

## RETAIL PROPERTY FOR LEASE

# 133 THREE SPRINGS ROAD

Bowling Green, KY 42104



### PROPERTY DESCRIPTION

QSR sublease opportunity with term expiring in July, 2032. Located just off signalized intersection of Scottsville Road, 1/3 mile (first stop light) off I-65 Interchange, Exit 22 coming in to Bowling Green. 42 parking spaces. Some furniture, fixtures and equipment available for use.

### PROPERTY HIGHLIGHTS

- Constructed in 2016
- 3,800 SF
- Large Dining Room
- Existing Hoods, Coolers and Freezer

### OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Lease Rate:    | \$30 SF/yr (NNN) |
| Available SF:  | 3,800 SF         |
| Building Size: | 3,800 SF         |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 536        | 1,703     | 4,294    |
| Total Population  | 1,197      | 3,817     | 9,557    |
| Average HH Income | \$62,076   | \$63,678  | \$73,002 |

### Debby Peeples, CCIM

Senior Commercial Real Estate Advisor  
Office: 270.781.8000 x4  
Cell: 270.996.2872  
debby@ntrcommercial.com



ntrcommercial.com

RETAIL PROPERTY FOR LEASE

133 THREE SPRINGS ROAD

Bowling Green, KY 42104



**Debby Peeples, CCIM**

Senior Commercial Real Estate Advisor

Office: 270.781.8000 x4

Cell: 270.996.2872

[debby@ntrcommercial.com](mailto:debby@ntrcommercial.com)

**NTR** | COMMERCIAL

[ntrcommercial.com](http://ntrcommercial.com)

RETAIL PROPERTY FOR LEASE

## 133 THREE SPRINGS ROAD

Bowling Green, KY 42104



**Debby Peeples, CCIM**

Senior Commercial Real Estate Advisor

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

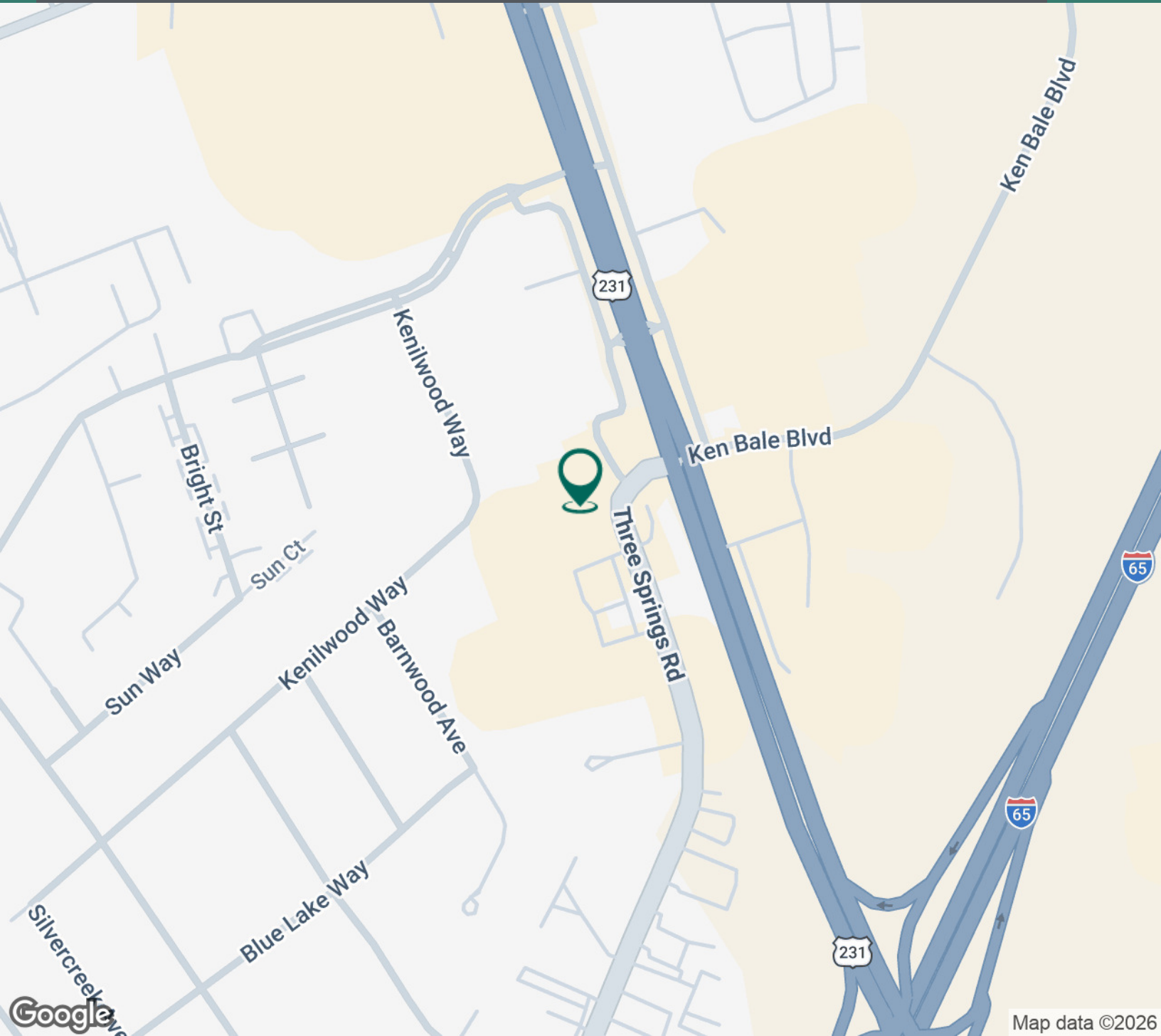
**NTR** | COMMERCIAL

[ntrcommercial.com](http://ntrcommercial.com)

RETAIL PROPERTY FOR LEASE

# 133 THREE SPRINGS ROAD

Bowling Green, KY 42104



**Debby Peeples, CCIM**

Senior Commercial Real Estate Advisor

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

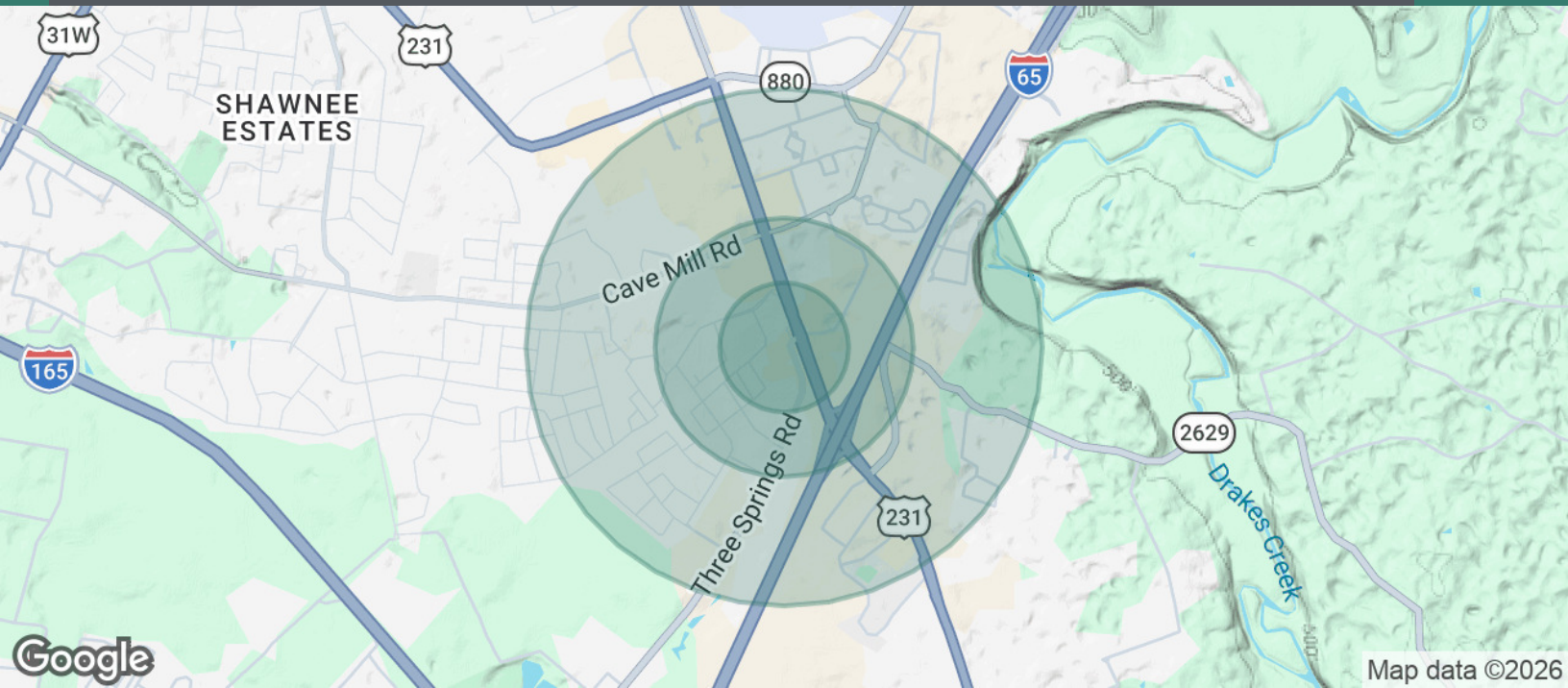
**NTR** | COMMERCIAL

[ntrcommercial.com](http://ntrcommercial.com)

## RETAIL PROPERTY FOR LEASE

# 133 THREE SPRINGS ROAD

Bowling Green, KY 42104



| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 1,197      | 3,817     | 9,557  |
| Average Age          | 26.2       | 27.5      | 32.0   |
| Average Age (Male)   | 31.9       | 31.2      | 30.6   |
| Average Age (Female) | 25.7       | 27.8      | 34.2   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 536        | 1,703     | 4,294     |
| # of Persons per HH | 2.2        | 2.2       | 2.2       |
| Average HH Income   | \$62,076   | \$63,678  | \$73,002  |
| Average House Value | \$103,575  | \$195,196 | \$243,373 |

2023 American Community Survey (ACS)

### Debby Peeples, CCIM

Senior Commercial Real Estate Advisor

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com



ntrcommercial.com