

GROCERY ANCHORED OUTPARCELS AND INLINE SPACE

CAMPBELL LANE RETAIL

CAMPBELL LANE AND SMALLHOUSE ROAD
BOWLING GREEN, KY 42104



PROPERTY HIGHLIGHTS

- Anchored by a nationally recognized grocery tenant, ensuring strong and consistent foot traffic
- Multiple outparcels available with excellent street frontage – ideal for QSRs, banks, c-stores, or stand-alone retail
- Flexible retail spaces suited for boutique shops, fitness studios, salons, and more
- Located at a signalized intersection with multiple access points from Campbell Lane and Smallhouse Road

Neal Turner Realty
Commercial and Industrial Brokerage

Neal Turner Realty
Alex Nottmeier
alex@ntrcommercial.com
270-796-0011

Stiles
Austin Freedman
Austin.Freedman@Stiles.com
954-627-9138


STILES
RETAIL GROUP
Invest-Build-Manage

NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

WWW.STILES.COM

Licensed Real Estate Broker

SITE PLAN

CAMPBELL LANE RETAIL

CAMPBELL LANE AND SMALLHOUSE ROAD
BOWLING GREEN, KY 42104



Neal Turner Realty
Commercial and Industrial Brokerage

Neal Turner Realty
Alex Nottmeier
alex@ntrcommercial.com
270-796-0011

Stiles
Austin Freedman
Austin.Freedman@Stiles.com
954-627-9138


STILES
RETAIL GROUP
Invest-Build-Manage

NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

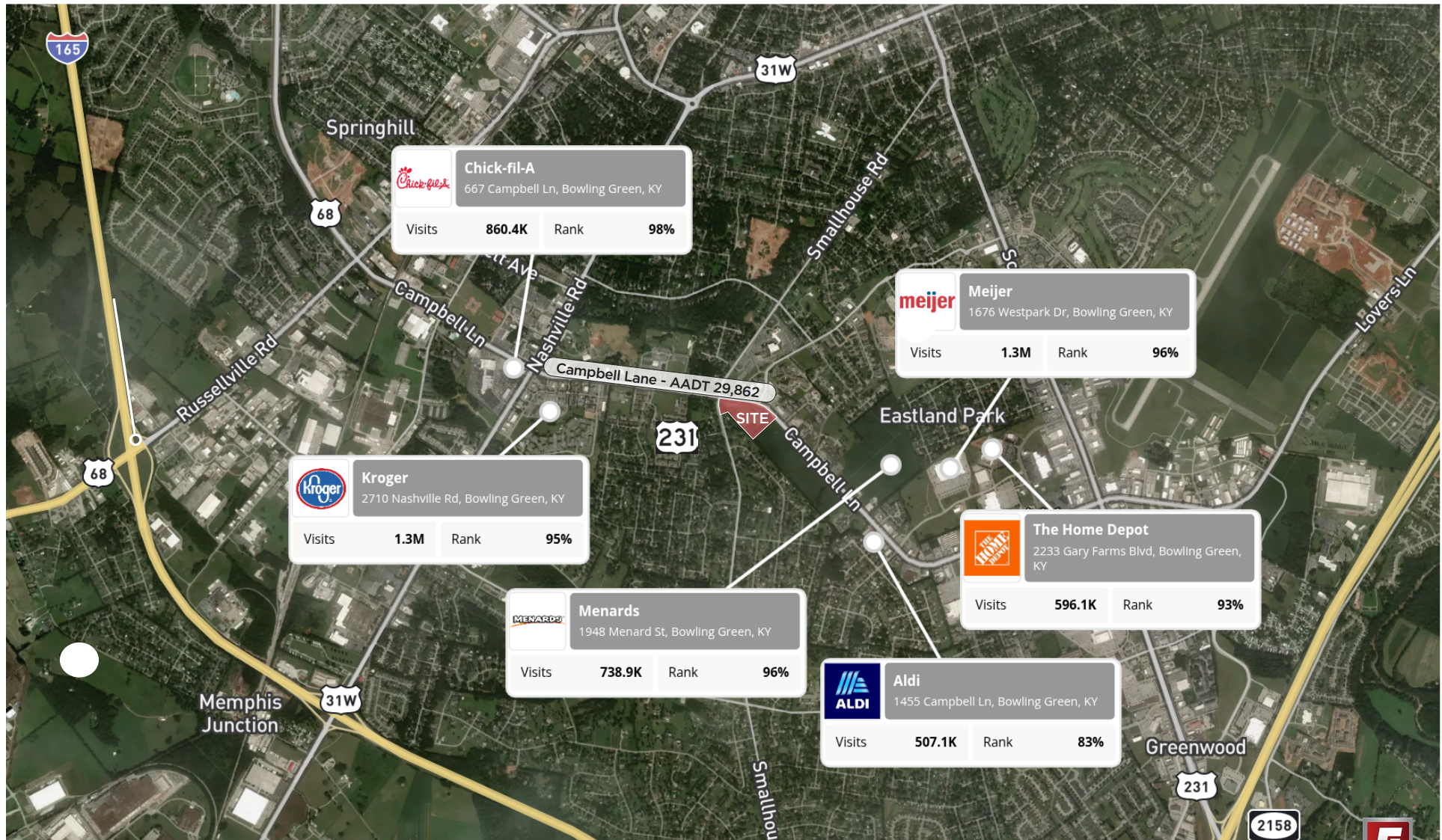
WWW.STILES.COM

Licensed Real Estate Broker

RETAIL AERIAL

CAMPBELL LANE RETAIL

CAMPBELL LANE AND SMALLHOUSE ROAD
BOWLING GREEN, KY 42104



Neal Turner Realty
Commercial and Industrial Brokerage

Neal Turner Realty
Alex Nottmeier
alex@ntrcommercial.com
270-796-0011

Stiles
Austin Freedman
Austin.Freedman@Stiles.com
954-627-9138

STILES
RETAIL GROUP
Invest-Build-Manage

NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

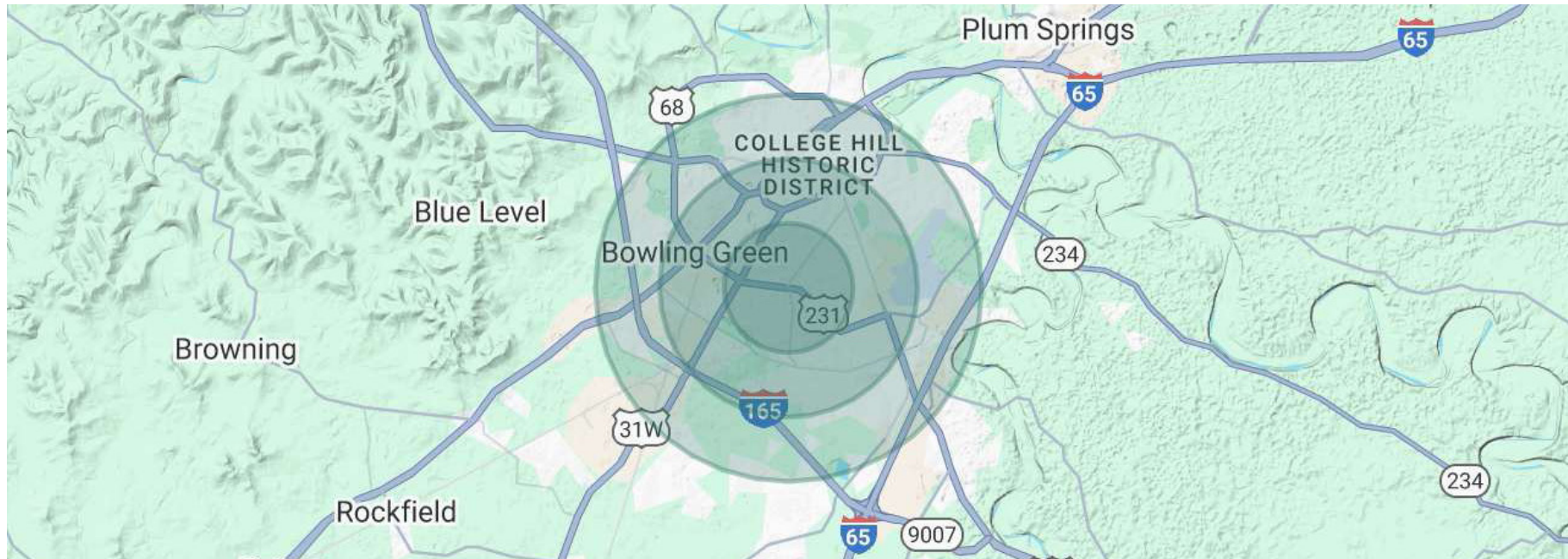
WWW.STILES.COM

Licensed Real Estate Broker

DEMOGRAPHICS

CAMPBELL LANE RETAIL

CAMPBELL LANE AND SMALLHOUSE ROAD
BOWLING GREEN, KY 42104



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,811	33,423	69,289
Average Age	38	36	36
Average Age (Male)	36	35	35
Average Age (Female)	39	37	36

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,936	13,470	26,830
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$72,825	\$66,674	\$69,697
Average House Value	\$336,107	\$315,955	\$300,710

Demographics data derived from AlphaMap

Neal Turner Realty
Commercial and Industrial Brokerage

Neal Turner Realty
Alex Nottmeier
alex@ntrcommercial.com
270-796-0011

Stiles
Austin Freedman
Austin.Freedman@Stiles.com
954-627-9138



STILES
RETAIL GROUP
Invest-Build-Manage