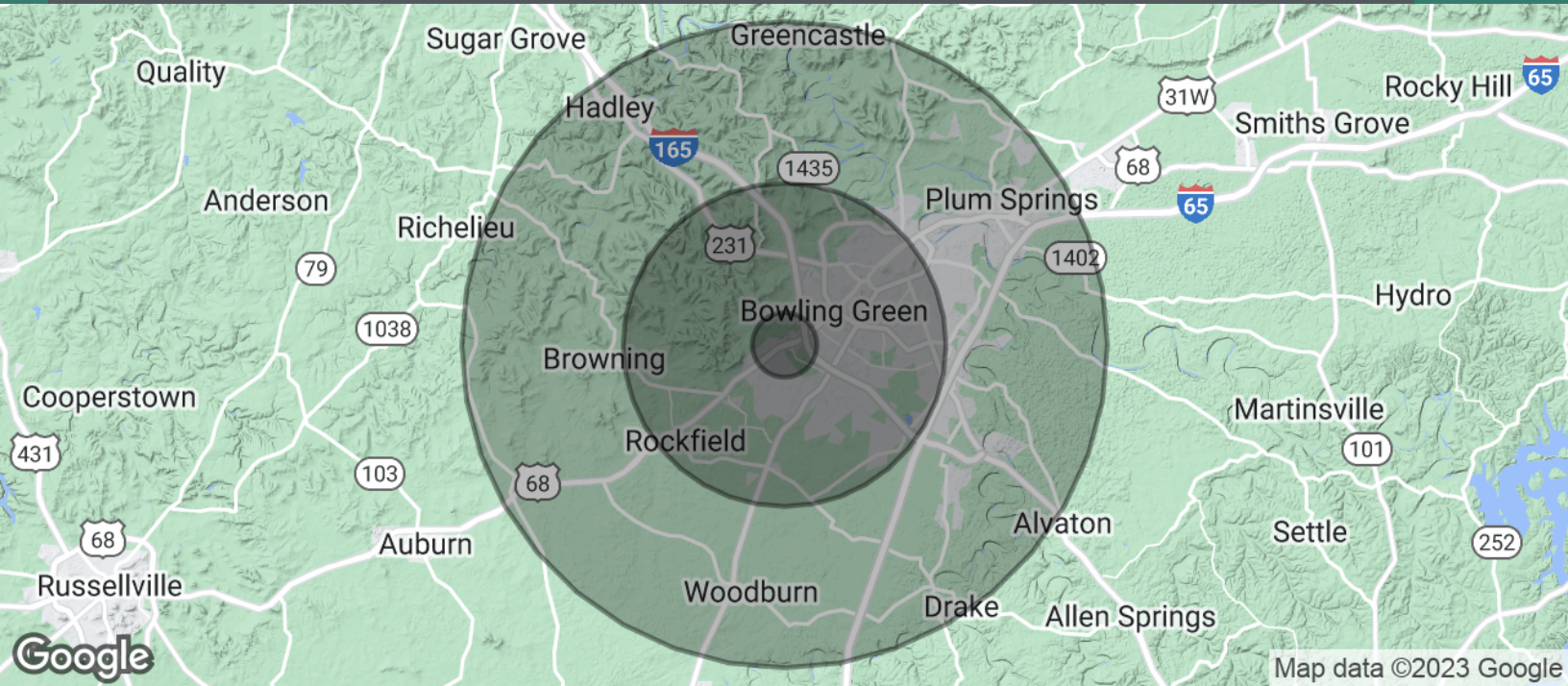
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	919	57,120	110,990
Average Age	33.8	30.1	33.3
Average Age (Male)	33.9	29.2	32.1
Average Age (Female)	33.7	30.9	34.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	329	20,934	42,417
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$60,792	\$50,942	\$56,852
Average House Value	\$115,354	\$115,733	\$170,976

* Demographic data derived from 2020 ACS - US Census

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