

## 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

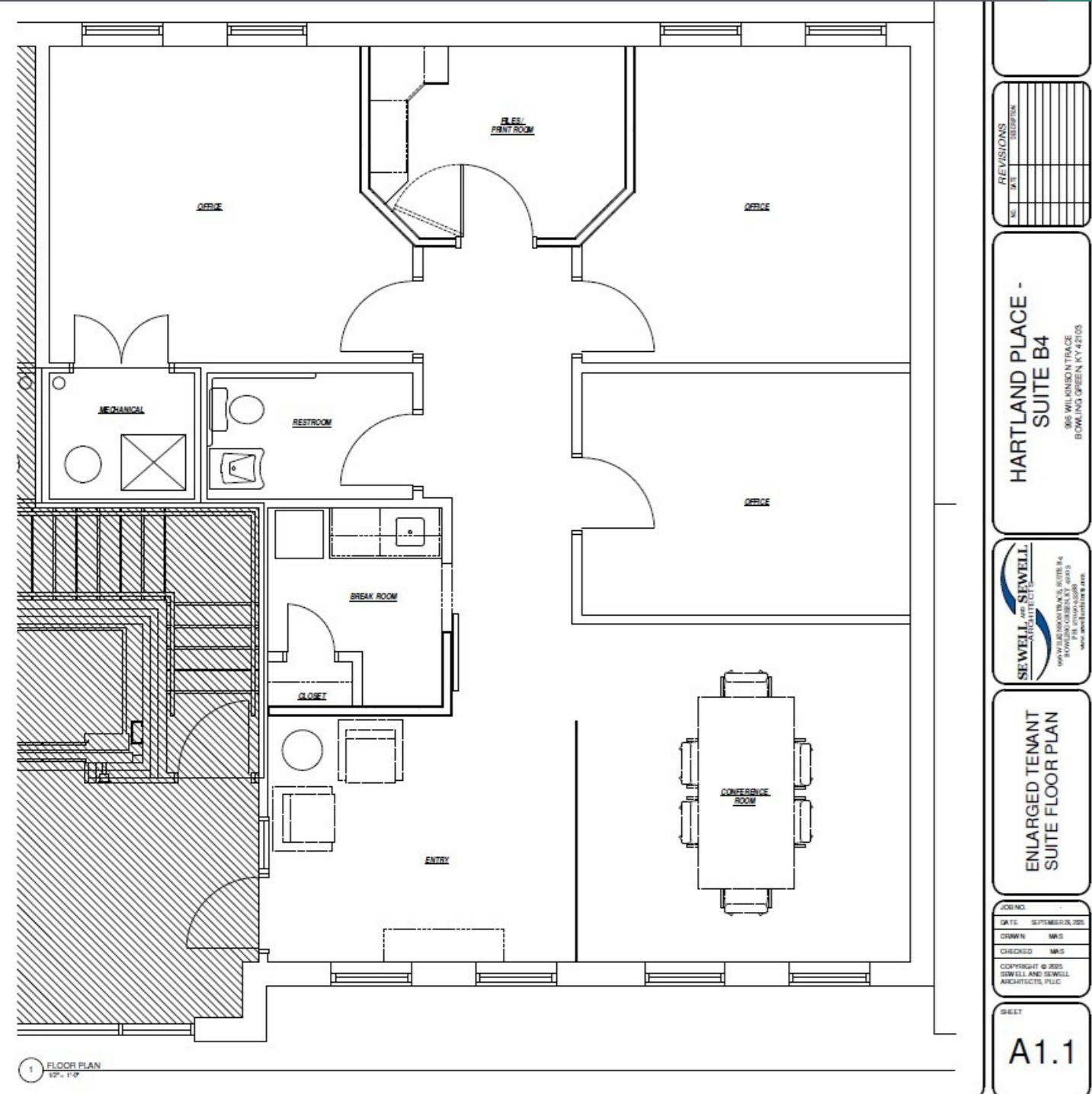
**Neal Turner Realty**  
Commercial and Industrial Brokerage

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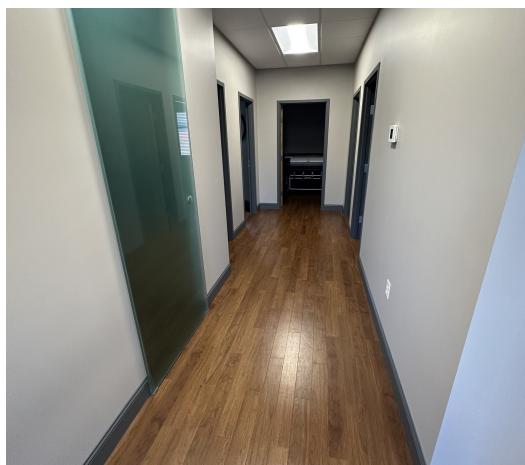
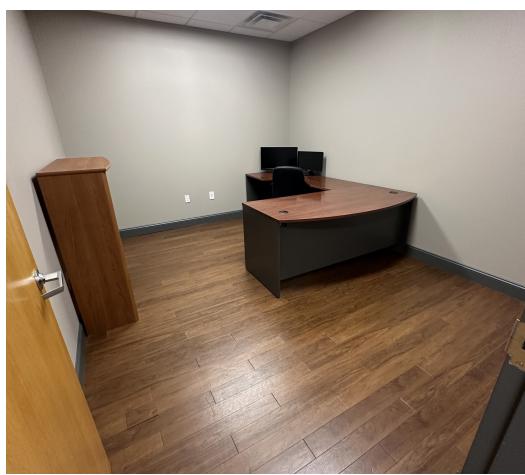
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OFFICE BUILDING FOR SALE

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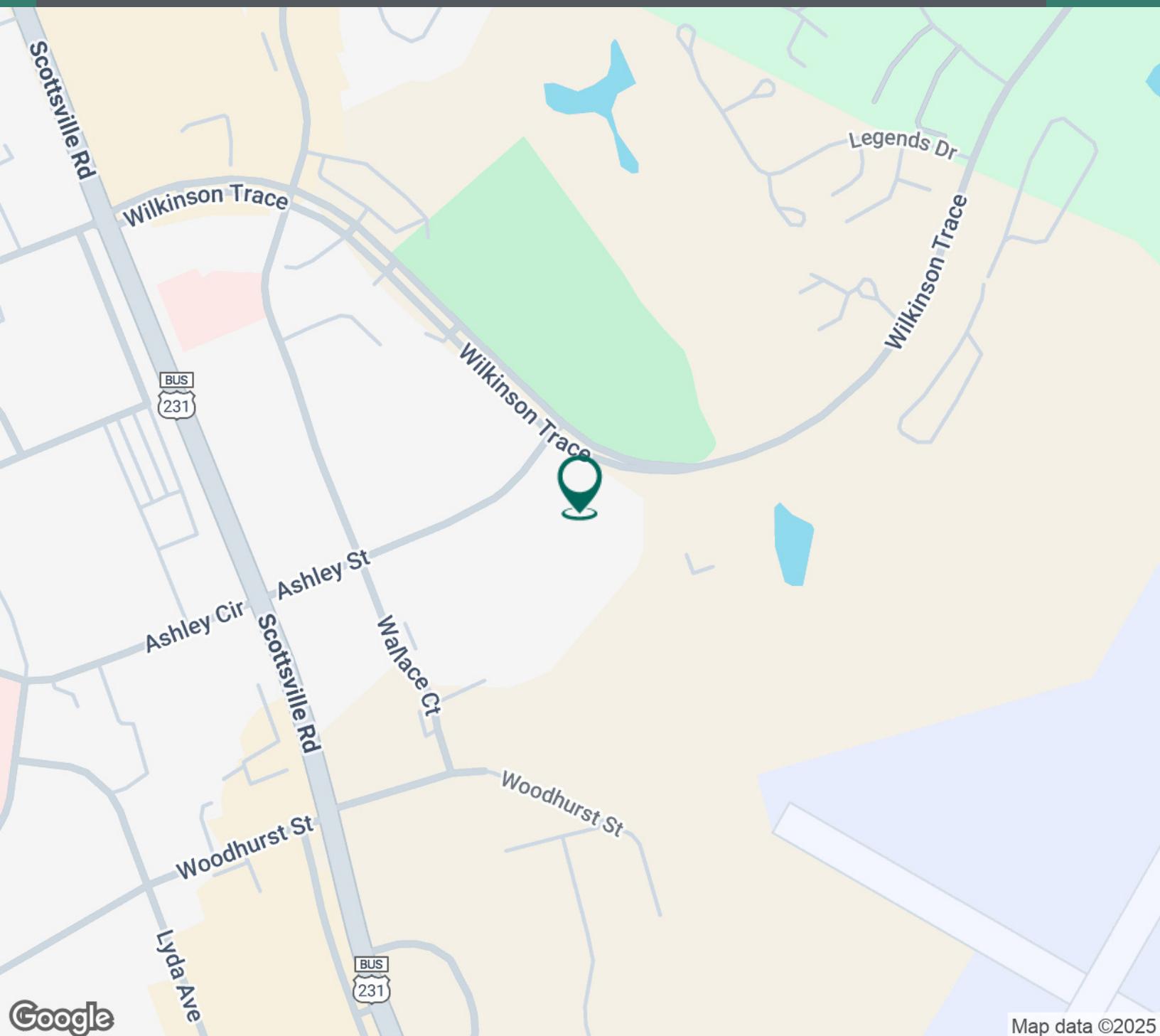
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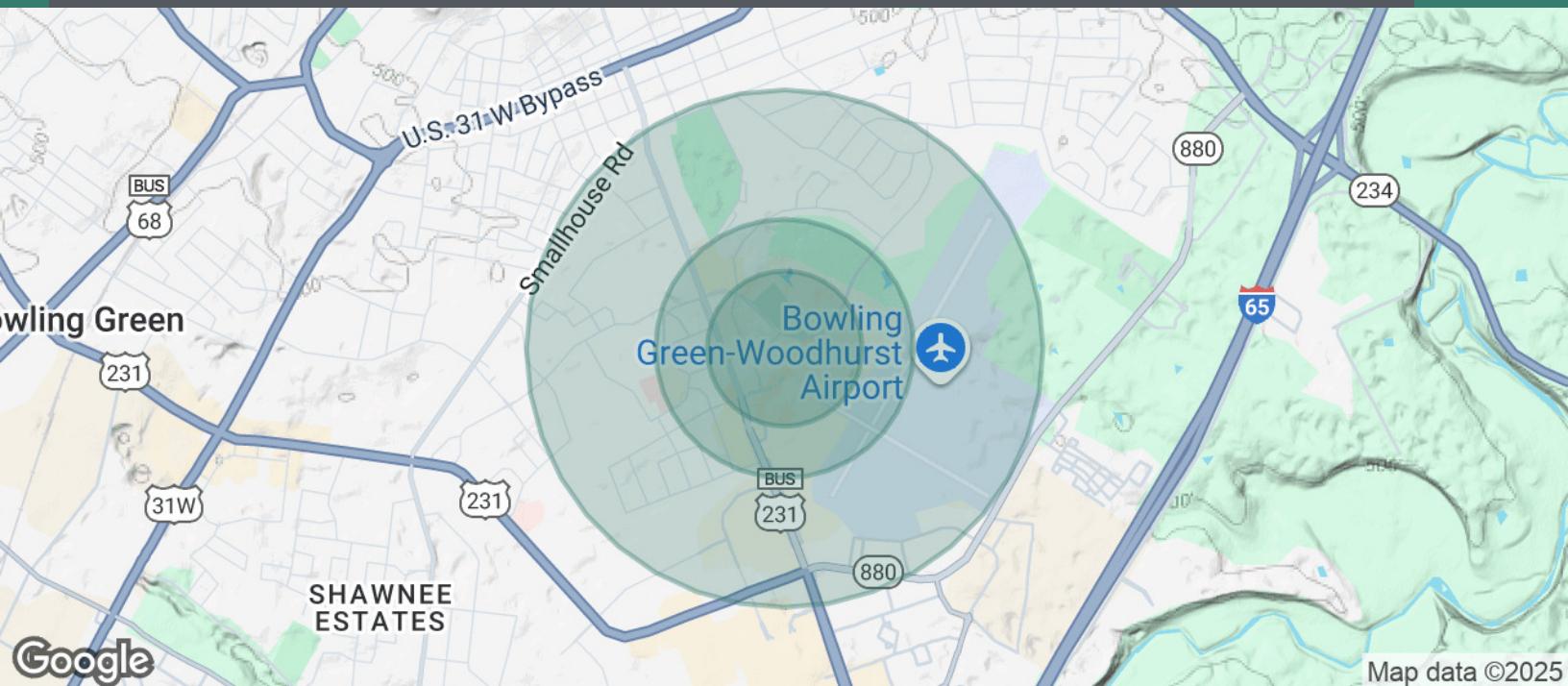
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### POPULATION

	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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