

RETAIL PROPERTY FOR SALE OR LEASE

145 RIVER PLACE AVE

Bowling Green, KY 42101



PROPERTY DESCRIPTION

For sale (\$850,000) or for lease (\$6,500/month rent which includes NNN). 2,547 SF Freestanding restaurant with drive thru window on 1.219 acres. Former Lee's Fried Chicken, most recently Bushido Japanese Express. Outdoor cooler and some kitchen and restaurant equipment available.

Just off Exit 28 near the Corvette Museum, adjacent to Sonic and across from strip centers with Puerta Vallarta Mexican Restaurant and Ski Daddy's of Bowling Green restaurants. River Place Avenue is near a lighted intersection of Louisville Road and Porter Pike and has access to both roads.

PROPERTY HIGHLIGHTS

- Rare Freestanding Restaurant Opportunity
- Just Off I-65, Exit 28
- Near Restaurants and Retail Centers

OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	54,289 SF
Building Size:	2,547 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	130	285	824
Total Population	310	681	1,986
Average HH Income	\$68,832	\$71,345	\$78,128

Debby Peeples

Office: 270.781.8000 x4

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Neal Turner Realty

Commercial and Industrial Brokerage

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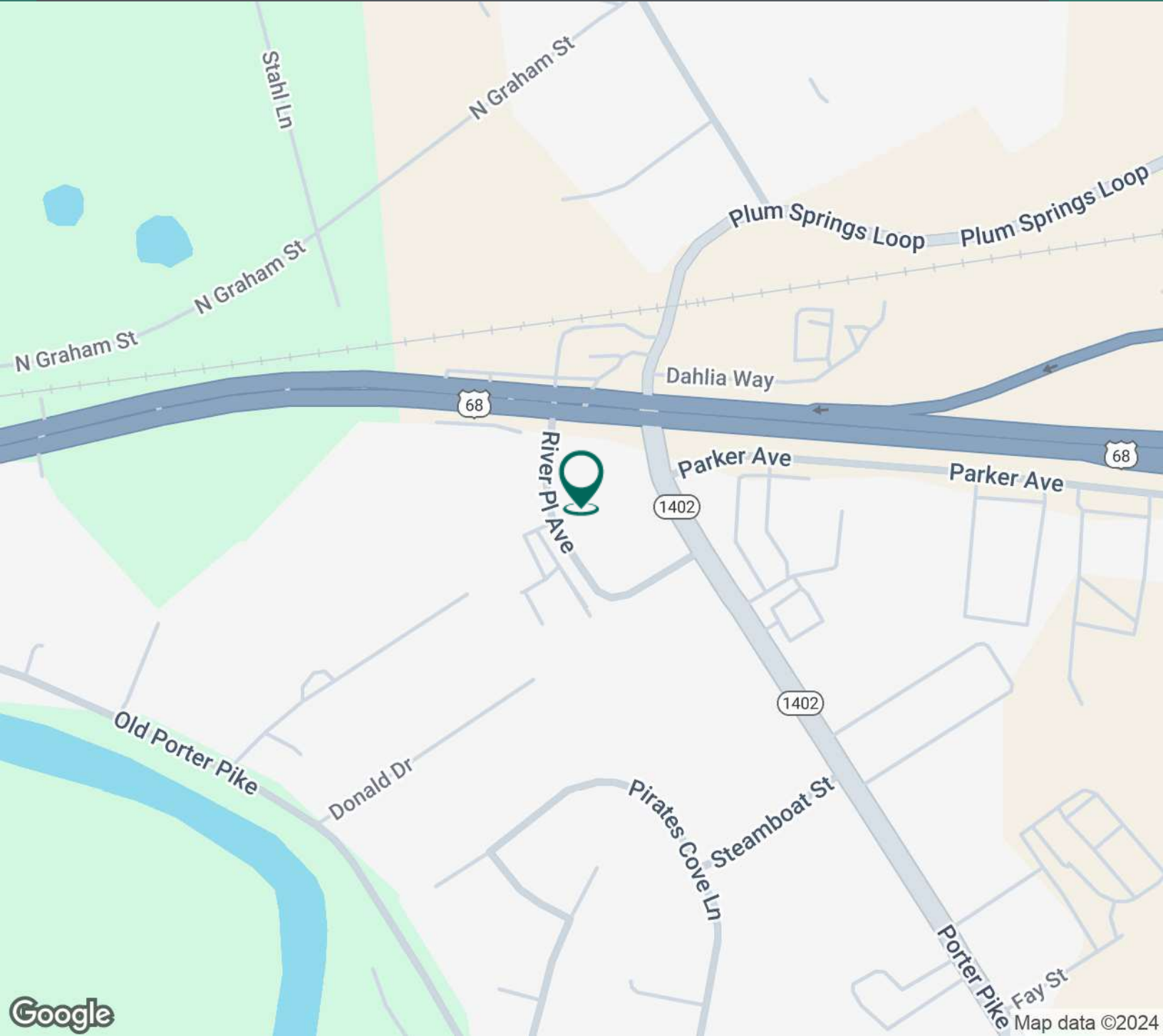
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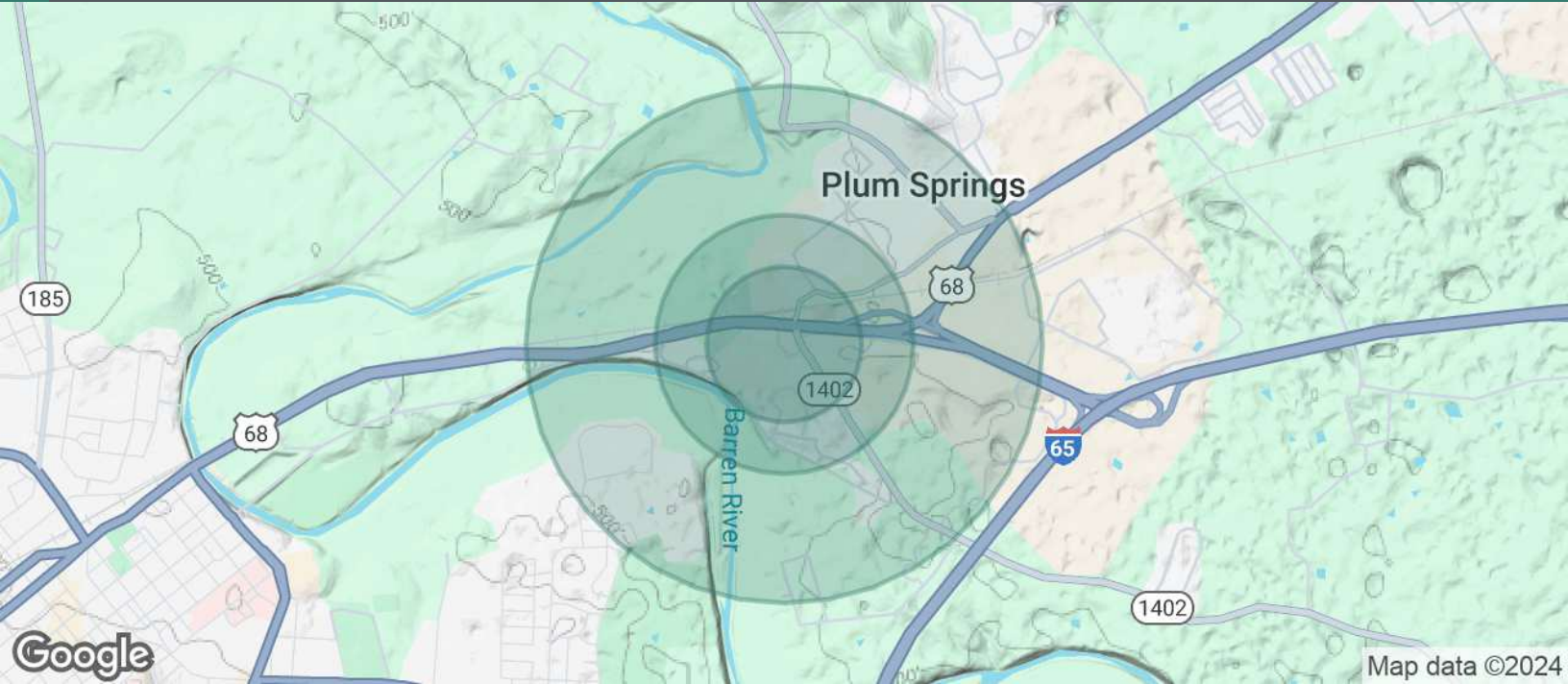
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	310	681	1,986
Average Age	34	35	37
Average Age (Male)	34	34	36
Average Age (Female)	35	35	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	130	285	824
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$68,832	\$71,345	\$78,128
Average House Value	\$141,271	\$155,302	\$211,399

Demographics data derived from AlphaMap

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