



Southeast Venture

FOR LEASE

Scottsville Square

Bowling Green, KY

Brokerage
Property
Management
Interior Design
Landscaping
Architecture
Development



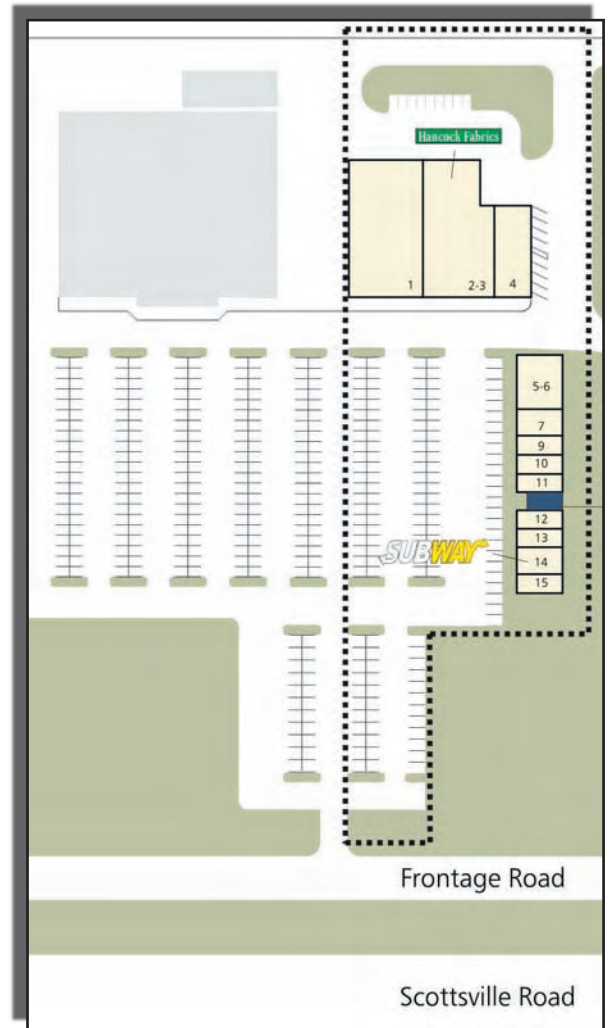
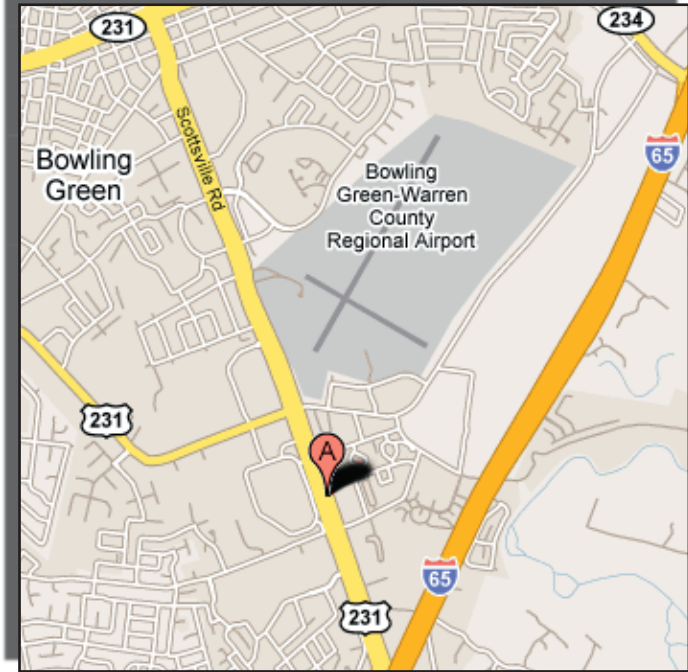
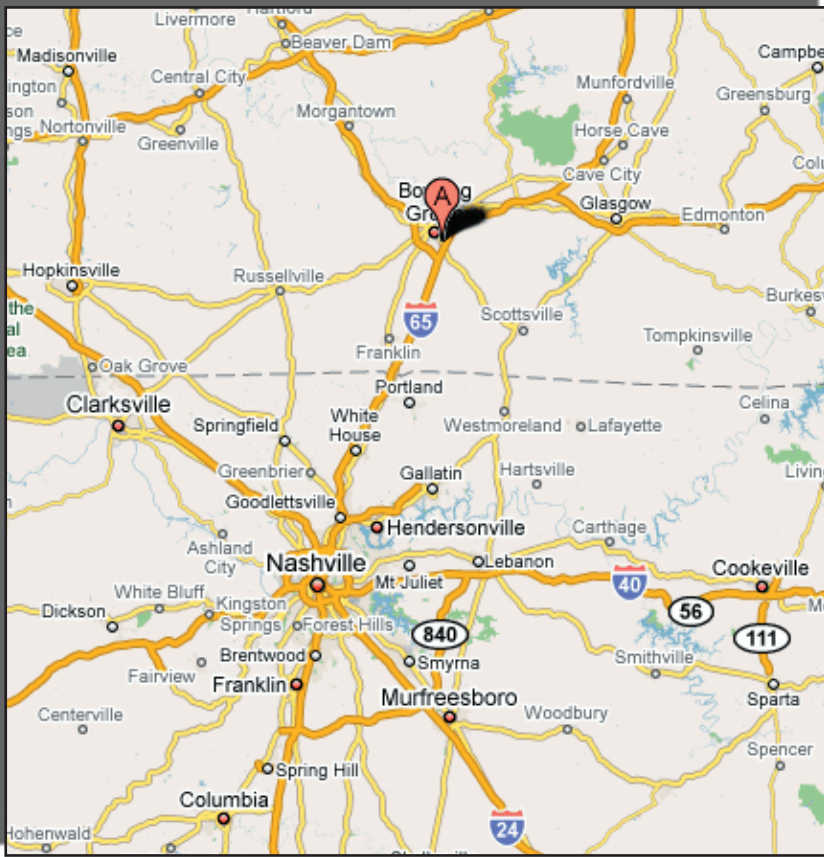
Retail Center - SUITES for LEASE
2710 - 2740 Scottsville Road
Bowling Green, KY

- Located on Major Thoroughfare Within Busy Trade Area
- Excellent Signage & Visibility
- 38,450 Total SF Center
- Vacant Anchor Spaces available:
former Rugged Wear 12,000 SF
former Hancock Fabric 10,500 SF
which CAN BE COMBINED TO 22,500 SF.
- Traffic Count on Scottsville Pike: 43,555 CPD
- Directly across from regional Greenwood Mall which includes Dillard's, Macy's, JCPenney, and Old Navy. The Scottsville Road Trade Area serves a large REGIONAL population of south-central Kentucky with immediate access to I-65. Located at the signalized intersection of Scottsville Road and Bryant Way.
- Additional Surrounding Retailers: Kroger, Starbucks, Big Lots, Walgreens, Longhorn Steakhouse, Vitamin Shoppe, HH Gregg, Kohl's, Home Depot, Target, Walmart & Many Restaurants.



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Area Information

- Population - 5 Mile Radius: 36,471
- Projected 5 Year Population Growth: 3.61% Annual
- Average Household Income - 5 Mile Radius: \$76,853
- Institutions & Attractions:
 - Western KY University
 - 2 Local Colleges
 - Multiple Museums Includes the Nat'l Corvette Museum
 - 65+ Parks & Recreation Sites
- 12th Spot on Forbes Magazine's of the "Best Small Places for Businesses and Careers"



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