

SPECIAL PURPOSE INVESTMENT PROPERTY FOR SALE

1101 WILKINSON TRACE

Bowling Green, KY 42103



PROPERTY DESCRIPTION

NNN Investment sale opportunity with a well-positioned asset in Bowling Green, KY. Below market rent with existing lease expiring June 30, 2030.

La Petite Academy is part of the Learning Center Group, which operates over 1,000 schools under several brands.

PROPERTY HIGHLIGHTS

- 7,068 SF Stand-Alone Building
- Built in 1995
- Zoned Highway Business
- 100% occupancy
- Abundant dining, hospitality, medical and financial located in the immediate area.

OFFERING SUMMARY

Sale Price:	\$2,245,000
Number of Units:	1
Lot Size:	1.05 Acres
Building Size:	7,068 SF
NOI:	\$113,000.00
Cap Rate:	5.03%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	146	412	2,580
Total Population	328	924	5,657
Average HH Income	\$114,936	\$104,744	\$84,227

Neal Turner Realty
Commercial and Industrial Brokerage

ntrcommercial.com

Alex Nottmeier, CCIM, SIOR

Principal Broker
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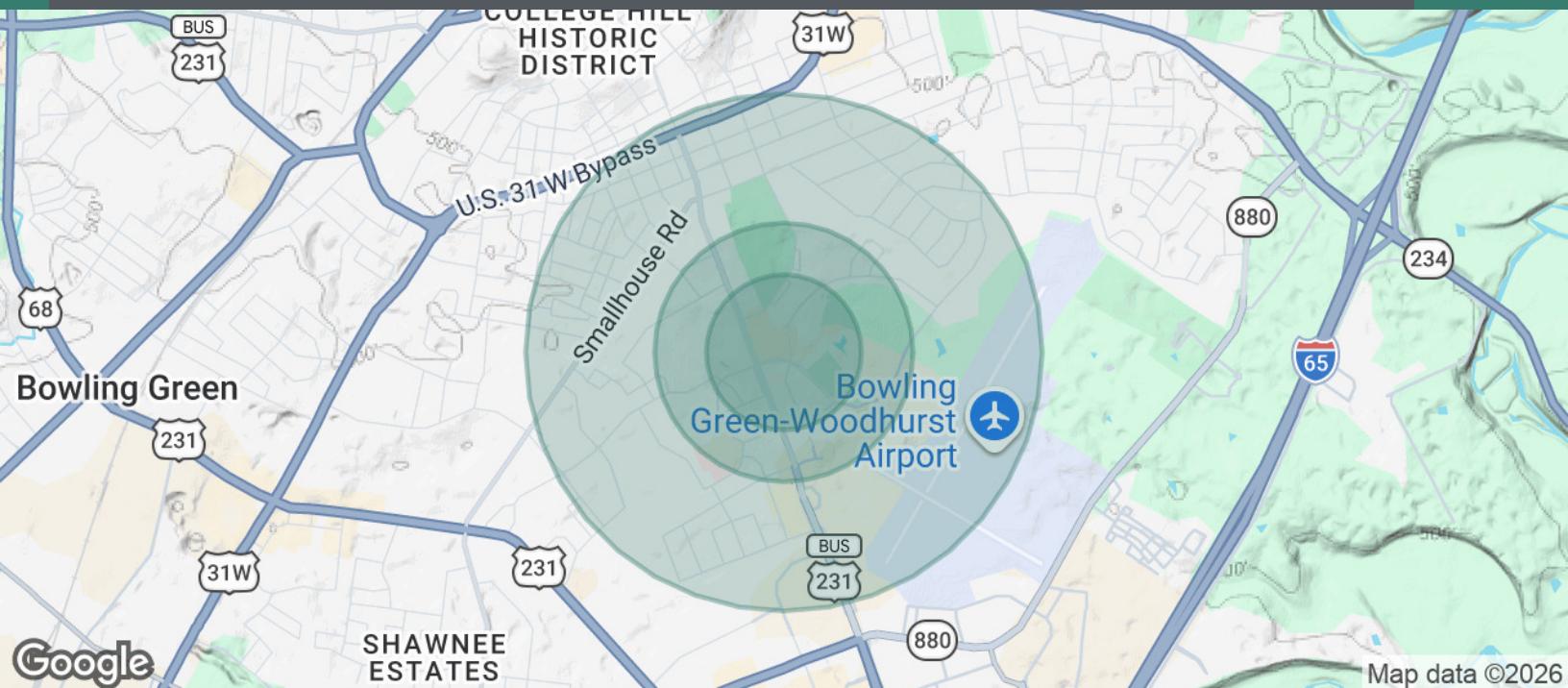
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	328	924	5,657
Average Age	46	45	42
Average Age (Male)	44	43	40
Average Age (Female)	48	47	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	146	412	2,580
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$114,936	\$104,744	\$84,227
Average House Value	\$425,086	\$398,486	\$337,253

Demographics data derived from AlphaMap

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