

INDUSTRIAL PROPERTY FOR LEASE

5619 OLD NASHVILLE ROAD

Bowling Green, KY 42104



PROPERTY DESCRIPTION

2 buildings containing 5,000 SF and 7,236 SF, situated on 1.5 acres, zoned light industrial with an existing non-active CSX railspur. The property is available as a whole and will not be subdivided. The larger building could be removed. Wood frame construction for both buildings

PROPERTY HIGHLIGHTS

- CSX rail-served property
- Zoned light industrial
- Gravel parking
- Located near I65 with easy access to I-65
- In close proximity to South Central KY Industrial Park

OFFERING SUMMARY

Number of Buildings:	2
Lot Size:	1.5 Acres
Total Buildings SF:	12,236 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	659	3,114	10,580
Total Population	2,052	8,009	25,238
Average HH Income	\$117,727	\$88,696	\$73,406

Alex Nottmeier, CCIM, SIOR

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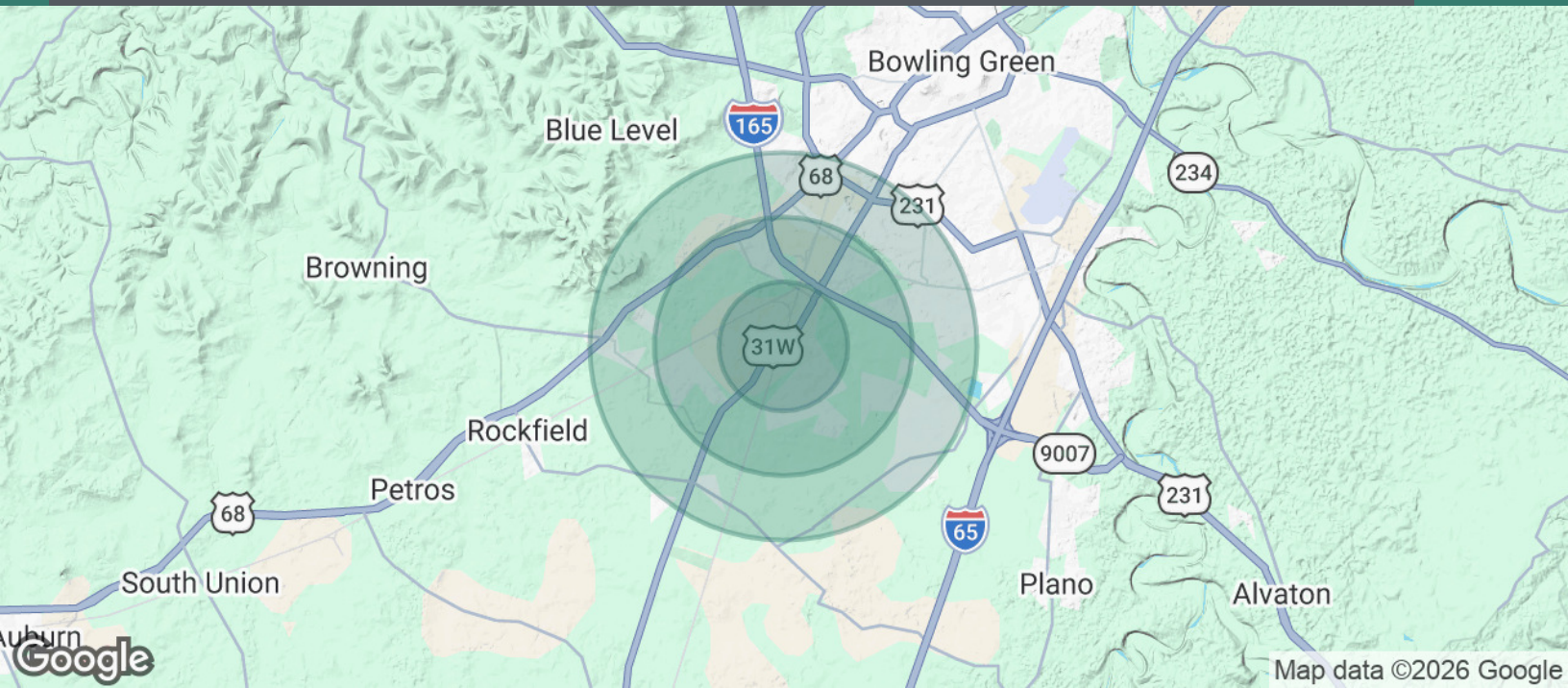
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,052	8,009	25,238
Average Age	34.1	36.0	34.9
Average Age (Male)	30.6	32.7	32.9
Average Age (Female)	38.3	40.1	37.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	659	3,114	10,580
# of Persons per HH	3.1	2.6	2.4
Average HH Income	\$117,727	\$88,696	\$73,406
Average House Value	\$287,730	\$222,431	\$199,707

* Demographic data derived from 2020 ACS - US Census

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