

# 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

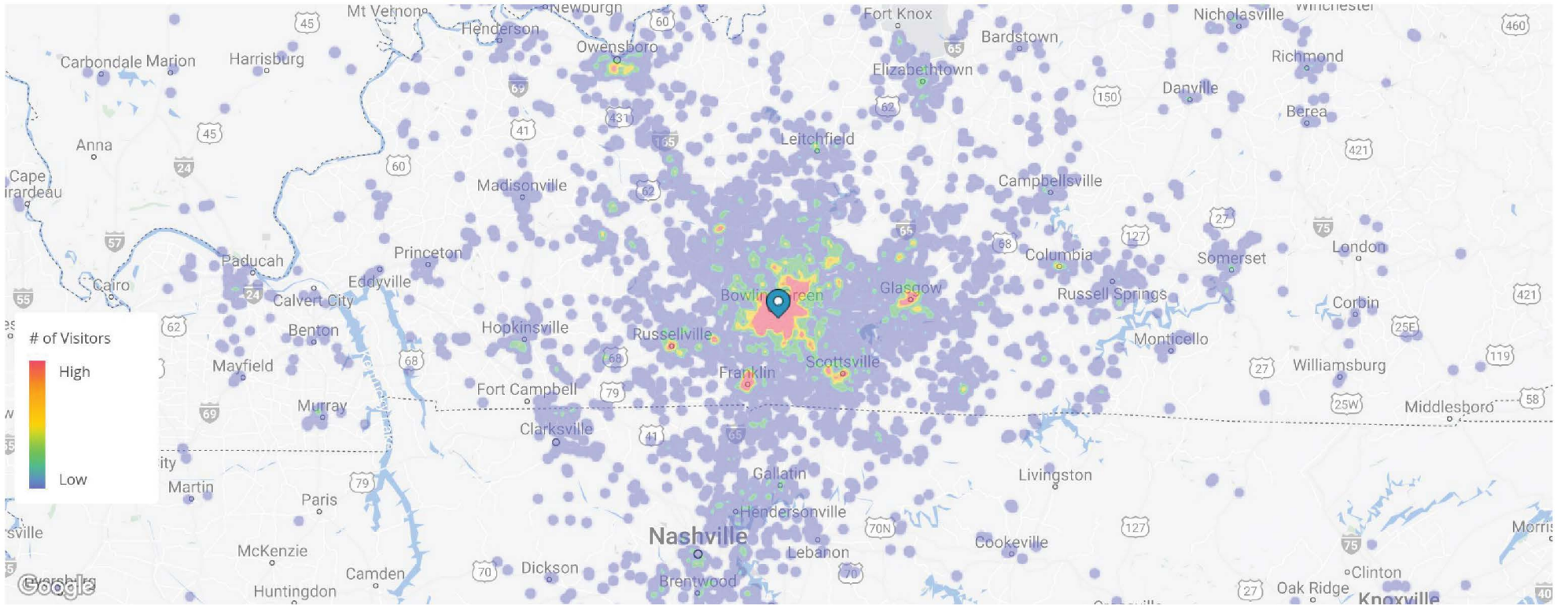
CRE Brokerage, Management, Development, and **Investment Partners** from the ground up.



## Trade Area

### 1633 US 31-W Bypass (Nearby Activity 750 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, 2023 - Apr 30th, 2024

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	654.1K	Avg. Dwell Time	25 min
Visitors	132.1K	Sales	N/A
Visit Frequency	4.95		

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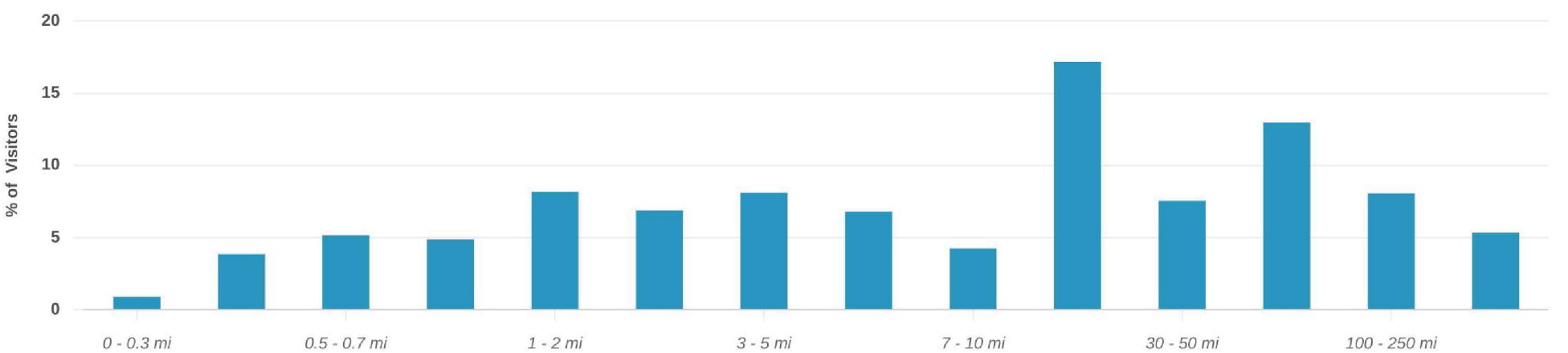
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## Trade Area Coverage by Distance

### 1633 US 31-W Bypass (Nearby Act...)

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



Home Location | % of Visitors | Min Visits: 1 | May 1st, 2023 - Apr 30th, 2024

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