

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

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SITE PLAN



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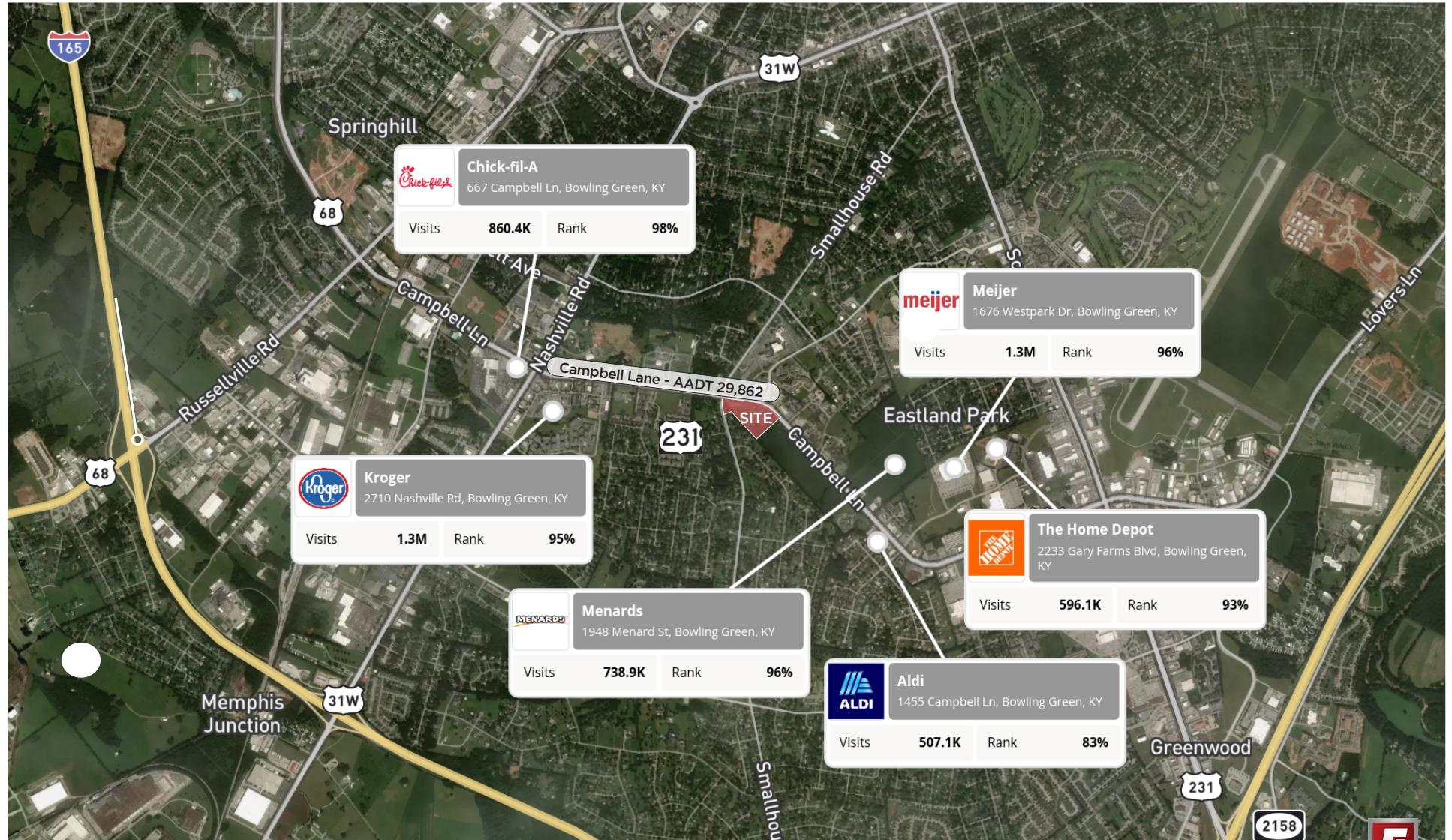


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RETAIL AERIAL

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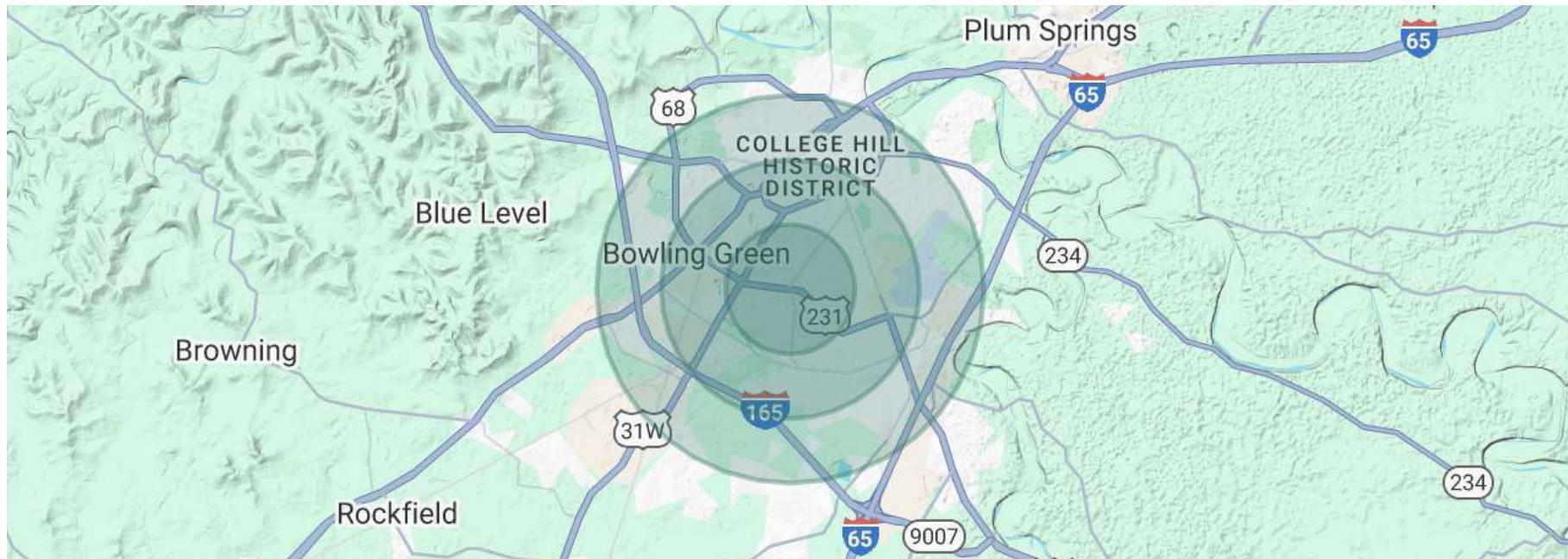
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DEMOGRAPHICS

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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

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