

1035 Broadway Ave

BOWLING GREEN, KY

- Lot Size: 0.58 Acres
- Property Type: Commercial Land for ground lease
- High visibility corridor with traffic counts exceeding 19,900 cars/day
- Less than a mile from downtown Bowling Green and Western Kentucky University
- Next to major retailers including Taco Bell, KFC, and Walgreens
- Potential for a Build to Suit or Land Lease
- The building can accommodate a menu board and drive-through



FAHR JUNEJA

PARTNER & PRINCIPAL BROKER

Louisville, KY
(502) 744-1465
fahr@gulfstreamdev.com



CLEVELAND SIMPSON

AGENT

Bowling Green, KY
(270) 313-1619
csimpson@gulfstreamdev.com



HOUSTON NATCHER

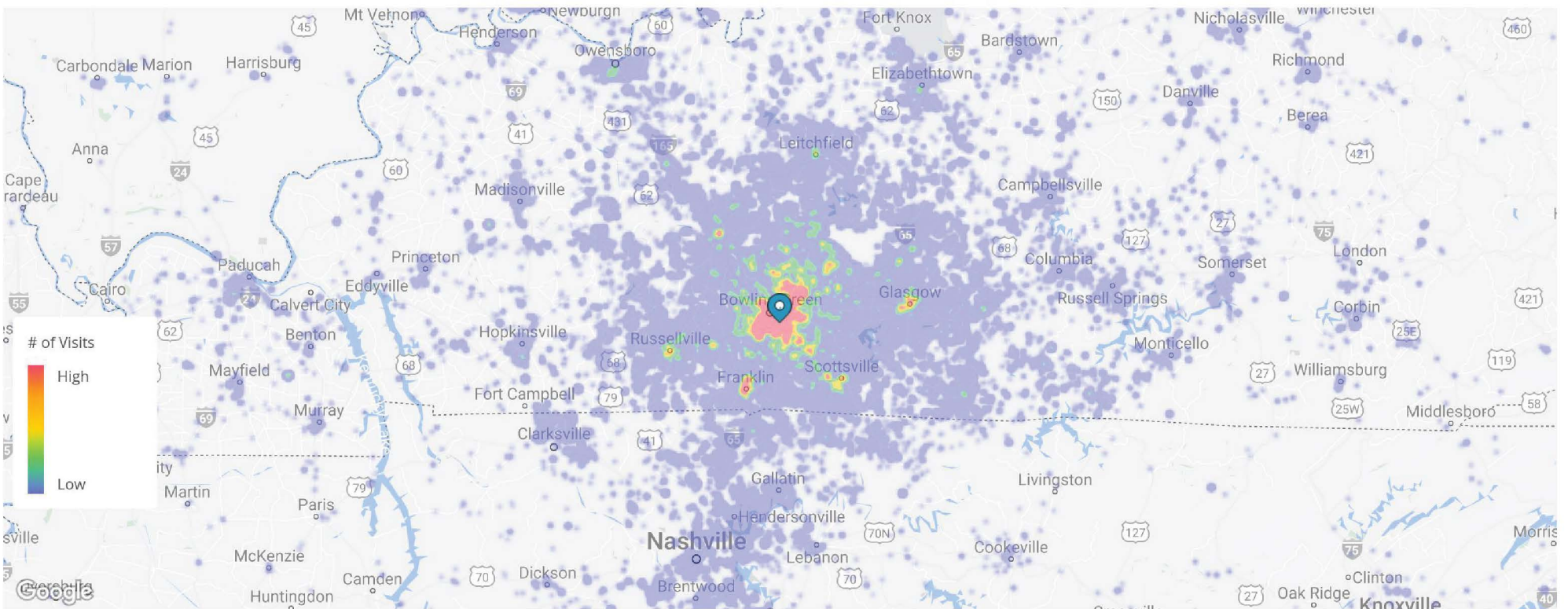
AGENT

Bowling Green, KY
(270) 790-995
hnatcher@gulfstreamdev.com



Trade Area

• Scooter's Coffee (Nearby Activity 250 ft)
1202 U.S. 31 W Bypass, Bowling Green, KY 42101



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

May 1st, 2023 - Apr 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



GULFSTREAM

COMMERCIAL SERVICES, LLC

Metrics

● **Scooter's Coffee (Nearby Activity ...**
 1202 U.S. 31 W Bypass, Bowling Green, KY 421...

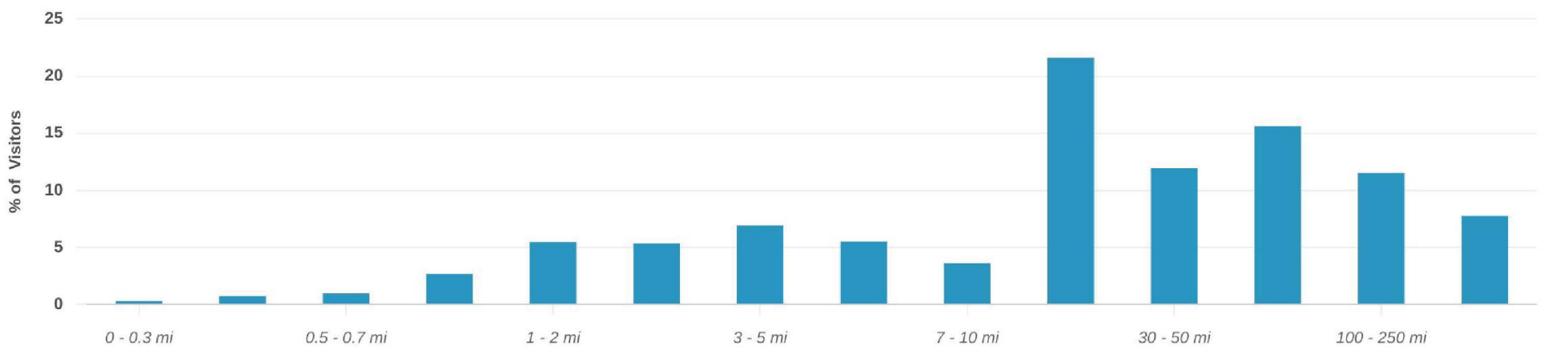
Visits	2.4M	Avg. Dwell Time	4 min
Visitors	362.8K	Sales	N/A
Visit Frequency	6.53		

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Trade Area Coverage by Distance

● **Scooter's Coffee (Nearby Activity ...**
 1202 U.S. 31 W Bypass, Bowling Green, KY 421...



Home Location | % of Visitors | Min Visits: 1 | May 1st, 2023 - Apr 30th, 2024
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