



300 N. Main St.

Bowling Green, Ohio 43402

Property Highlights

- 4,240 SF retail/office building with 3 newly renovated suites
- Prime location in Downtown Bowling Green
- Excellent Accessibility and Visibility
- Updated Interior & Exterior
- Only 0.5 miles from BGSU Campus

Property Overview

Introducing 300 N. Main St., Bowling Green – a prime opportunity for owner operator or investor seeking an exceptional retail/office building right on Main St. in Downtown Bowling Green, OH. Boasting a 4,240 SF space with 3 suites. Both first floor suites (300 & 312) currently leased, second floor suites (306) would be available upon sale. This property offers modern appeal and versatile functionality. Zoned CB (formerly B-3) Central Business District for maximum potential.

Offering Summary

Sale Price:	\$499,000
Building Size:	4,240 SF
Lot Size:	0.16 AC
Financials:	Rent Roll Available Upon Request

For More Information



Kevin Carr

O: 419 960 4410 x349
kcarr@naitoledo.com

Stephanie Kuhlman

O: 419 960 4410 x315
skuhlman@naitoledo.com

Sale Price	\$499,000
-------------------	------------------

Location Information

Street Address	300 N. Main St.
City, State, Zip	Bowling Green, OH 43402
County	Wood
Market	Bowling Green
Cross-Streets	N. Main St. and E. Oak St.

Building Information

Building Size	4,240 SF
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	2
Year Built	1974
Year Last Renovated	2023
Condition	Good
Roof	New flat roof in 2015, Shingles/gutters replaced with metal in 2022
Number of Buildings	1
Exterior Walls	Painted and tuck pointed in 2022

Property Information

Property Type	Office/Retail
Property Subtype	Street Retail
Zoning	B-3 Central Business District
Lot Size	0.16 AC
APN #	511190305012000

Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	6

Utilities & Amenities

Electric, Water & Sewer	Bowling Green Municipal
Gas	Columbia Gas



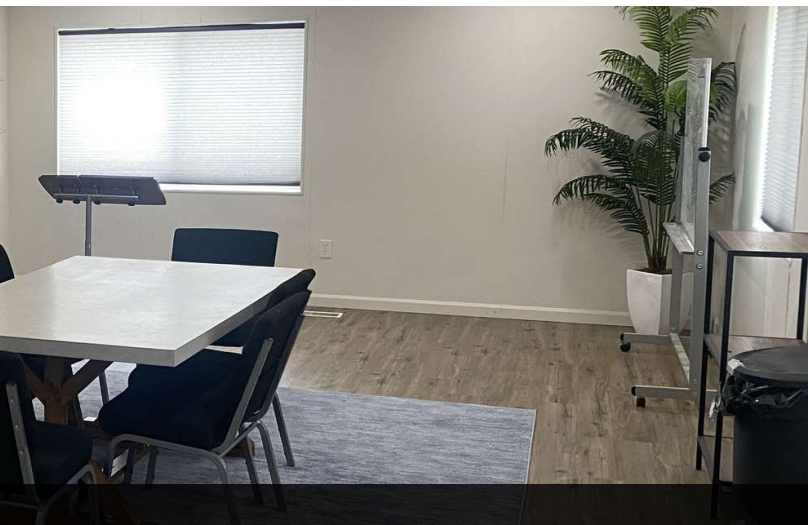
South Side Exterior of Building



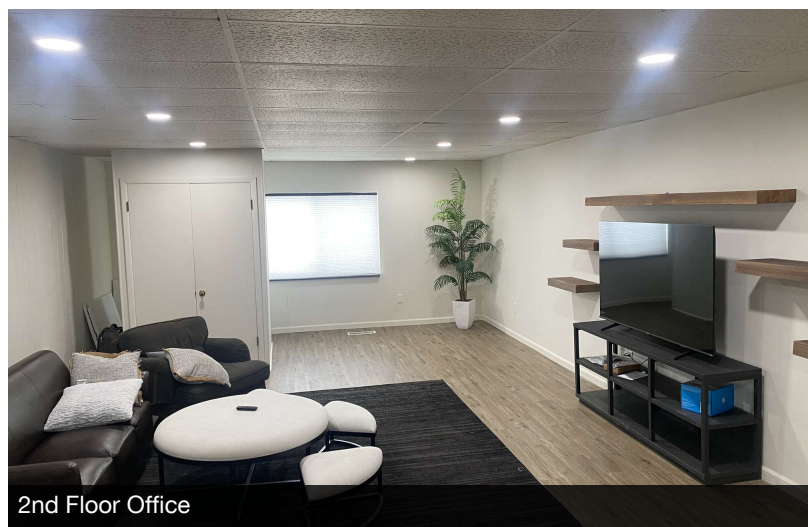
Front Outdoor Sitting Area



2nd Floor Office



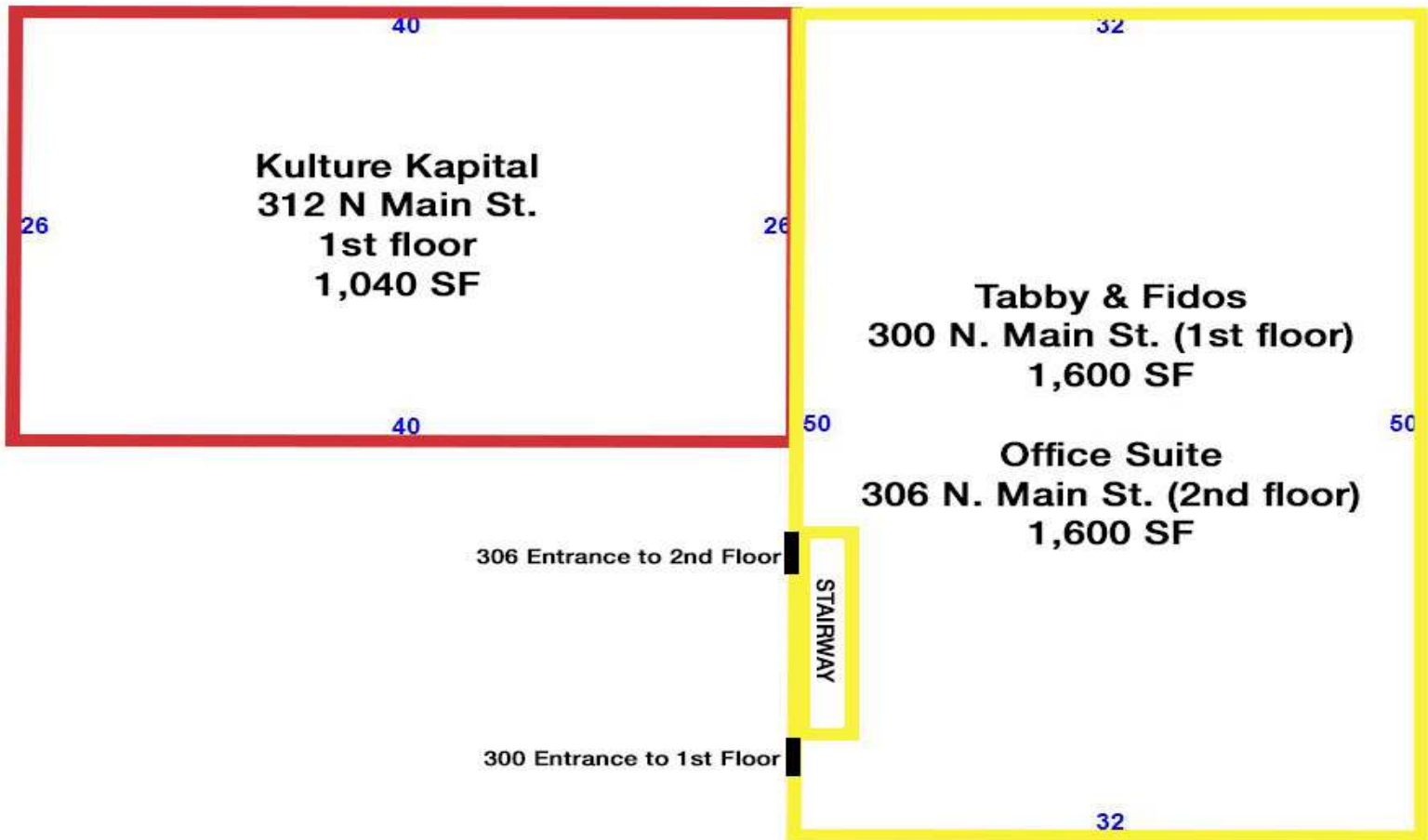
2nd Floor Office



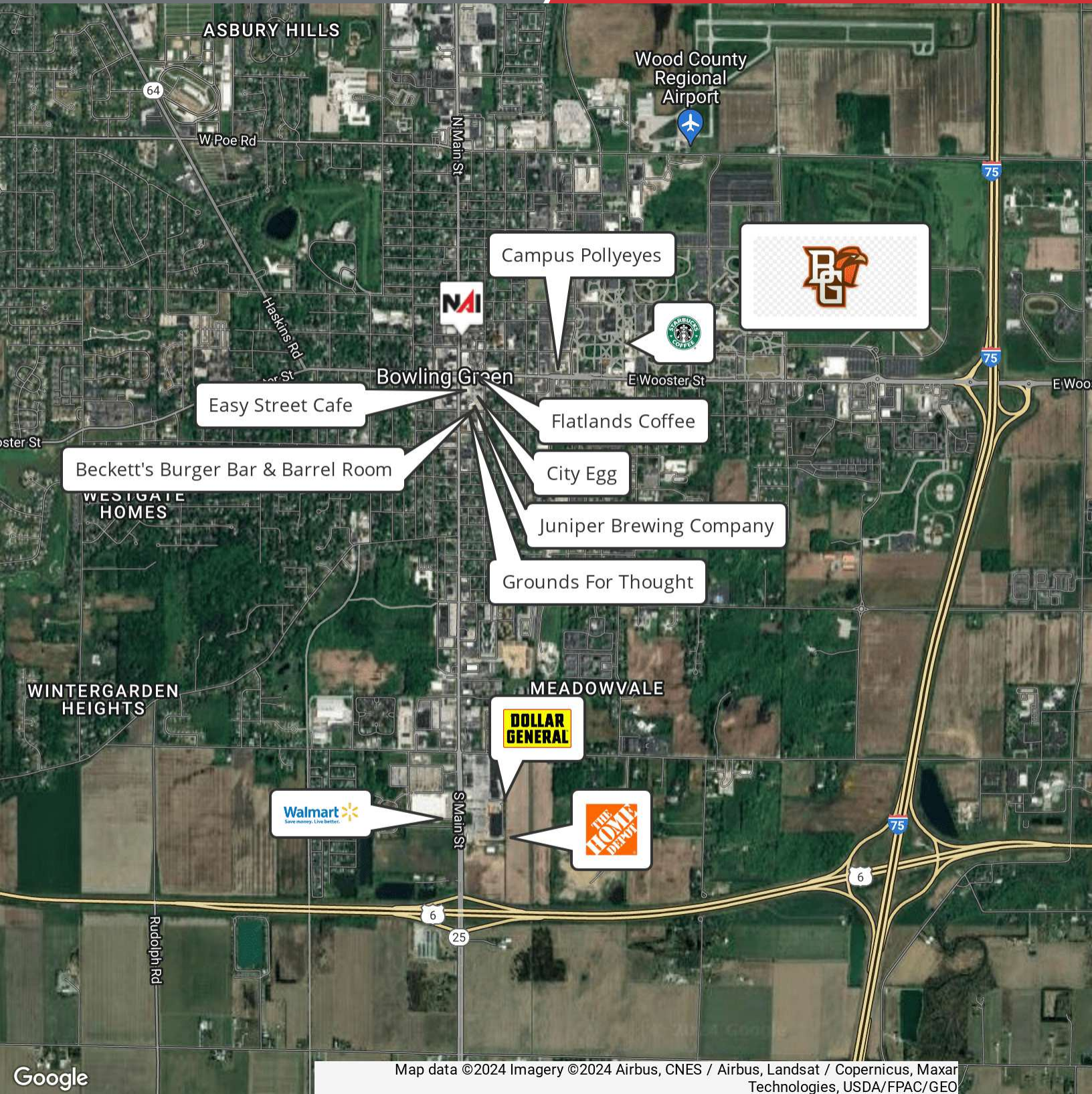
2nd Floor Office

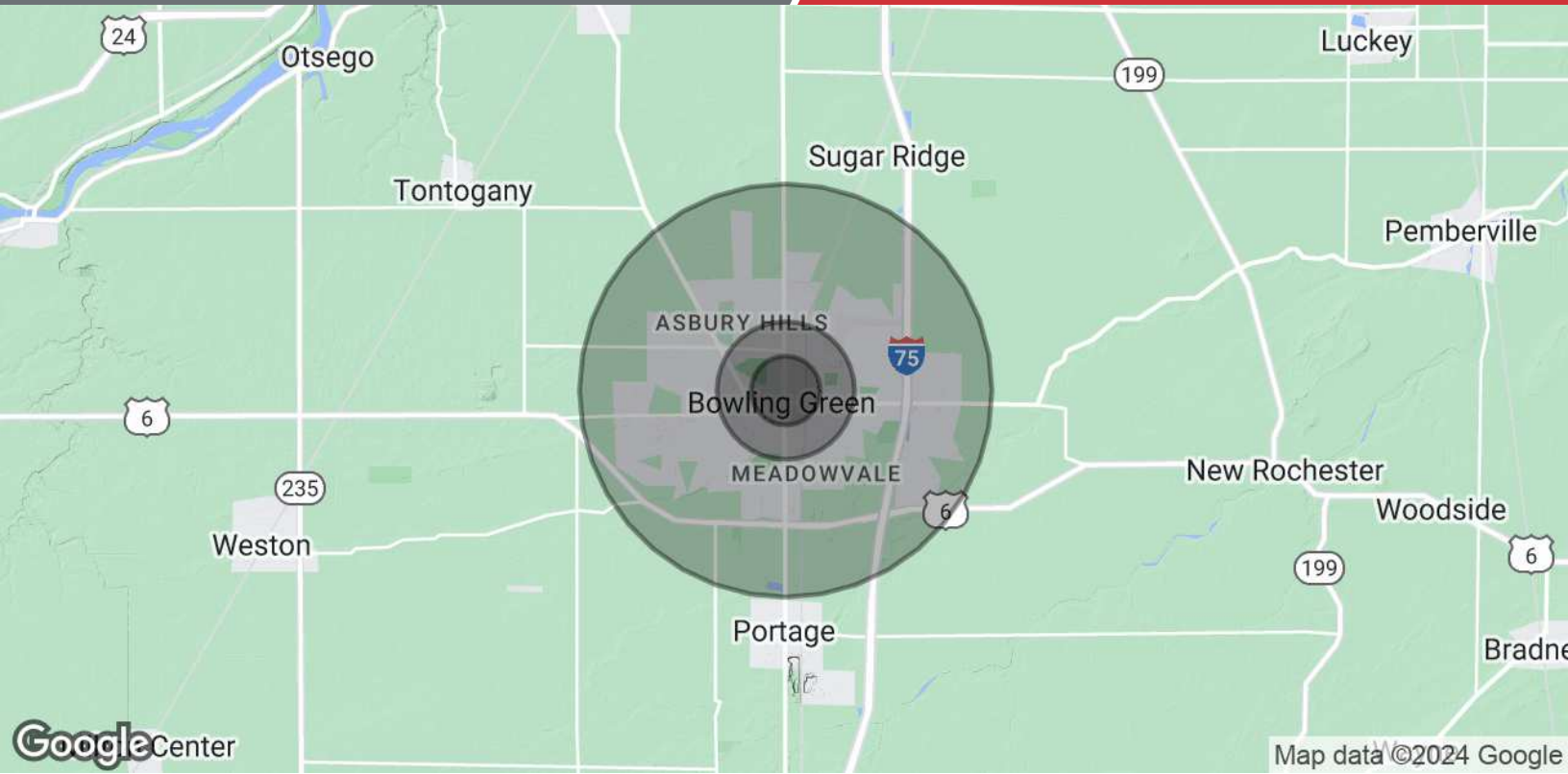
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OF ANY HAZARDS CONTAINED THEREIN ARE TO BE IMPLIED.

4427 Talmadge Rd, Suite A
Toledo, OH 43623
419 960 4410 tel
naiharmon.com



Total Building SF : 4,240





Population	0.5 Miles	1 Mile	3 Miles
Total Population	5,136	15,787	30,615
Average Age	31	32	35
Average Age (Male)	31	31	34
Average Age (Female)	32	32	35
Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	2,250	6,190	12,353
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$46,674	\$50,101	\$64,865
Average House Value	\$151,235	\$153,791	\$214,389

Demographics data derived from AlphaMap