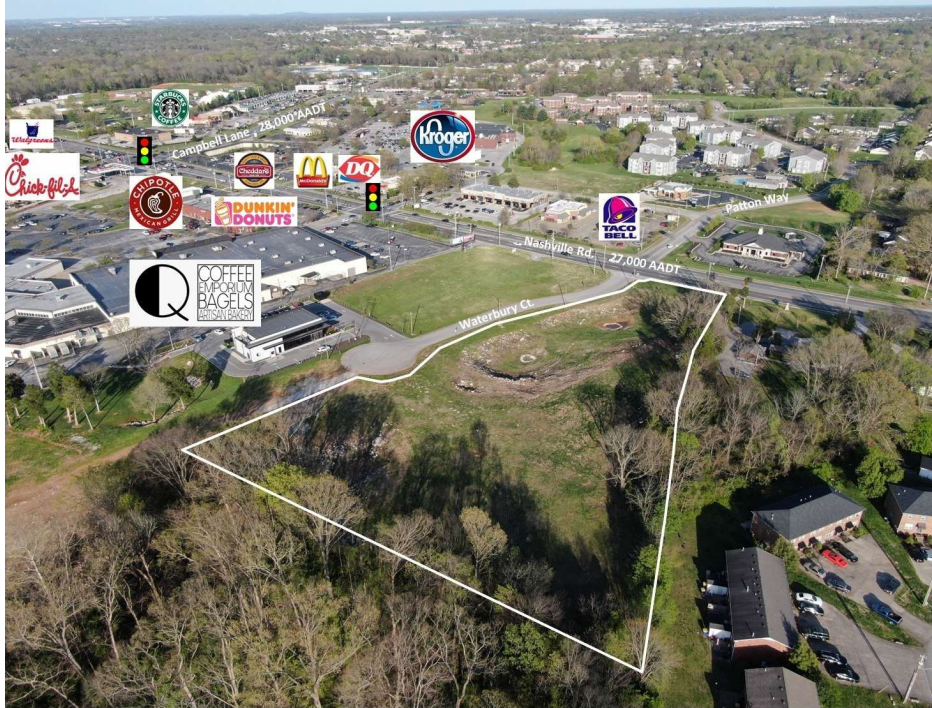


LAND FOR SALE

2509 NASHVILLE ROAD

Bowling Green, KY 42101



PROPERTY DESCRIPTION

This well-positioned property offers immense potential for a land or retail investor. With a strategic location in the bustling Bowling Green area, this site presents an attractive prospect for those seeking to capitalize on the area's economic growth. Boasting prominent visibility and access, this property is the perfect canvas for a variety of retail and land development ventures. Don't miss the chance to secure a foothold in this thriving market with this exceptional property.

PROPERTY HIGHLIGHTS

- 27,000 Daily Vehicle Traffic Count
- Centrally Located
- Zoned Highway Business
- Ideal for Office, Retail, Medical, Hospitality or Mixed Use

OFFERING SUMMARY

Sale Price:	\$1,295,000
Lot Size:	3.8 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	442	1,387	3,767
Total Population	1,014	3,146	8,494
Average HH Income	\$54,026	\$53,819	\$65,496

Alex Nottmeier

Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

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CCIM

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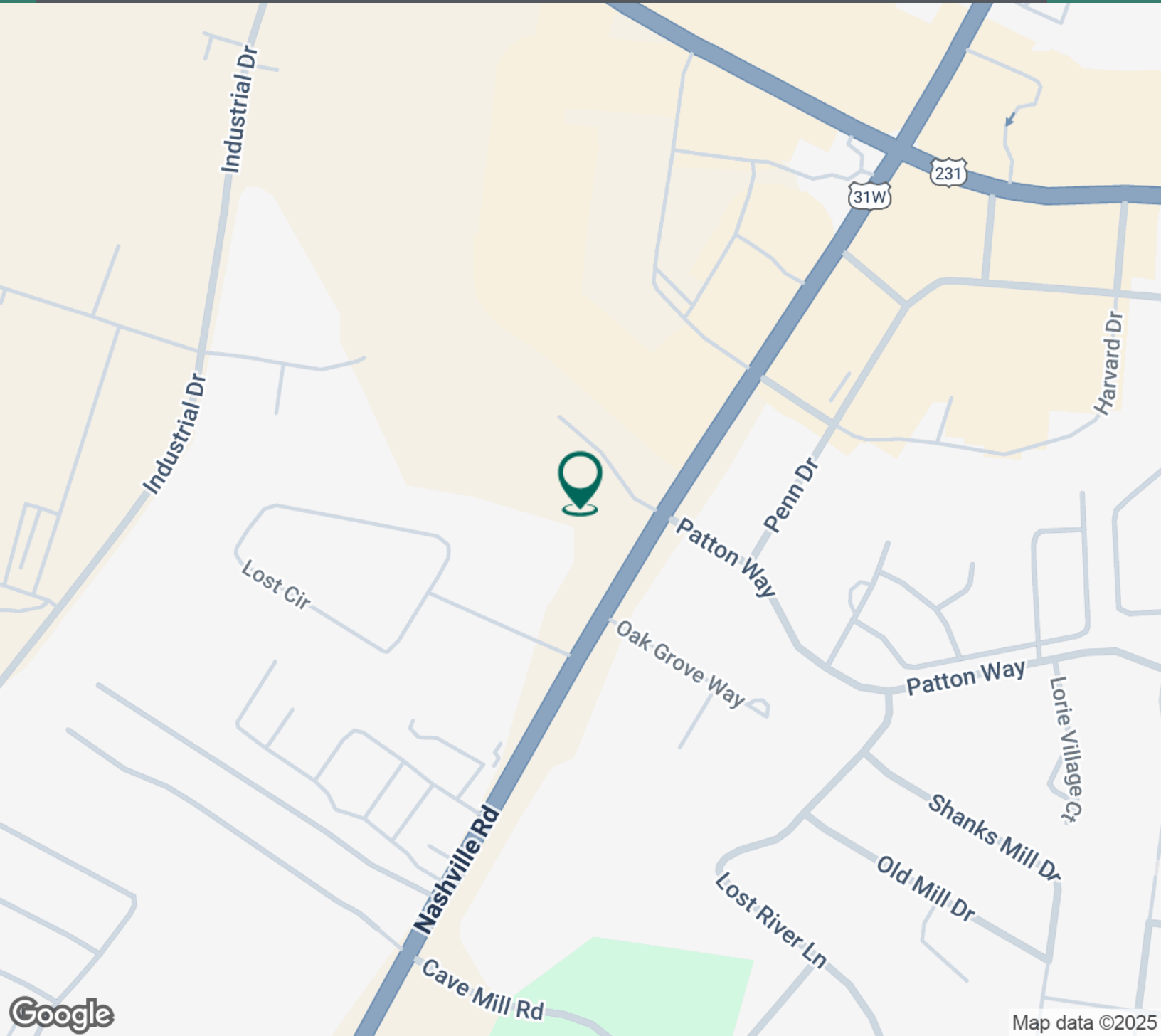
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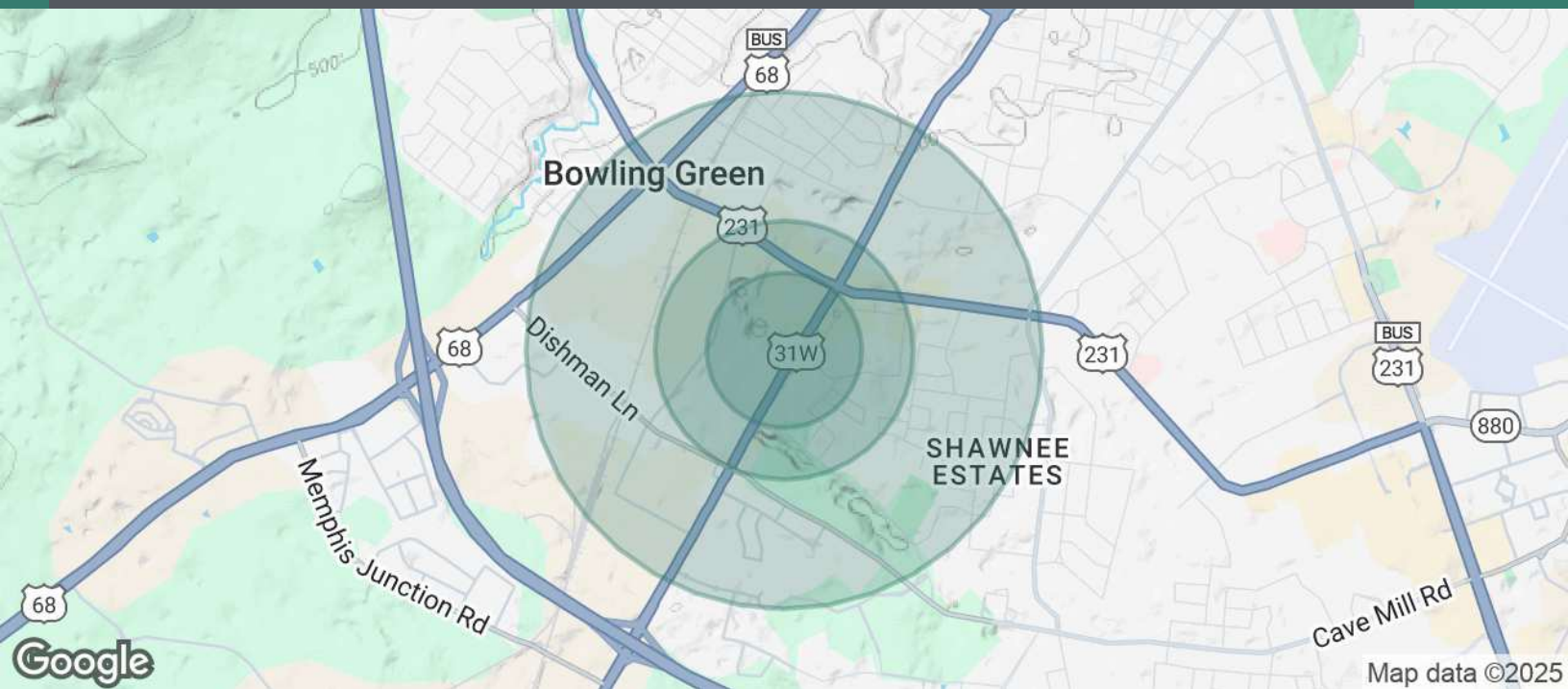
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Bowling Green, KY 42101



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,014	3,146	8,494
Average Age	31	31	34
Average Age (Male)	30	30	33
Average Age (Female)	32	32	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	442	1,387	3,767
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$54,026	\$53,819	\$65,496
Average House Value	\$231,671	\$259,701	\$274,171

Demographics data derived from AlphaMap

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