

OFFICE BUILDING FOR LEASE

446 EAST MAIN AVENUE

Bowling Green, KY 42101



PROPERTY DESCRIPTION

3-story office with elevator consisting of 8,100 SF. Each floor contains 2,700 SF. Ability to lease 2,700 SF - 8,100 SF. The building faces Fountain Square Park and is located on the Corner of East Main and State Street. Public parking along Main St. and circling Fountain Square. Leased parking opportunity in the rear off of State St.

PROPERTY HIGHLIGHTS

- Up to 8,100 SF
- Elevator access to upper floors
- Opportunity to subdivide
- Bathroom on each floor
- Fully built out office
- Side employee entrance accessible by the rear staircase

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	2,700 - 8,100 SF
Lot Size:	0.07 Acres
Building Size:	8,100 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	414	1,612	5,258
Total Population	966	3,308	13,042
Average HH Income	\$32,487	\$31,078	\$34,574

Alex Nottmeier

Broker

Office: 270.781.8000 x1

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Neal Turner Realty
Commercial and Industrial Brokerage

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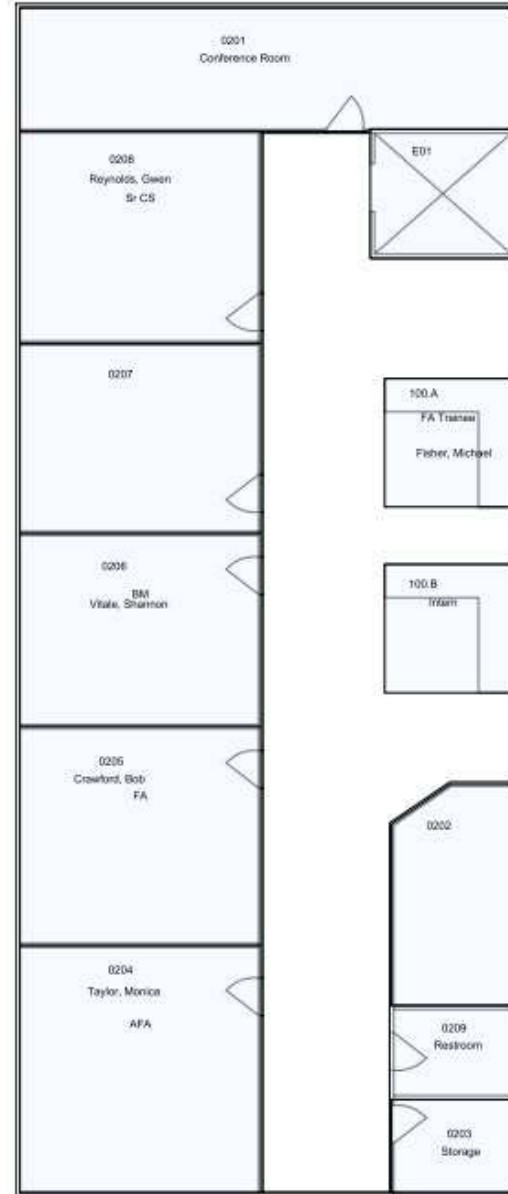
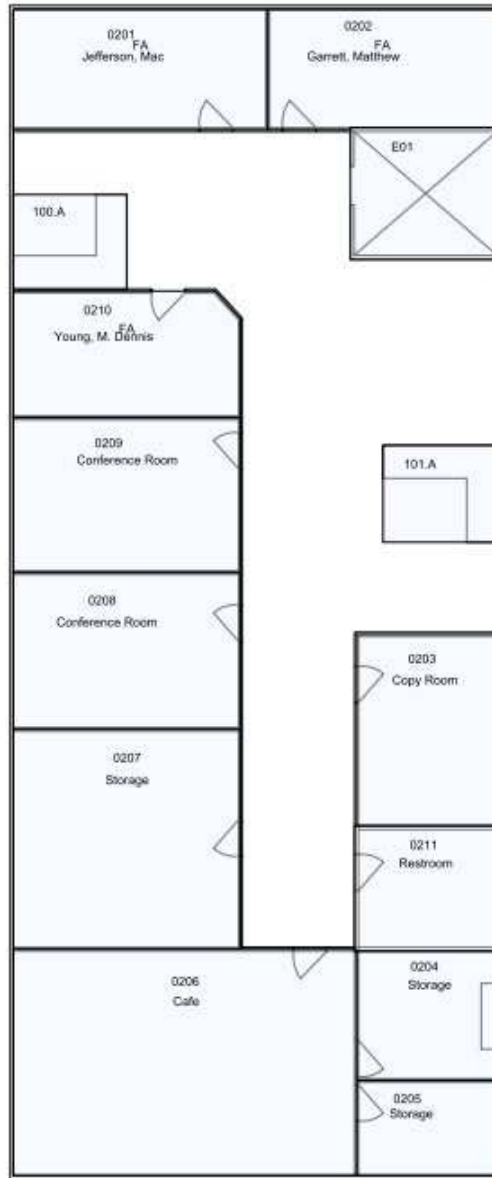
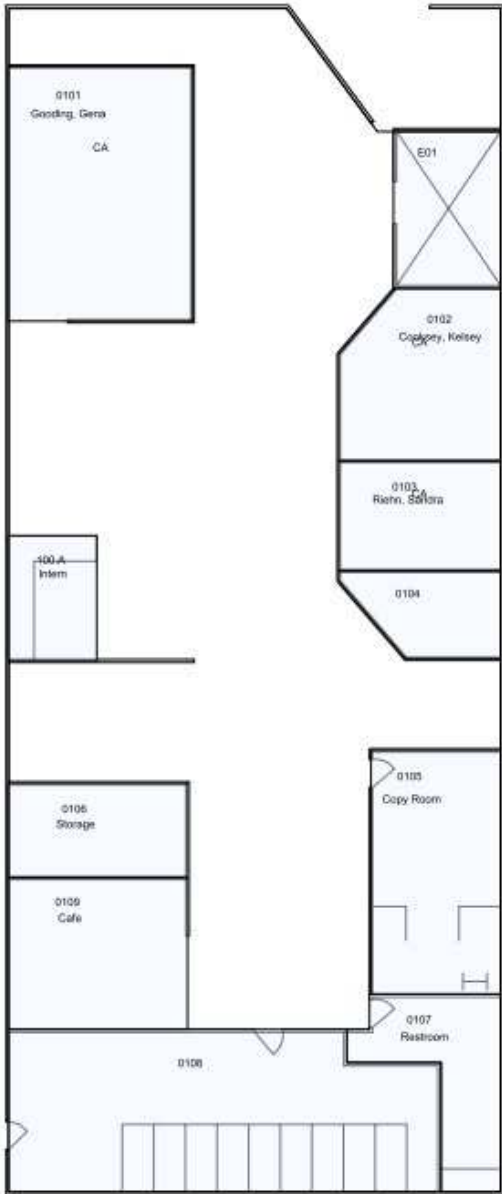
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446 EAST MAIN AVENUE 1ST, 2ND AND 3RD FLOOR PLANS

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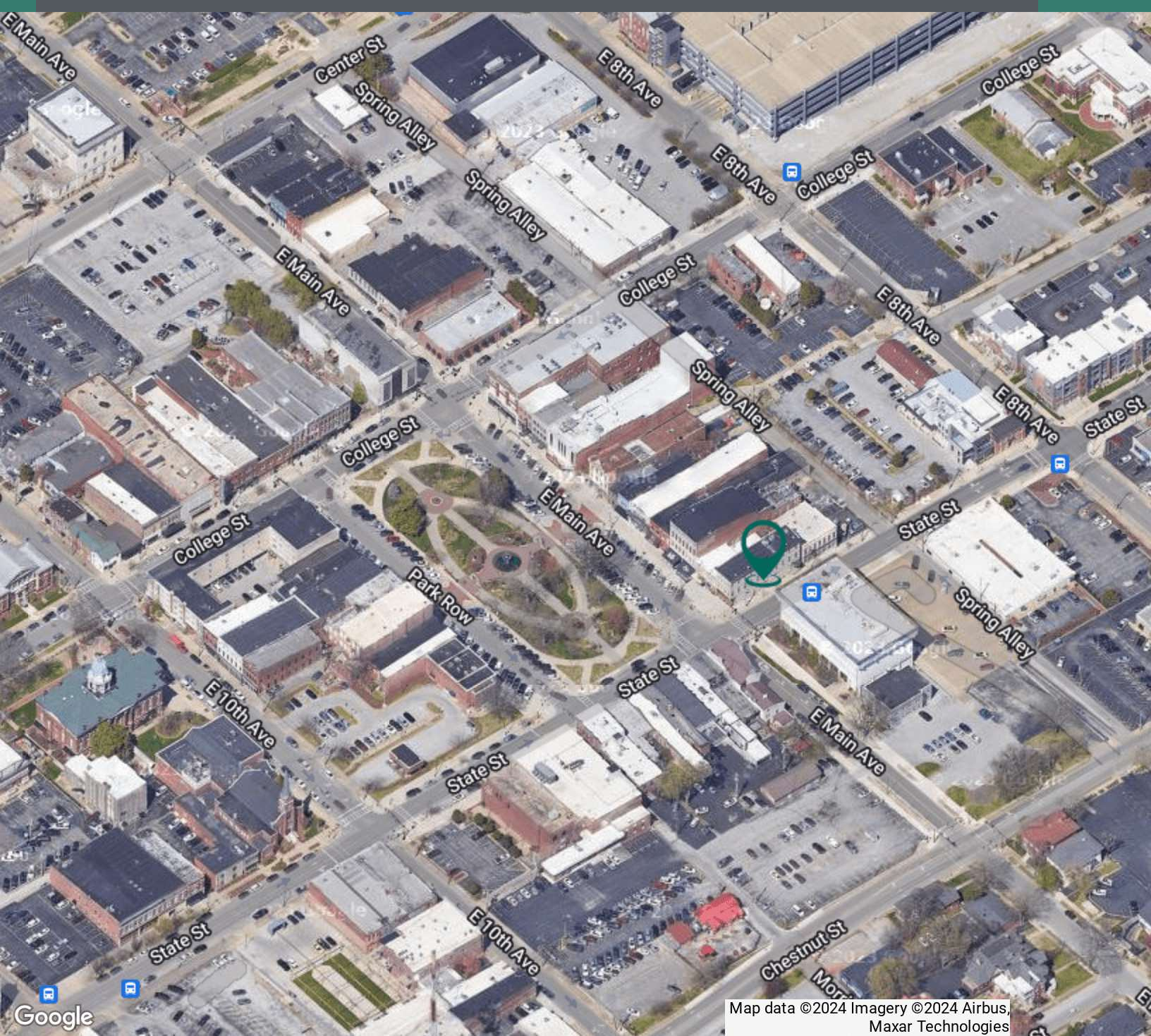
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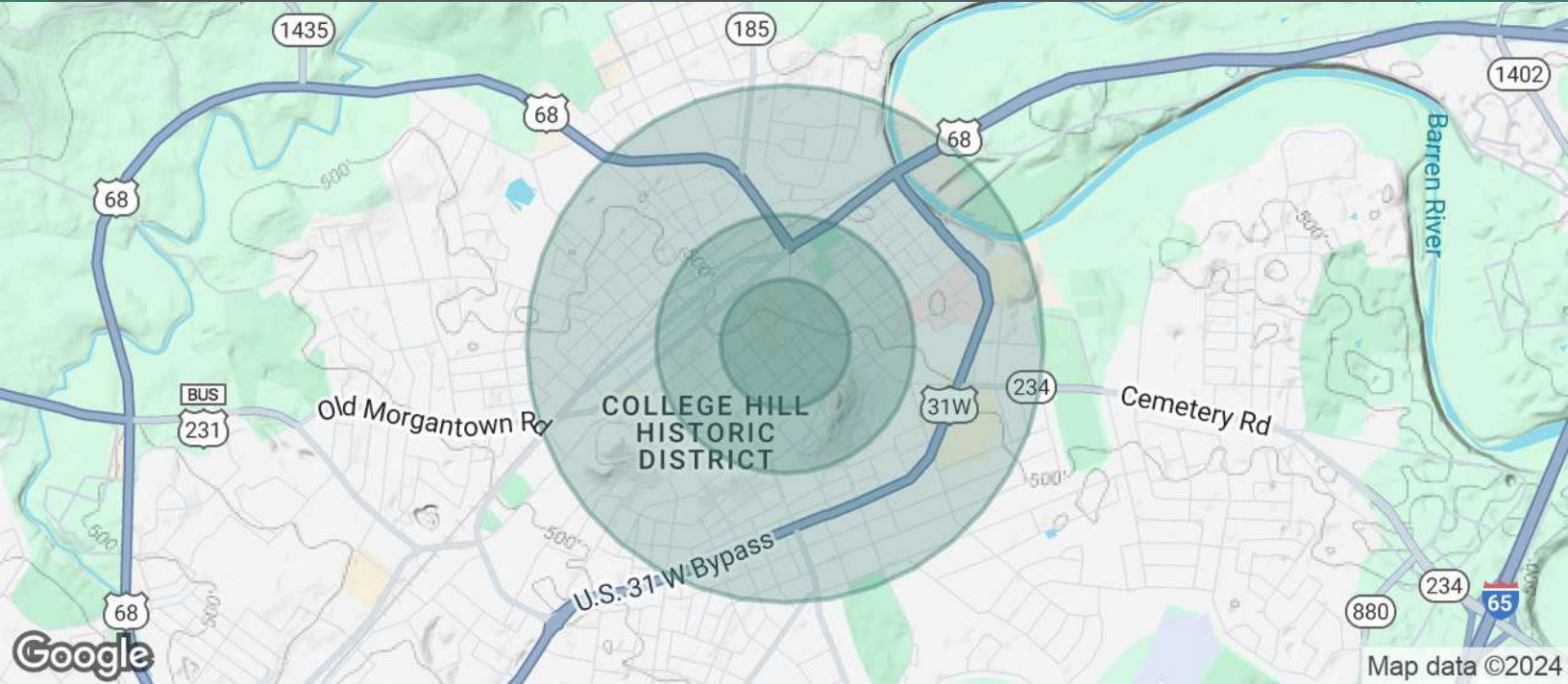
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	966	3,308	13,042
Average Age	29.7	29.4	27.8
Average Age (Male)	28.9	27.7	26.3
Average Age (Female)	28.9	30.9	29.6

2020 American Community Survey (ACS)

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