

LAND FOR SALE

1707 SCOTTSVILLE ROAD

Bowling Green, KY 42104

Ashley Center



PROPERTY DESCRIPTION

Zoned general business and surrounded by retail, professional office, financial services, restaurants, residential, and hospitality. Recently removed from FEMA flood zone. The Seller has the right to reject any and all offers due to the use of the property and the expected time frame to construct given the Seller's adjacent business operation (Fords Furniture) adjacent. Seller shall have the right to re-purchase the property after 1 year if Buyer's intended project is not under construction. The property is being priced per lot.

PROPERTY HIGHLIGHTS

- Visible to Scottsville Road
- 100' of frontage along Scottsville Road Frontage Road
- Zoned General Business
- Multiple Access Points and Fronting both Scottsville Rd. and Westen St.

OFFERING SUMMARY

| | | |
|----------|------------|-------------|
| Lot 3-21 | 1.05 Acres | \$395,000 |
| Lot 3-17 | .489 Acres | \$495,000 |
| Lot 3-8 | 1.25 Acres | \$650,000 |
| TOTAL: | | \$1,540,000 |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,166 | 21,409 | 32,910 |
| Total Population | 4,631 | 56,019 | 85,648 |
| Average HH Income | \$61,889 | \$54,010 | \$56,001 |

Alex Nottmeier

Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

Neal Turner Realty

Commercial and Industrial Brokerage

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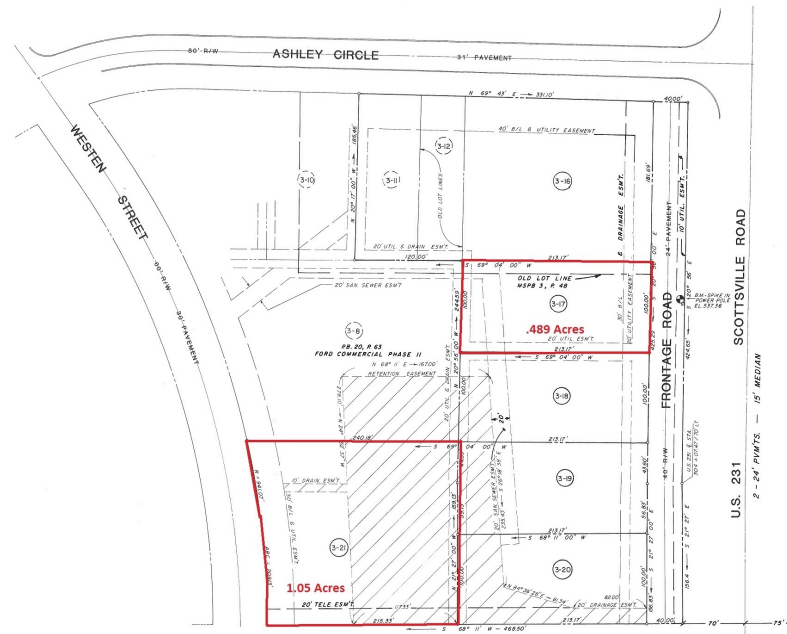
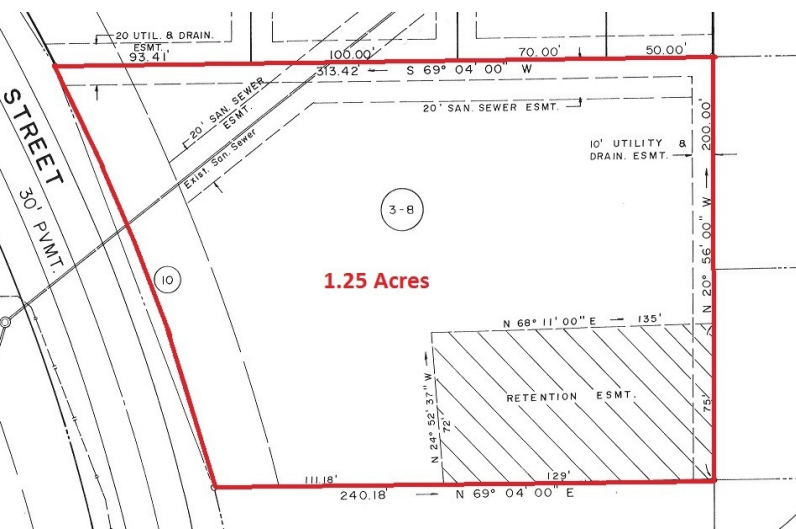
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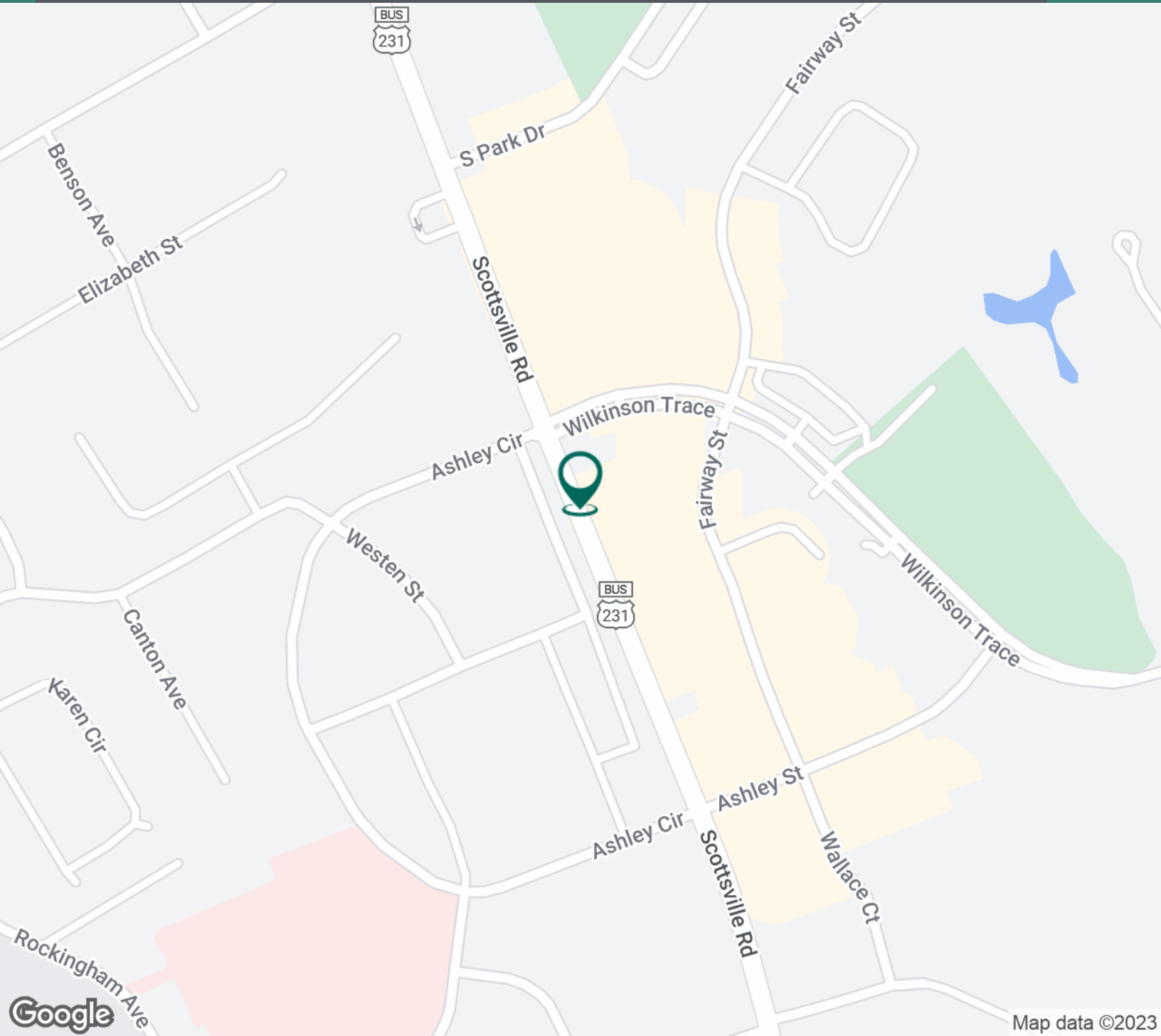
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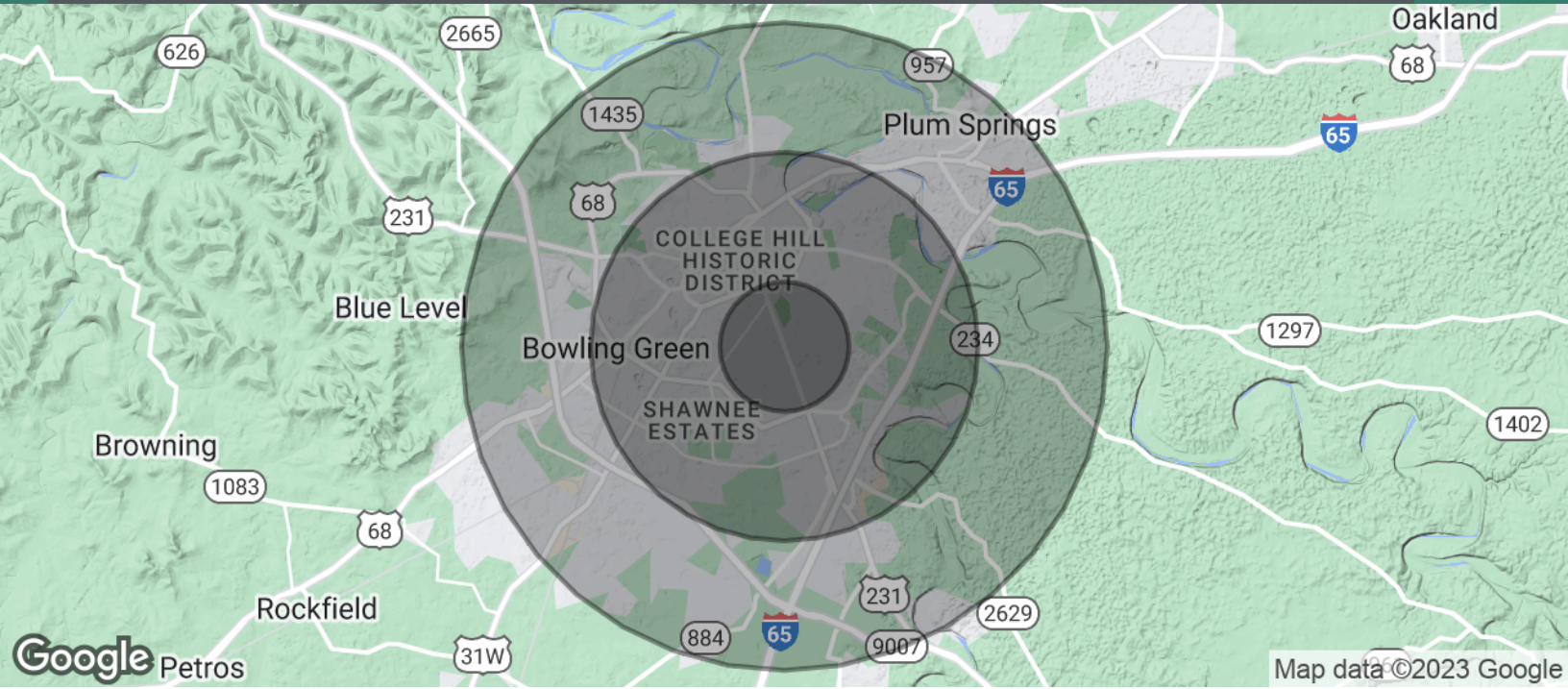
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,631 | 56,019 | 85,648 |
| Average Age | 42.2 | 32.3 | 32.2 |
| Average Age (Male) | 37.4 | 30.8 | 30.9 |
| Average Age (Female) | 43.8 | 33.9 | 33.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,166 | 21,409 | 32,910 |
| # of Persons per HH | 2.1 | 2.6 | 2.6 |
| Average HH Income | \$61,889 | \$54,010 | \$56,001 |
| Average House Value | \$177,475 | \$196,624 | \$181,734 |

* Demographic data derived from 2020 ACS - US Census

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