

Commercial Property For Sale

2714 RUSSELLVILLE ROAD

Bowling Green, KY 42101



PROPERTY DESCRIPTION

Flex property located on Russellville Road in close proximity to the 165 (Natcher Parkway) interchange.

PROPERTY HIGHLIGHTS

- Easily Accessible
- Dock door and Drive in Door Accessible
- Zoned Highway Business
- 2 Curb Cuts Accessing Russellville Road
- 1,200 SF of Office Space
- 5,200 SF of Flex Space
- .89 Acres

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lease Rate:	\$17.50/SF/yr (NNN)
Available SF:	2,500 SF
Lot Size:	38,768.4 SF (Almost 1 Acre = 0.89 Acres)
Building Size:	7,500 SF

THE BUILDING CONTAIN

- * Big lot for the dealership with 2 offices.
 - * 3 Bedroom house, 1 and half bathroom.
 - * 3 big garages, 2500 SF, 2700 SF, and 21X18 Attached garage
- All garages are fully equipped with all tires machine, machanic

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	515	1,743	4,794
Total Population	1,142	3,818	10,501
Average HH Income	\$52,776	\$52,721	\$50,781

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