

OFFICE BUILDING FOR LEASE

651 U.S. 31 WEST BYPASS, SUITE 212B

Bowling Green, KY 42101



PROPERTY DESCRIPTION

Previous financial institution. Prominent front end cap in Old Town Square Condominiums, a high traffic office and retail condominium development, on busy US 31W Bypass. 3,003+-SF building plus 2 covered drive-thru lanes. Other condos in the center include Penn Station Subs, Care First Urgent Care, Novo Dolce restaurant, AZZIP Pizza, Steel Mill Boutique, and Hairitage Barber Shop. Potential for 1,365 inline space to be built out.

PROPERTY HIGHLIGHTS

- Fronts Directly on US 31W Bypass
- Existing Drive-Thrus in Place
- Near The Medical Center and Graves Gilbert Clinic
- Close to Kroger Center
- 2 Miles to I-65, Exit 26

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1,365 - 4,368 SF
Building Size:	3,003 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	238	956	3,507
Total Population	501	2,003	7,736
Average HH Income	\$69,529	\$75,288	\$78,081

Debby Peeples

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

ntrcommercial.com

CCIM

OFFICE BUILDING FOR LEASE

651 U.S. 31 WEST BYPASS, SUITE 212B

Bowling Green, KY 42101



Debby Peeples

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

ntrcommercial.com

CCIM

OFFICE BUILDING FOR LEASE

651 U.S. 31 WEST BYPASS, SUITE 212B

Bowling Green, KY 42101

Neal Turner Realty

Commercial and Industrial Brokerage



Debby Peeples

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

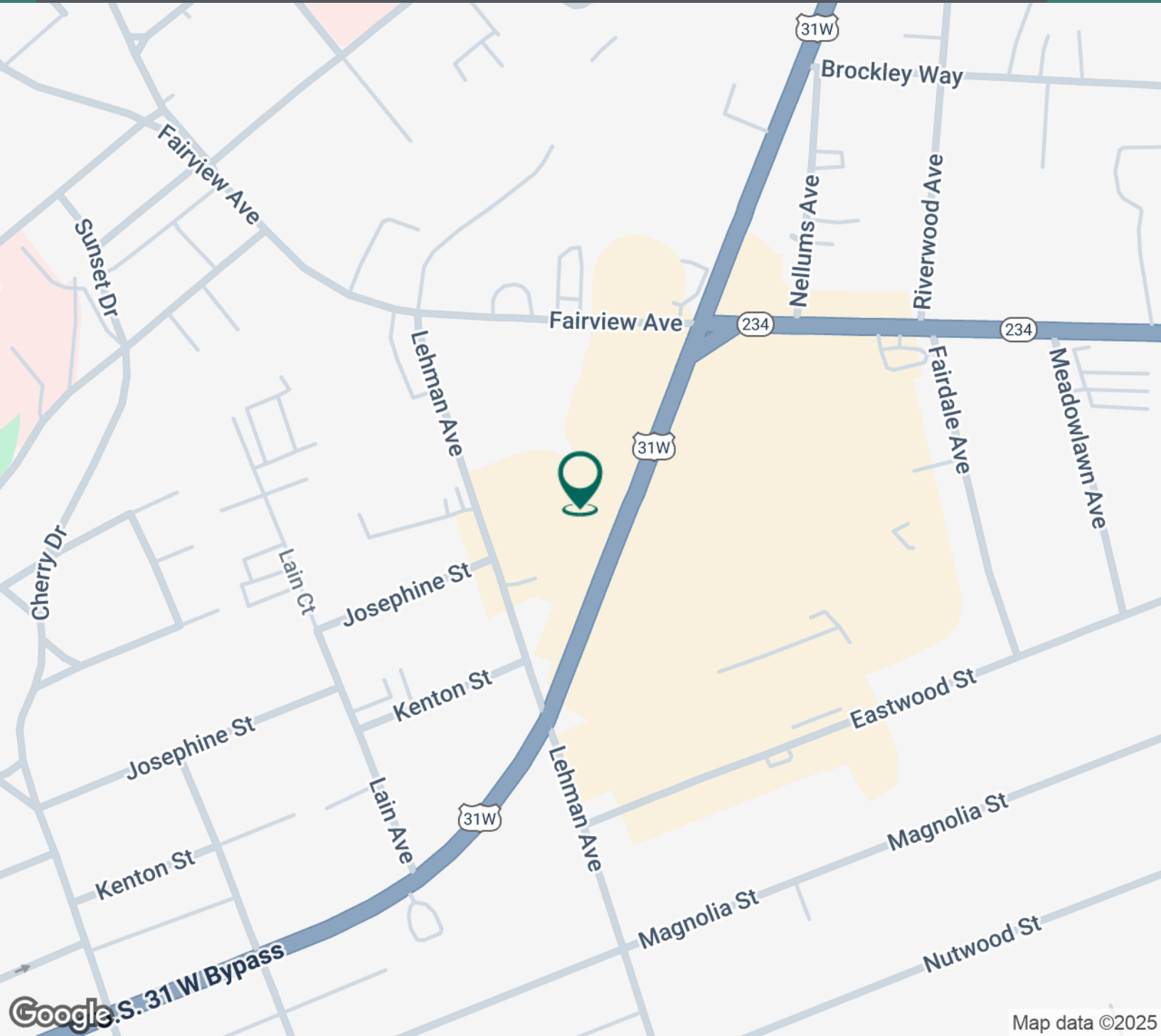
ntrcommercial.com

CCIM

OFFICE BUILDING FOR LEASE

651 U.S. 31 WEST BYPASS, SUITE 212B

Bowling Green, KY 42101



Debby Peeples

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

Neal Turner Realty

Commercial and Industrial Brokerage

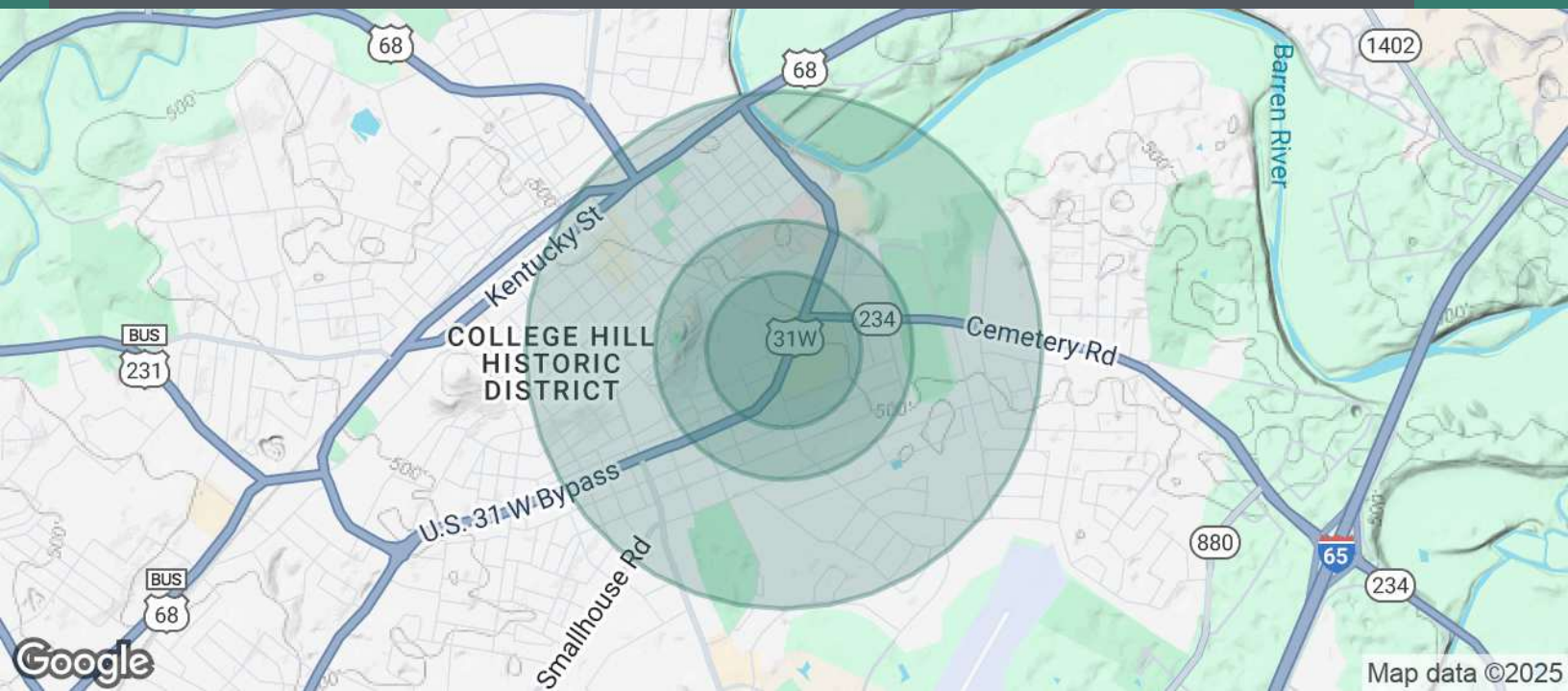
ntrcommercial.com



OFFICE BUILDING FOR LEASE

651 U.S. 31 WEST BYPASS, SUITE 212B

Bowling Green, KY 42101



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	501	2,003	7,736
Average Age	39	39	40
Average Age (Male)	37	37	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	238	956	3,507
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$69,529	\$75,288	\$78,081
Average House Value	\$312,079	\$320,553	\$339,529

Demographics data derived from AlphaMap

Debby Peeples

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

ntrcommercial.com

CCIM