

OFFICE BUILDING FOR LEASE

1403 A SCOTTSVILLE RD

Bowling Green, KY 42104



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 1403 Scottsville Rd, Bowling Green, KY, 42104. This modern commercial property boasts a spacious, versatile layout perfect for a range of business needs. With high visibility, and easy accessibility, this location is ideal for attracting both foot and vehicle traffic. The property's contemporary design and customizable space allow for seamless adaptation to suit a variety of businesses. Potential tenants will appreciate the convenient amenities and the potential for creating a standout presence in this thriving area.

PROPERTY HIGHLIGHTS

- Scottsville Road Frontage
- Top Panel Lit Pylon Sign Opportunity
- Efficient Office Layout
- 2 Bathrooms

OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (+\$2.60 CAM)
Number of Units:	2
Available SF:	1,500 SF
Lot Size:	9,006 SF
Building Size:	2,652 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	306	990	3,358
Total Population	687	2,199	7,499
Average HH Income	\$71,100	\$75,025	\$74,128

Alex Nottmeier, CCIM, SIOR

Principal Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

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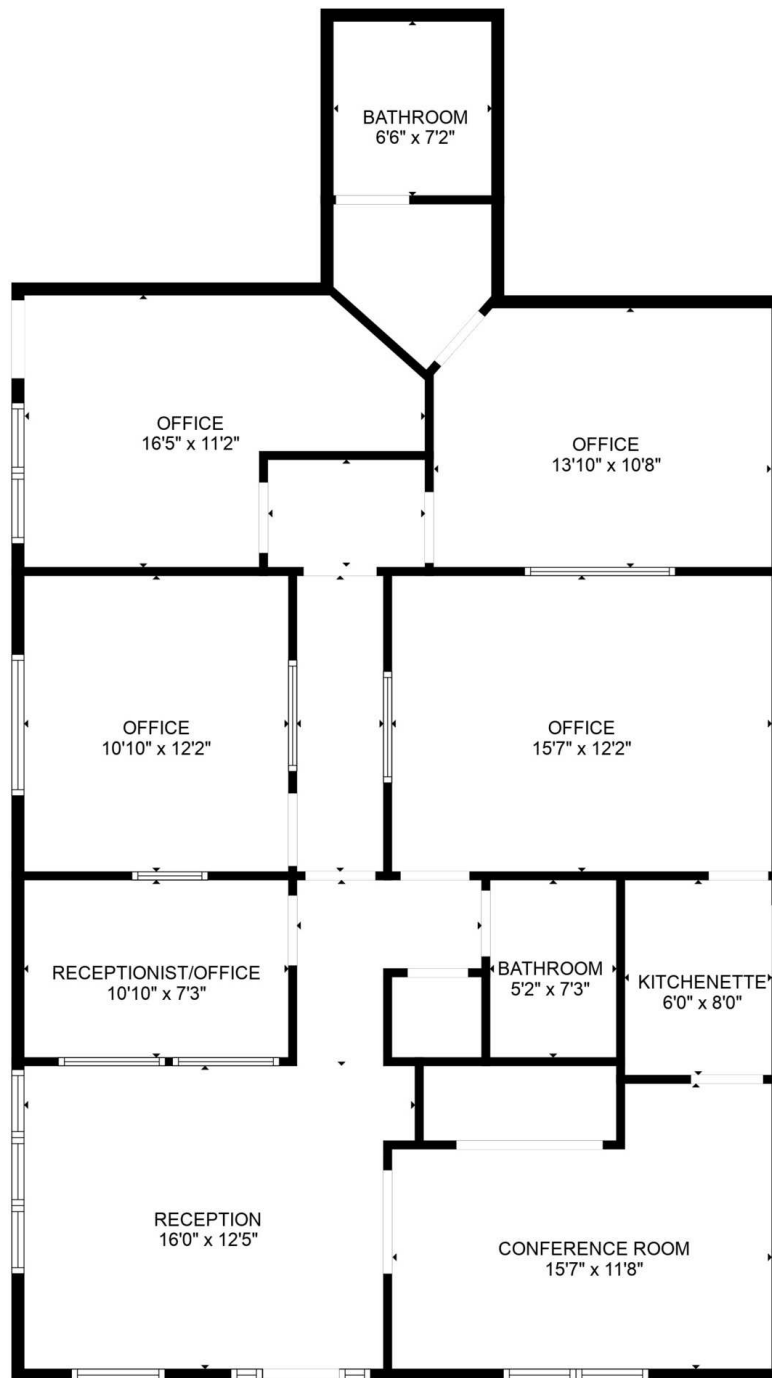
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