

## OFFICE BUILDING FOR LEASE

# 730 FAIRVIEW AVE STE A6

Bowling Green, KY 42101



### PROPERTY DESCRIPTION

Professional end cap, office condominium unit with good lighting from large windows. Lobby with reception counter, three rooms/offices, kitchenette area, and restroom. Fronting Fairview Avenue, the downtown business corridor, on the corner of High Street. Near The Medical Center of Bowling Green and Graves Gilbert Clinic.

### PROPERTY HIGHLIGHTS

- Excellent Visibility
- Natural Light with Large Windows
- Near The Medical Center and Graves Gilbert Clinic

### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Number of Units:	1
Available SF:	1,225 SF
Lot Size:	3,920 SF
Building Size:	1,225 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	285	943	4,083
Total Population	614	2,026	9,472
Average HH Income	\$55,932	\$59,131	\$54,632

**Debby Peeples**

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

**Neal Turner Realty**  
Commercial and Industrial Brokerage

ntrcommercial.com

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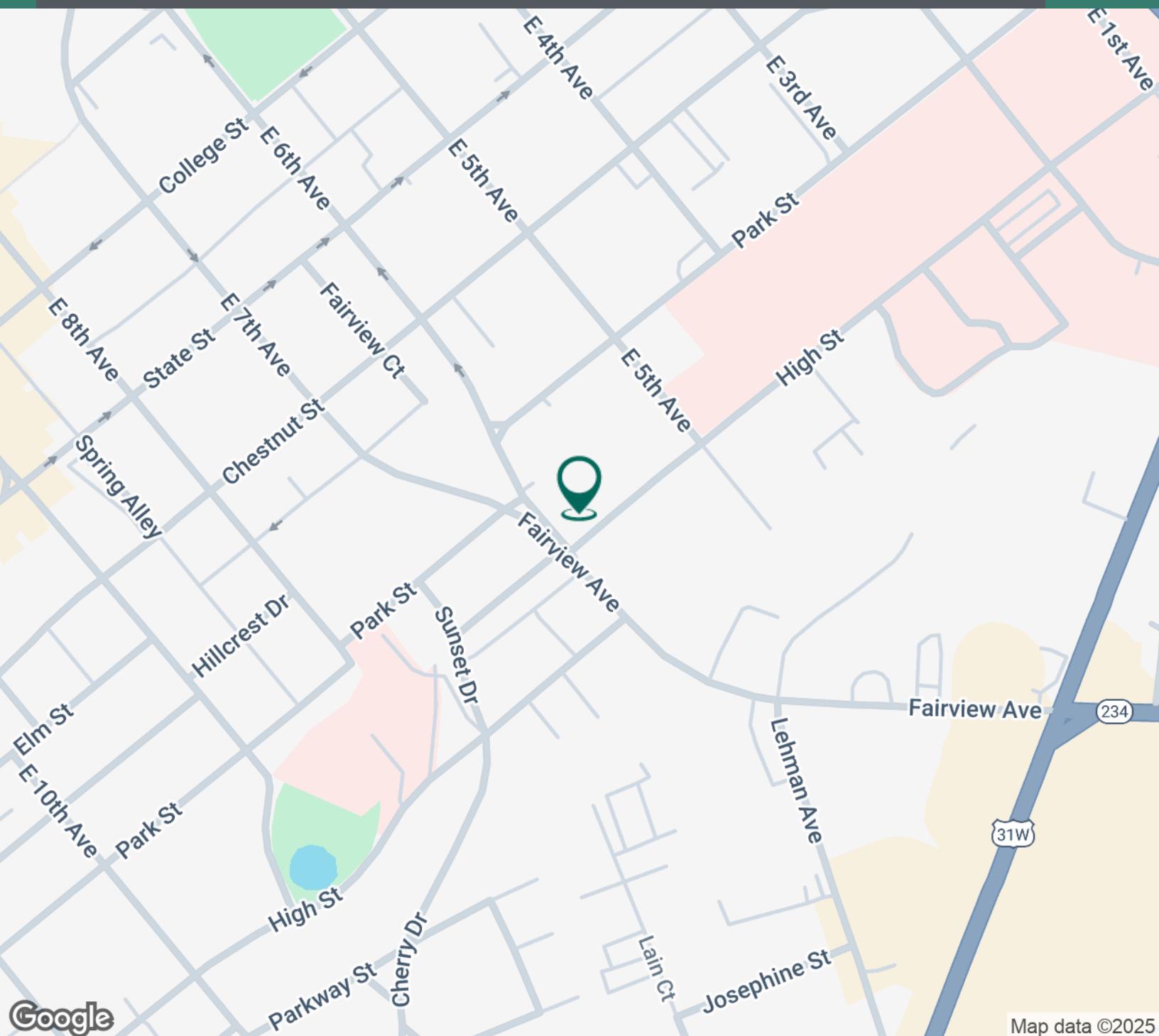
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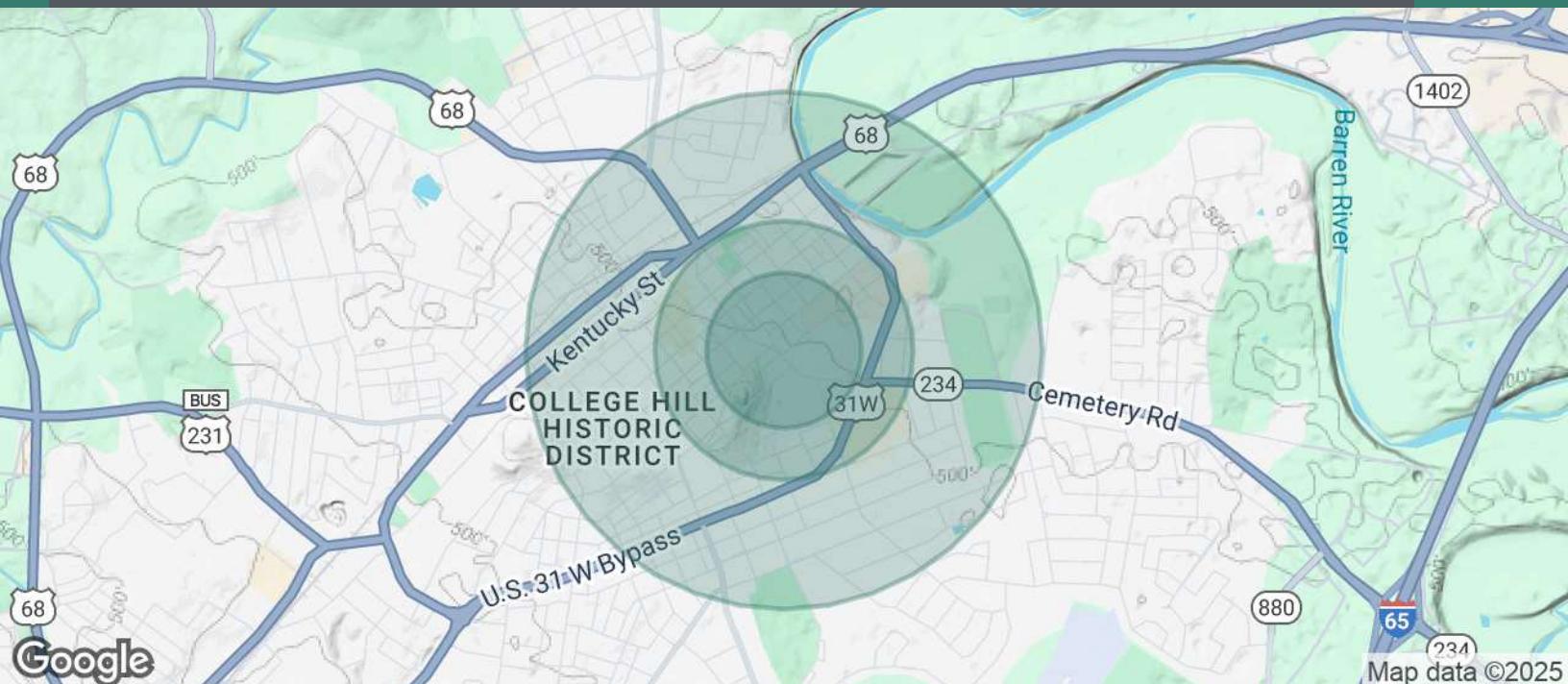
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	614	2,026	9,472
Average Age	41	39	36
Average Age (Male)	37	37	35
Average Age (Female)	44	41	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	285	943	4,083
# of Persons per HH	2.2	2.1	2.3
Average HH Income	\$55,932	\$59,131	\$54,632
Average House Value	\$280,016	\$315,271	\$293,076

Demographics data derived from AlphaMap

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