

OFFICE CONDOMINIUM FOR SALE

996 WILKINSON TRACE, SUITE B-4

Bowling Green, KY 42103



PROPERTY DESCRIPTION

Upscale, contemporary professional office condominium suite located in prestigious Hartland Place. Lobby, conference room with glass wall, three private offices, files/print room, breakroom with kitchenette with contemporary glass door, and restroom. Lots of windows and natural light. Potential for some existing furniture to be included.

Hartland Place is located just one block off Scottsville Road across from the Sloan Convention Center and adjacent to Crosswinds Golf Course. Professional offices, retail, restaurants, and hospitality nearby. Close to Tristar Greenview Regional Hospital and Bowling Green-Warren County Regional Airport.

PROPERTY HIGHLIGHTS

- 1,296.9 SF plus Common Areas
- Ideal Executive Suite
- Sleek, Modern Finishes

OFFERING SUMMARY

Sale Price:	\$275,000
Number of Units:	1
Building Size:	1,296 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	154	335	2,009
Total Population	346	750	4,410
Average HH Income	\$128,547	\$127,115	\$95,738

Debby Peeples

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

ntrcommercial.com

Bowling Green, KY 42103



SHEET

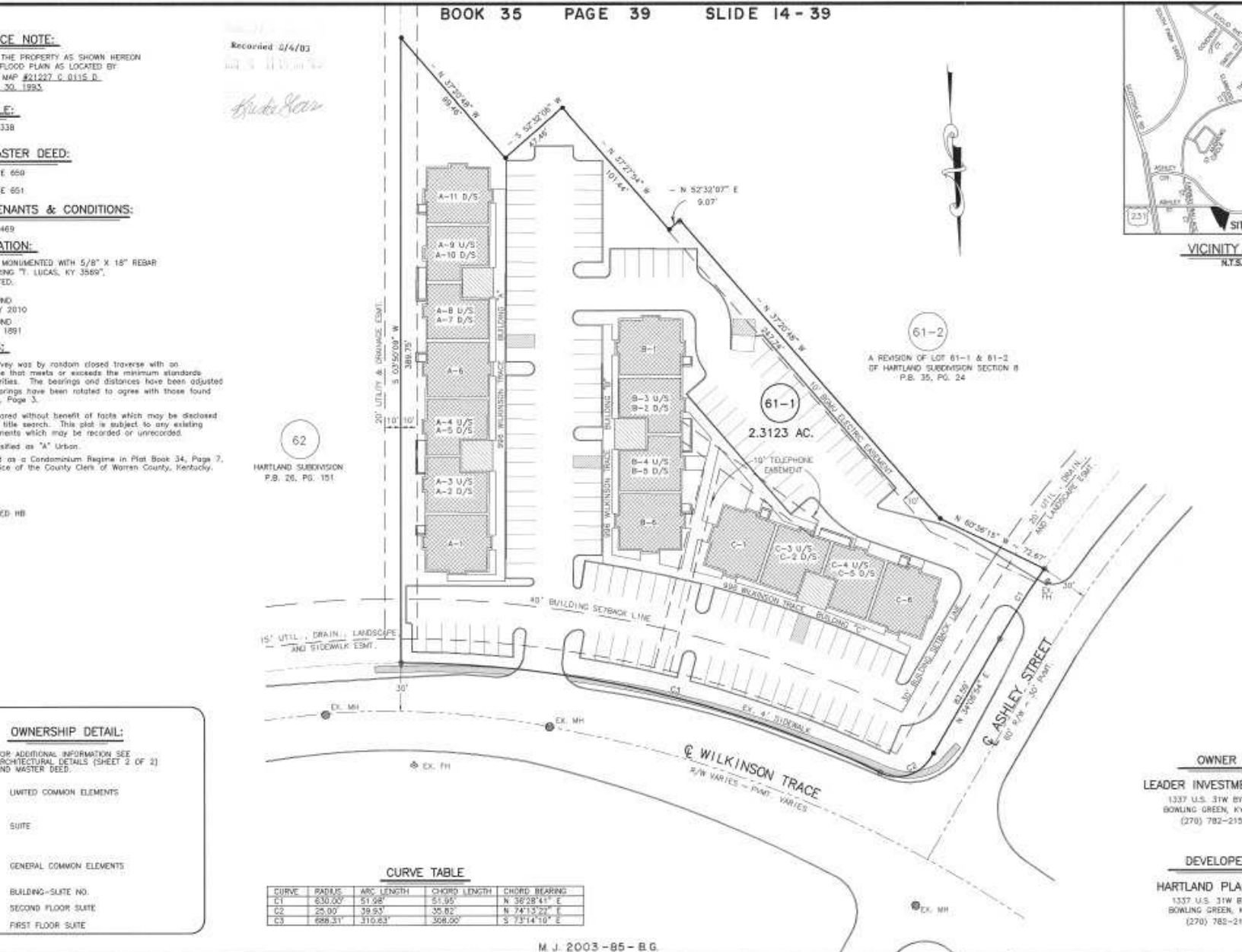
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OFFICE BUILDING FOR SALE

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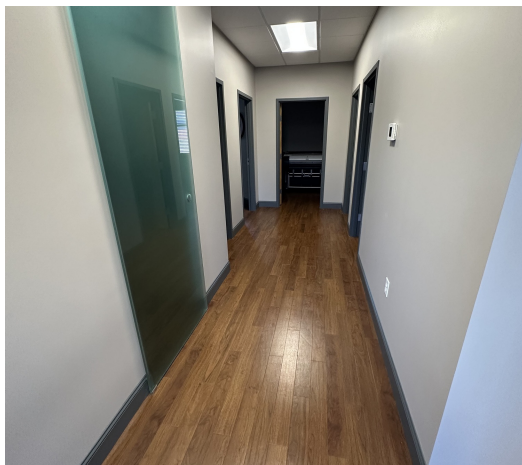
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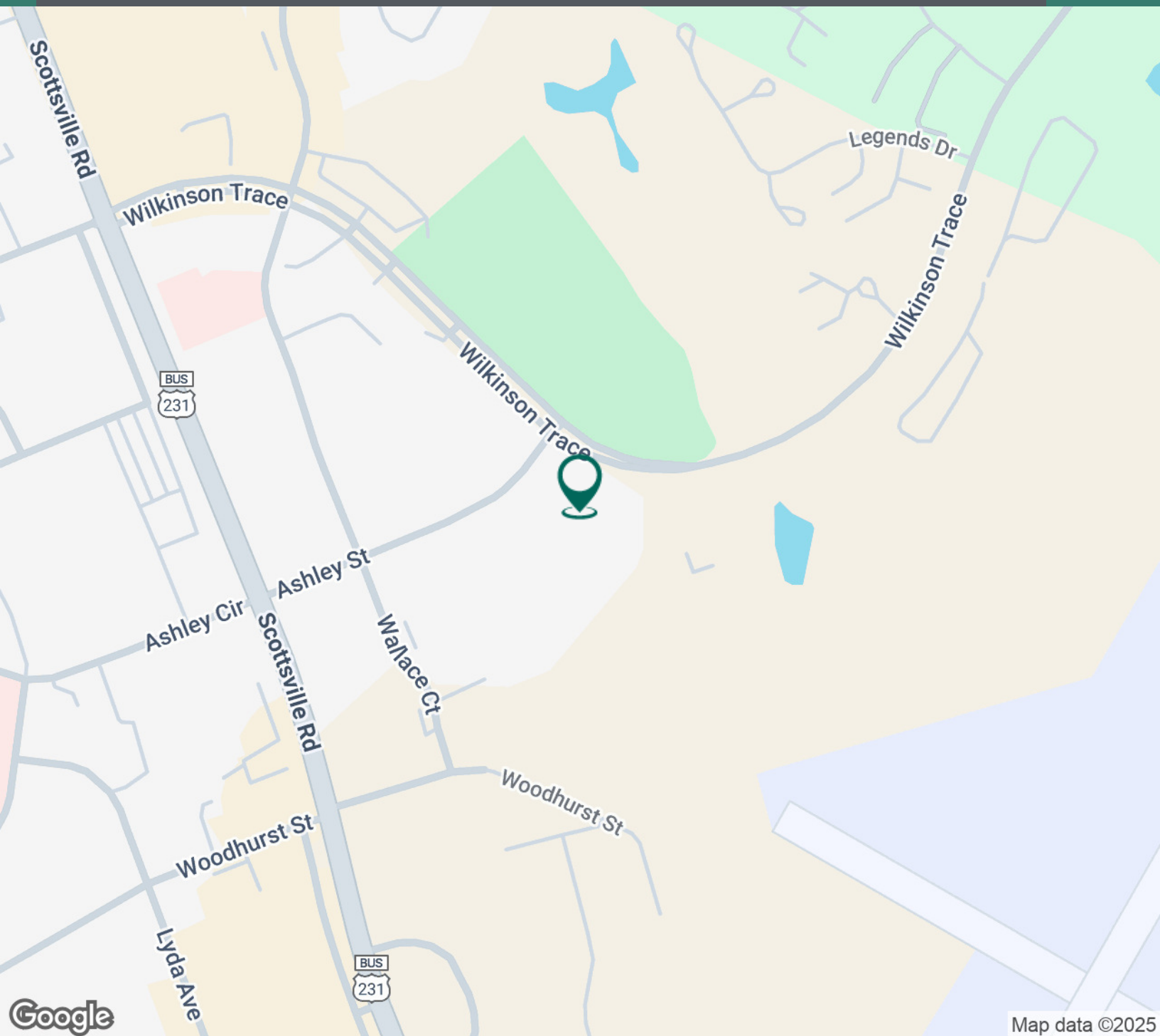
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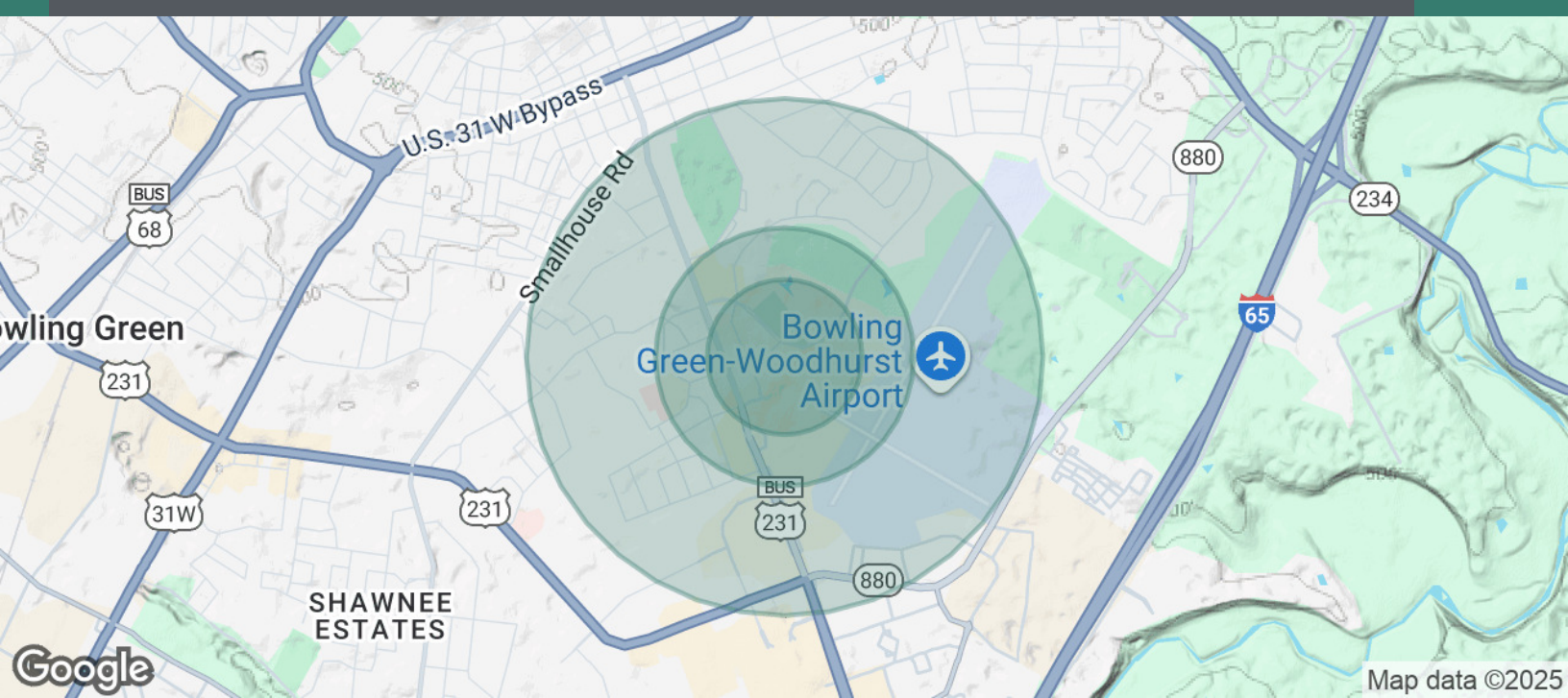
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	346	750	4,410
Average Age	48	48	43
Average Age (Male)	46	45	41
Average Age (Female)	50	50	45

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	154	335	2,009
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$128,547	\$127,115	\$95,738
Average House Value	\$463,367	\$459,099	\$364,190

Demographics data derived from AlphaMap

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