

SHOPPES ON SOUTH MAIN

RETAIL FOR LEASE

1121 S. MAIN STREET, BOWLING GREEN, OHIO 43402



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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

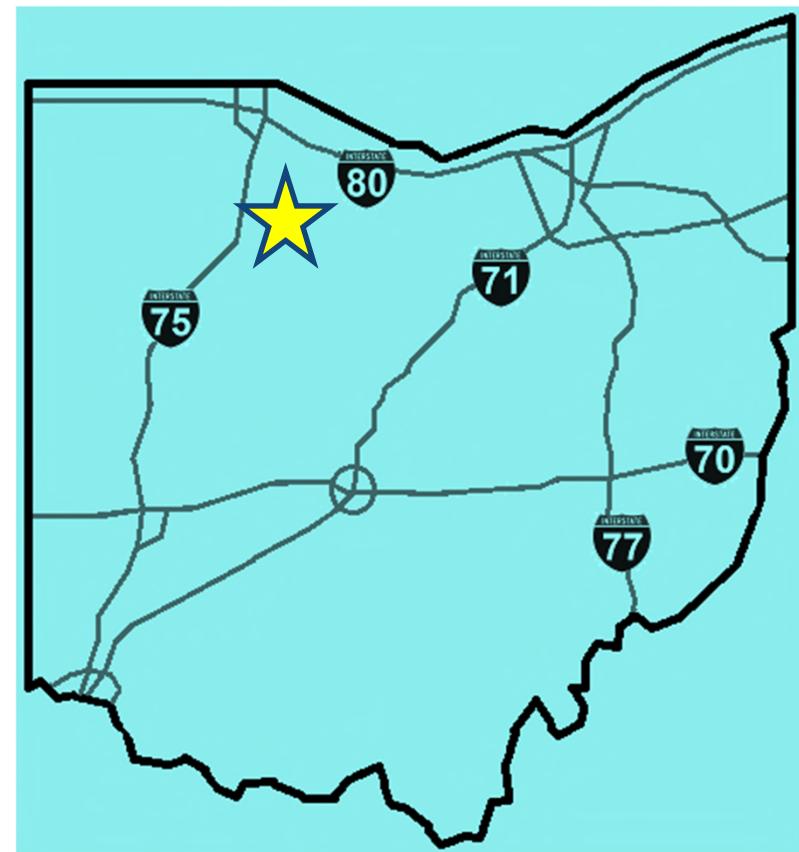
PROPERTY HIGHLIGHTS

- +/- 2,000 SF endcap space available (former Game Stop space) with potential for a drive-thru
- +/- 1,200 SF in-line space available (former Cricket Wireless space)
- Spaces could be combined for +/- 3,200 SF
- Shadow-anchored TJ Maxx, Petco, Staples, Planet Fitness, and more
- Prime visibility on South Main Street; ample parking (7.13 per 1,000 SF)
- Great co-tenancy with Aspen Dental and Supercuts
- 12,819 vehicles per day on S. Main Street

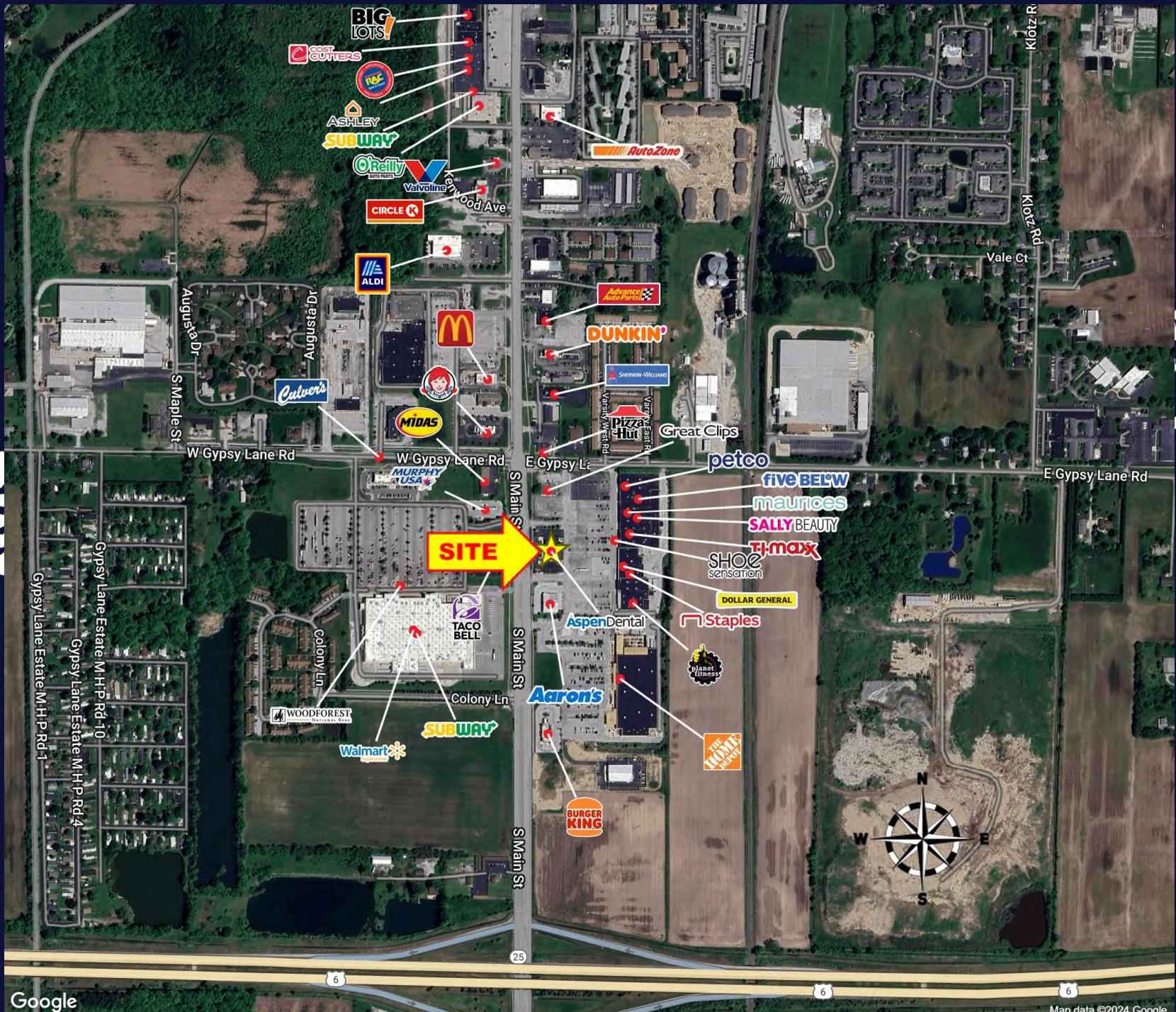
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CORRIDOR AERIAL



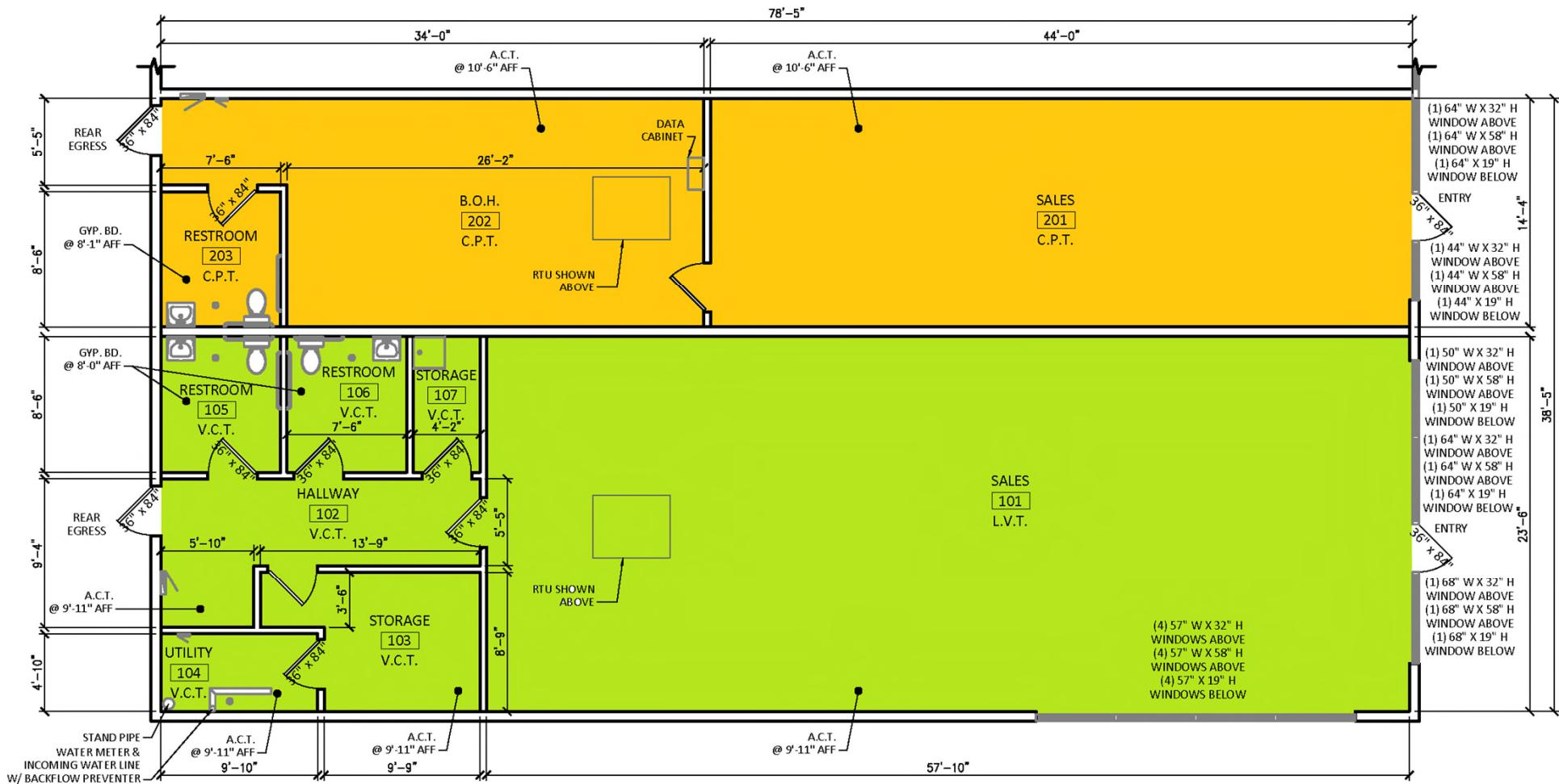
OBLIQUE AERIAL: FRONT



DRIVE-THROUGH POTENTIAL ADDITION: REAR OF BUILDING



SPACE PLAN



FLOOR PLAN

SCALE: 1/8" = 1'-0"

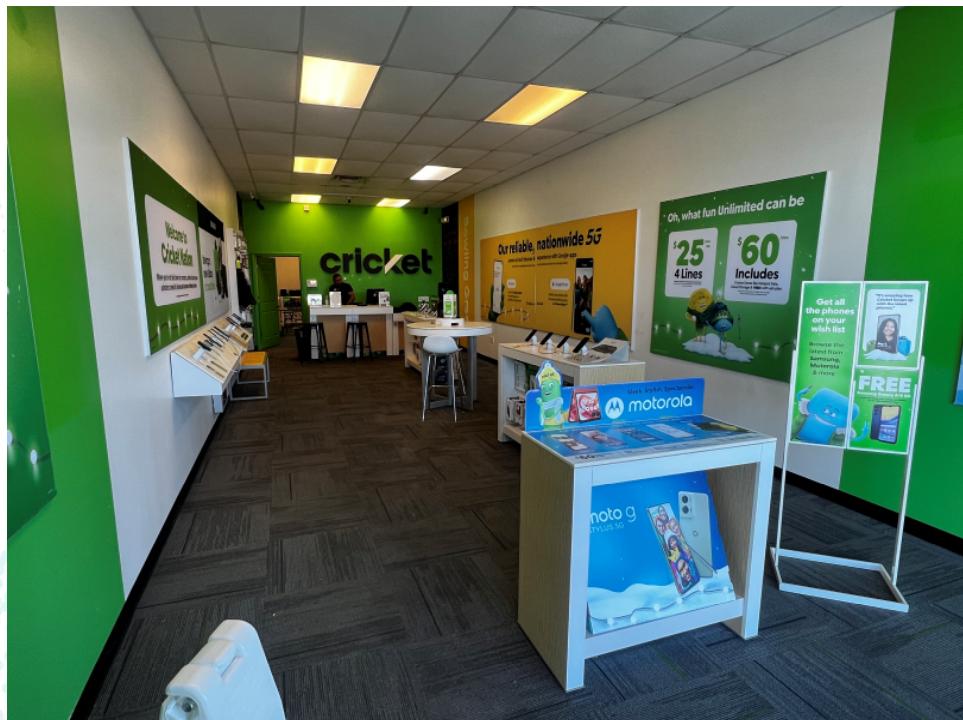
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INTERIOR (endcap)



INTERIOR (in-line)



BOWLING GREEN, OHIO

Named one of Ohio's Best Hometowns, Bowling Green is situated as the county seat of Wood County. Bowling Green offers its residence a low cost of living, a progressive health care system, extensive parks and recreation facilities, as well as quality K-12 and secondary education options all in one location. This rural community is home to a charming historical downtown lined with locally owned shops, restaurants, and vibrant green spaces.

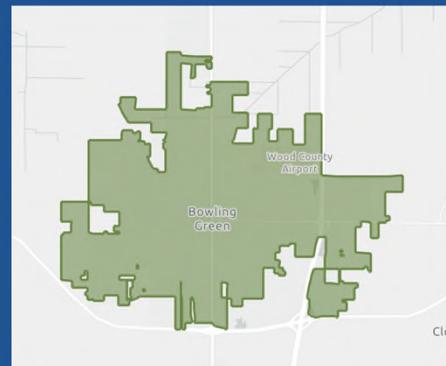
As the home of **Bowling Green State University**, a thriving public university that flows directly into the downtown, we are positioned as a hub of culture, arts, and entertainment options. In addition, our community is kept safe and boasts lower insurance rates than surrounding communities because of our trained and highly accredited Police and Fire divisions.

2020 Census Summary

Bowling Green City, OH
Geography: Place



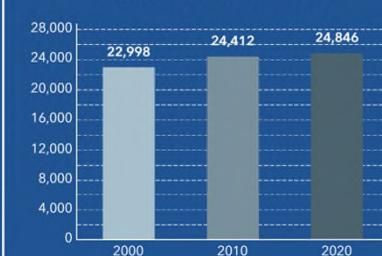
The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.



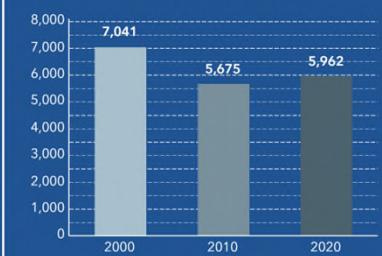
Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

30,808	12,796	2,395.0	2.10	11,847	39.3
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

HOUSEHOLD POPULATION

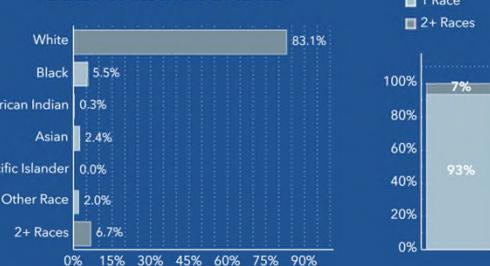


GROUP QUARTERS



KEY FACTS

TOTAL POPULATION BY RACE



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	4,041	26,767
1 Race	3,514	25,232
White	3,192	22,400
Black	151	1,551
American Indian/Alaska Native	8	72
Asian	71	681
Pacific Islander	1	5
Some Other Race	91	523
2 or More Races	527	1,535

JOB CREATION & RESIDENTIAL GROWTH: 2022-2024

The Ohio Tax Credit Authority (TCA) approved a 1.362%, 8-year Job Creation Tax Credit for **Vehtek Systems, Inc.**, to open a new facility in Bowling Green. The funding is expected to **create 120 full-time positions and generate \$5.9 million** in new annual payroll. **Vehtek Systems** designs, develops, and manufactures automotive systems, assemblies, modules, and components primarily for sale to original equipment manufacturers.

The Ohio Tax Credit Authority (TCA) also approved a 1.329%, 8-year Job Creation Tax Credit for **Norplas Industries, Inc.**, for its new location in Rossford. The funding is expected **to create 140 full-time positions and generate \$6.3 million** in new annual payroll. **Norplas** designs and manufactures automotive systems for original equipment manufacturers.

During 2023, **Bowling Green Economic Development** completed several projects and initiatives, such as:

- Partnered with the Wood County Port Authority to successfully **option about 170 acres** east of Interstate 75 to be used for future development.
- Facilitated plans for a **new housing development adding more than 120 homes** to Bowling Green.
- Participated in several long-term **infrastructure planning initiatives** for transportation and utilities.
- Secured a planning grant through JobsOhio to assist with a **downtown redevelopment initiative**.
- Received three **Energy Efficiency Revolving Loans**.

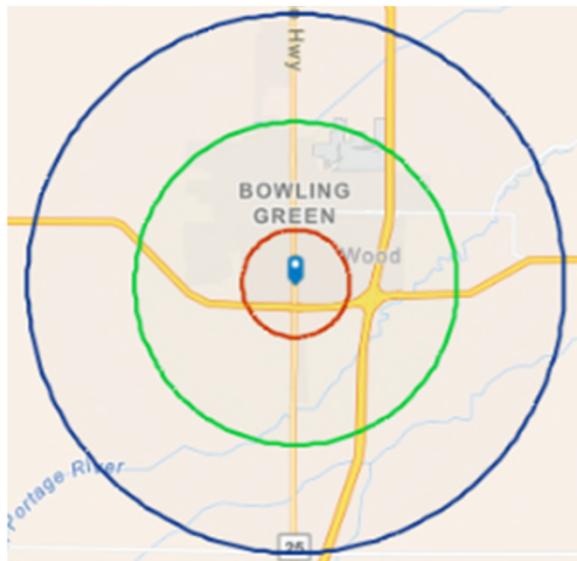
Phoenix Technologies, a recycling company in Bowling Green, employs 160 workers and will **add another 25-30 jobs after a 70,000-square-foot expansion**.

Vital FHR, which sources rare earth metals for the renewable energy and medical industry, opened operations in Bowling Green--bringing over **50 new jobs** to the area.

Woodgate Drive was extended to the south and a 100,000-square-foot building was put up by Clouse Construction. The building has been leased by an industrial customer, prior to the construction being finished. The project is expected to bring **120 new jobs** to the city.

Abbott has selected a site in Bowling Green for a **new manufacturing facility** that will produce specialty and metabolic powder nutritional products. **Abbott** will **invest \$536 million** into the new facility and **create 450 permanent new jobs** in the northwest Ohio region.

1-MILE RADIUS DEMOS



KEY FACTS

6,383
Population



Average Household Size

27.7

Median Age

\$35,613

Median Household Income

BUSINESS



Total Businesses

165



Total Employees

2,434

EDUCATION



5%

No High School Diploma



38%

High School Graduate



17%

Some College



39%

Bachelor's/Grad/Prof Degree

INCOME



\$27,127

Per Capita Income



\$35,613

Median Household Income



\$51,652

Average Household Income

EMPLOYMENT



53.2

White Collar %



31.5

Blue Collar %



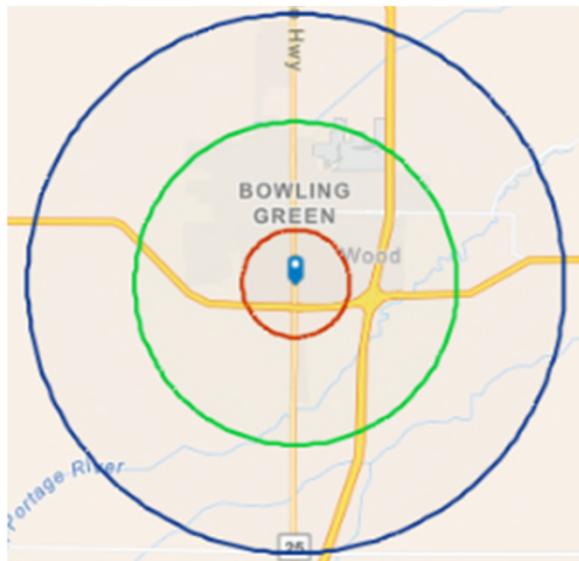
15.3

Services %

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3-MILE RADIUS DEMOS



KEY FACTS

30,583
Population



Average Household Size

25.2

Median Age

\$46,295

Median Household Income

BUSINESS



1,207

Total Businesses



24,022

Total Employees

EDUCATION



4%

No High School Diploma



25%

High School Graduate



21%

Some College



50%

Bachelor's/Grad/Prof Degree

INCOME



\$28,772

Per Capita
Income



\$46,295

Median
Household
Income



\$69,810

Average
Household
Income

EMPLOYMENT



56.1

White
Collar %



22.3

Blue
Collar %



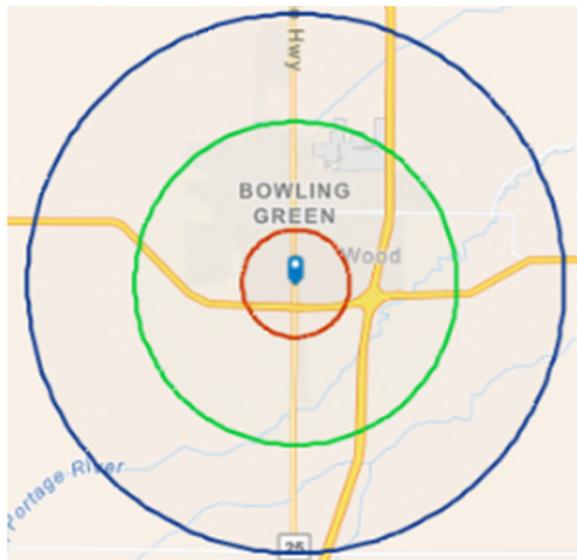
21.5

Services
%

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5-MILE RADIUS DEMOS



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KEY FACTS

33,949
Population



Average Household Size

26.1

Median Age

\$50,119

Median Household Income

BUSINESS



Total Businesses

1,327



Total Employees

26,530

EDUCATION



4%

No High School Diploma



26%

High School Graduate



21%

Some College



48%

Bachelor's/Grad/Prof Degree

INCOME



\$29,659

Per Capita Income



\$50,119

Median Household Income



\$72,524

Average Household Income

EMPLOYMENT



56.3

White Collar %



23.0

Blue Collar %



20.7

Services %