

## COMMERCIAL LOT, ZONED HI BE, BOWLING GREEN

1491 RIVER STREET | BOWLING GREEN, KY 42101

1.37 ACRES OF COMMERCIAL LAND



# PROPERTY INFORMATION

1491 River St

|                   |              |
|-------------------|--------------|
| Price:            | \$850,000.00 |
| Property Size:    | 1.37 Acres   |
| Property Type:    | Land         |
| Zoning:           | HI BE        |
| Nearest Highway:  | I-65         |
| Vehicles per day: | 19,346       |
| Water:            | Yes          |
| Electric:         | Yes          |
| Sewer:            | Yes          |
| Topography:       | Level        |
| County:           | Warren       |

## Highlights:

- This site is located minutes from I-65 and downtown Bowling Green.
- Positioned near the Riverfront Park redevelopment area.
- Suitable for a range of commercial applications, subject to binding elements.
- On-site storage building includes overhead door for easy access.

## Property Description:

This property offers a clean canvas for a variety of commercial needs, with strong visibility, easy access, and a 27' x 30' functional storage structure already in place.

The lot provides wide frontage along River Street, giving the property a strong presence within an established commercial corridor. The surrounding area continues to see ongoing improvements associated with the Riverfront Park redevelopment area.

All development or operational details must comply with the binding elements associated with the site.



# DEMOGRAPHICS

1491 River St

|                    |      | <br>Total Population | <br>Total Households | <br>Median Household Income | <br>Total Labor Force |
|--------------------|------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Bowling Green City | 2024 | 79,083                                                                                                | 32,870                                                                                                | 53,609                                                                                                       | 65,322                                                                                                 |
|                    | 2020 | 72,294                                                                                                | 27,504                                                                                                | 42,044                                                                                                       | 57,747                                                                                                 |
| Warren County      | 2024 | 147,936                                                                                               | 58,212                                                                                                | 66,534                                                                                                       | 119,192                                                                                                |
|                    | 2000 | 134,554                                                                                               | 49,880                                                                                                | 54,325                                                                                                       | 104,270                                                                                                |

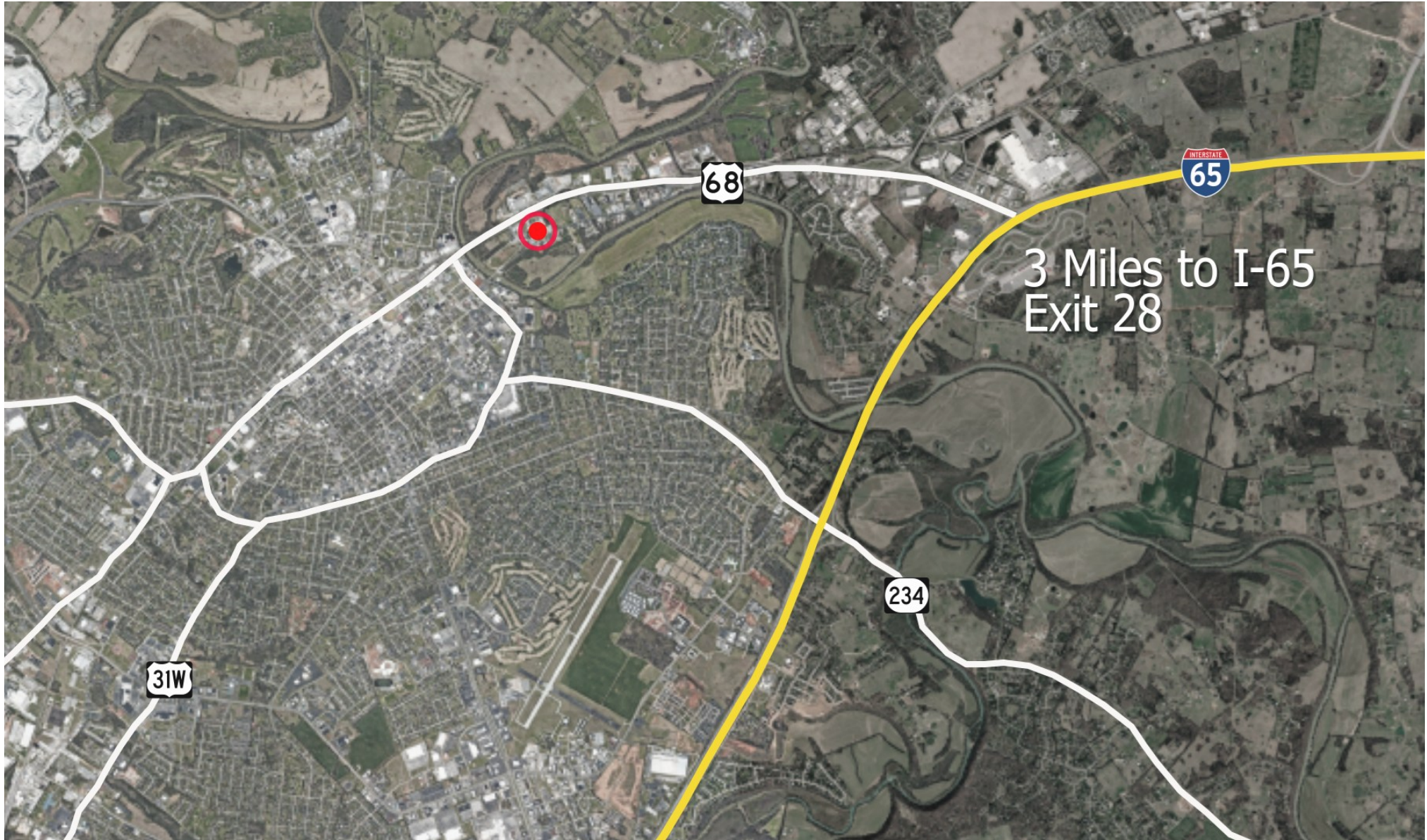


| Other Statistics - 2024          | City   | County |
|----------------------------------|--------|--------|
| EDUCATION:                       |        |        |
| % Less than high school graduate | 12%    | 12.4%  |
| % High school graduate           | 31.9%  | 34.2%  |
| % Some college or assoc. degree  | 38.1%  | 36.8%  |
| % Bachelor degree or higher      | 18%    | 16.5%  |
| OWN VS. RENT:                    |        |        |
| Own                              | 11,282 | 30,775 |
| Rent                             | 21,588 | 27,437 |

Data sourced from the U.S. Census Bureau. All figures are estimates and provided for general market insight.

# LOCATION MAP

1491 River St



1053A Lovers Lane  
Bowling Green, KY 42103  
Office: 270.745.9900  
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# RETAIL

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# PLANNED DEVELOPMENT

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# CONCEPT PLAN

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