

1633 US 31 West

BOWLING GREEN, KY

- Lot Size: 0.81 Acres
- Rental Rate: \$1.85 USD/SF/YR
- Lease Term: Negotiable
- Property Type: Commercial Land
- Concrete pad and parking lot in good condition
- Former successful QSR location (Que Bueno's)
- Located at the doorstep of Western Kentucky University
- Build to Suit option available
- High visibility on US 31W Bypass/Nashville Road
- 47 parking spots
- HWY 31 West 17,214 Average Daily Traffic



FAHR JUNEJA

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GULFSTREAM

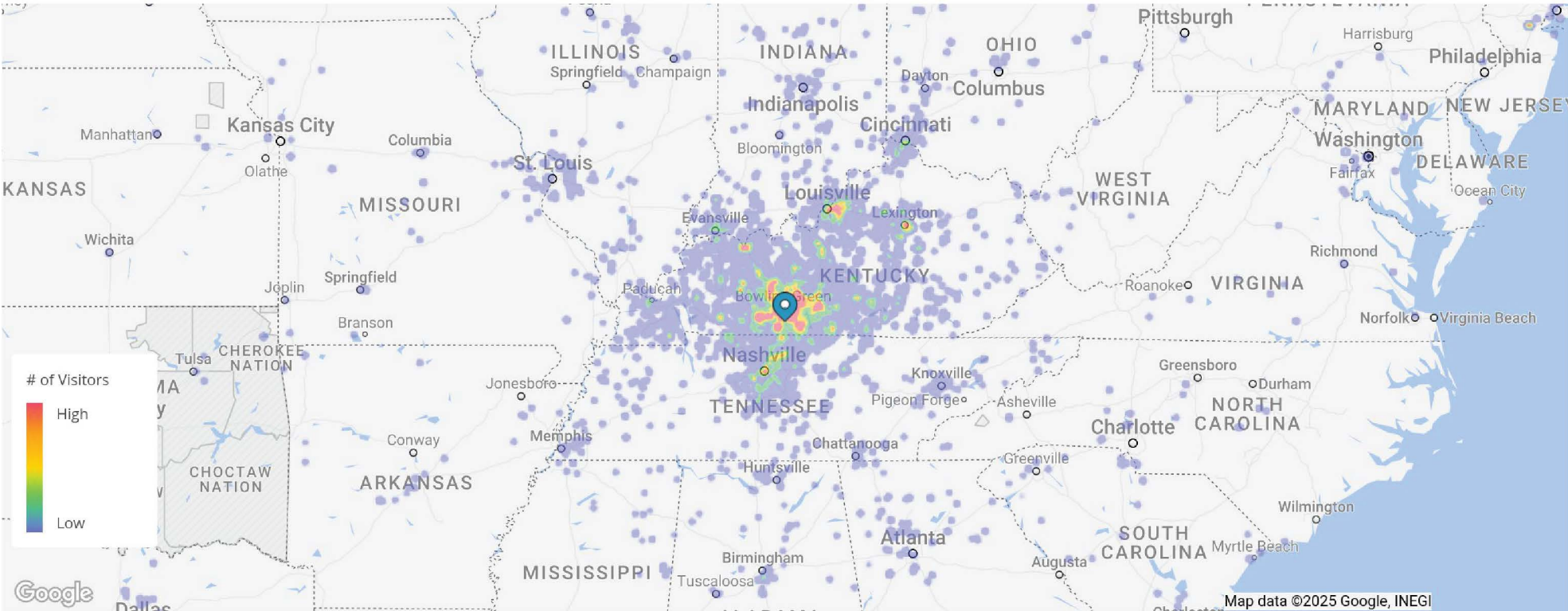
COMMERCIAL SERVICES, LLC

CRE Brokerage, Management, Development,
and **Investment Partners** from the ground up.



Trade Area

1633 US 31-W Bypass (Nearby Activity 1000 ft)
1633 US 31-W Bypass, Bowling Green, KY 42101-3013



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Metrics

1633 US 31-W Bypass (Nearby Act...
1633 US 31-W Bypass, Bowling Green, KY 421...

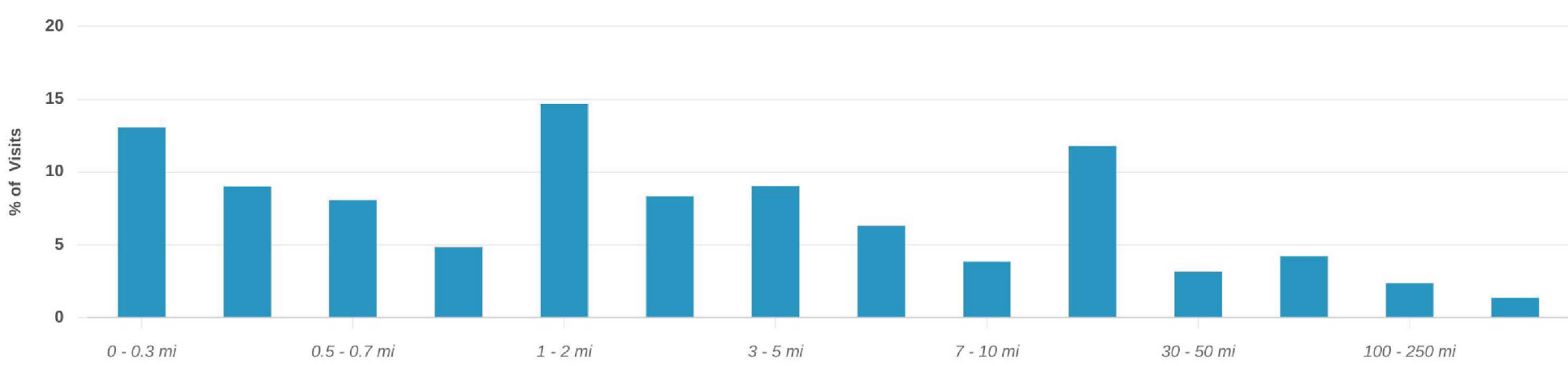
Visits	975.4K	Visit Frequency	5.45
Visitors	179.1K	Avg. Dwell Time	27 min

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Trade Area Coverage by Distance

1633 US 31-W Bypass (Nearby Act...
1633 US 31-W Bypass, Bowling Green, KY 421...



Home Location | % of Visits | Min Visits: 1 | May 1st, 2024 - Apr 30th, 2025
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