

LAND FOR SALE

1589 U.S. 31 WEST BYPASS

Bowling Green, KY 42101



PROPERTY DESCRIPTION

Prime signalized corner location in the heart of Bowling Green and in close proximity to Western Kentucky University. Frontage on 31-W By Pass, Cabell Drive and East 16th St with over 16,000 vehicles a day traffic count on 31-W By Pass. Positioned for high visibility and easy accessibility, this property is perfectly suited for retail, office, multi-family or mixed-use. Multiple access points from all 3 streets and zoned Highway Business. This well situated property presents an excellent redevelopment opportunity located in the heart of Bowling Green. Grocery and hardware restriction shall apply

PROPERTY HIGHLIGHTS

- Zoned for Highway Business
- Existing asphalt in place
- Signalized intersection at 31-W By Pass and Cabell Drive
- Walking distance to Western Kentucky University

OFFERING SUMMARY

Sale Price:	\$2,800,000
Lot Size:	3.91 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	480	1,390	5,243
Total Population	1,070	5,001	16,895
Average HH Income	\$29,095	\$36,106	\$46,473

Alex Nottmeier

Broker

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Neal Turner Realty
Commercial and Industrial Brokerage

ntrccommercial.com

CCIM

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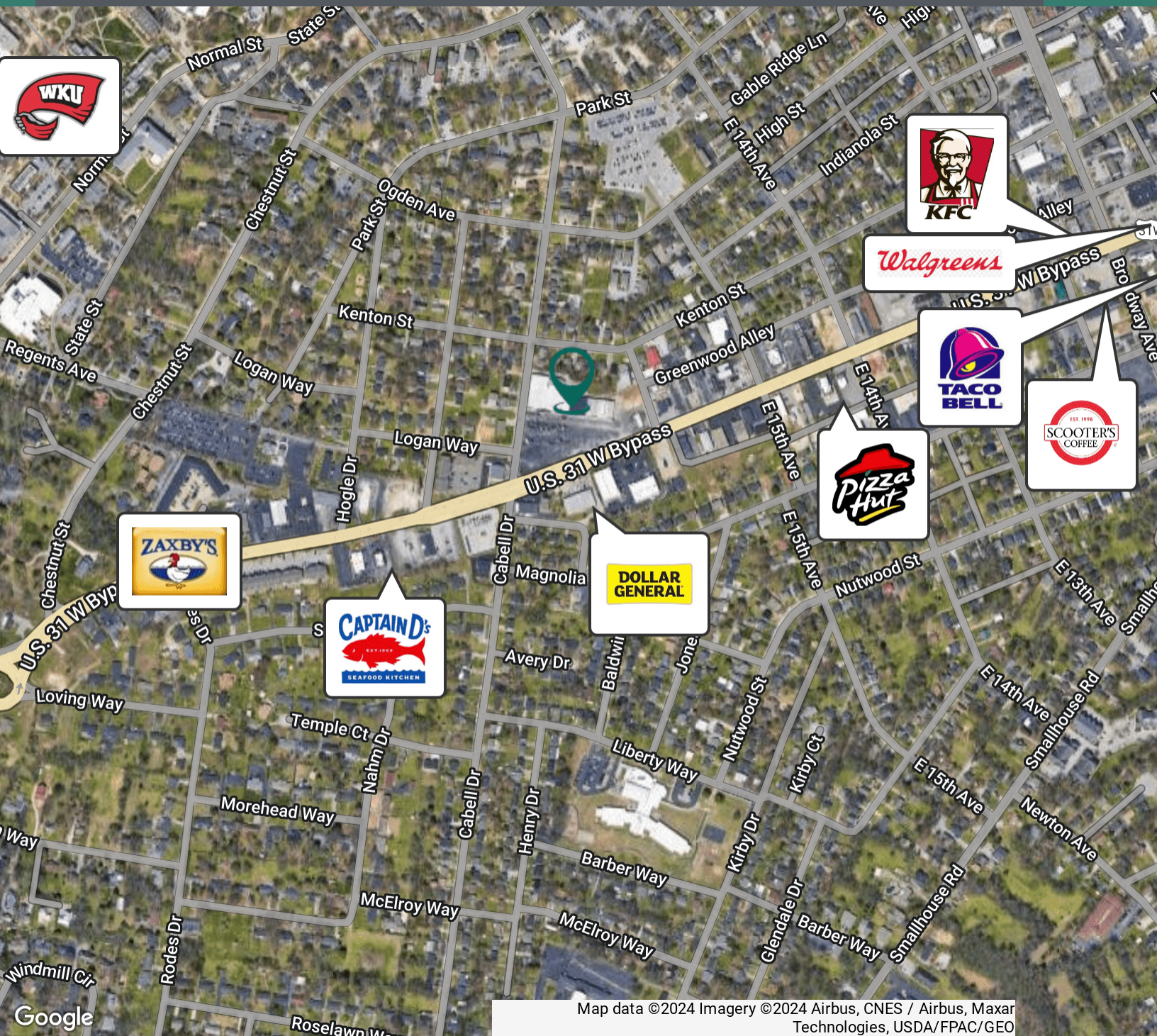
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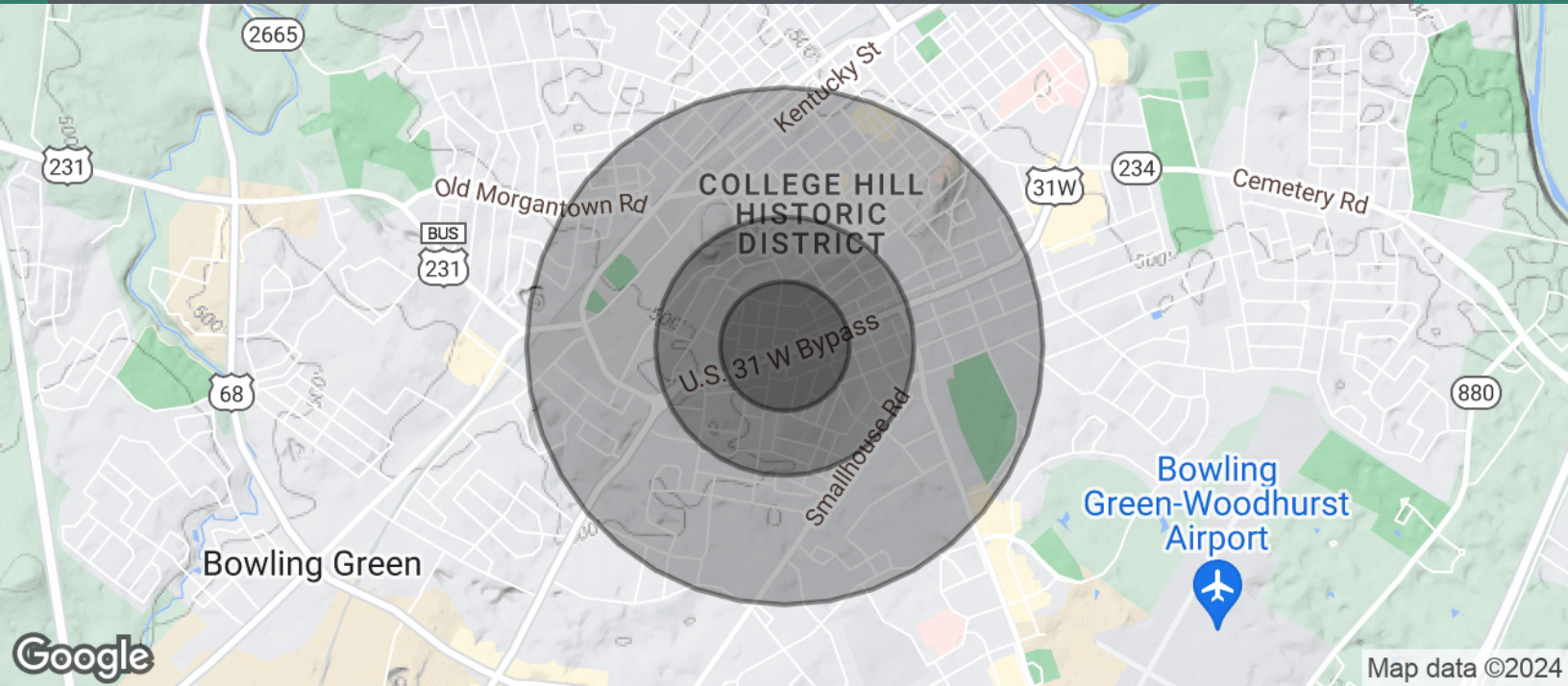
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,070	5,001	16,895
Average Age	23.5	23.1	25.8
Average Age (Male)	21.9	22.1	24.9
Average Age (Female)	23.5	23.9	26.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	480	1,390	5,243
# of Persons per HH	2.2	3.6	3.2
Average HH Income	\$29,095	\$36,106	\$46,473
Average House Value	\$87,039	\$124,667	\$186,508

* Demographic data derived from 2020 ACS - US Census

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