

INDUSTRIAL PROPERTY FOR LEASE

587 LOVERS LANE

587 Lovers Lane, Bowling Green, KY 42103



PROPERTY DESCRIPTION

This is an excellent opportunity to Sublease a 9,680 SF warehouse with Dock and Drive in Access off of Lovers Lane in Bowling Green, KY. This is an incredibly convenient location from which you can easily service the South Central KY Region or beyond. The location provides excellent access to I-65 via exit 26 (1.5 miles) and 26 (2.5 miles).

PROPERTY HIGHLIGHTS

- 9,680 SF
- 1,600 SF Office Area
- Dock Access
- Drive-in Door Access
- Graveled Parking Lot
- Convenient Location off Lovers Lane
- 6 years, terminates 12-12-2028

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	9,680 SF
Lot Size:	1 Acres
Building Size:	9,680 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,363	7,407	17,948
Total Population	2,818	15,757	42,833
Average HH Income	\$128,880	\$98,132	\$82,488

Eric St. John, CCIM

Senior Commercial Real Estate Advisor
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Neal Turner Realty
Commercial and Industrial Brokerage

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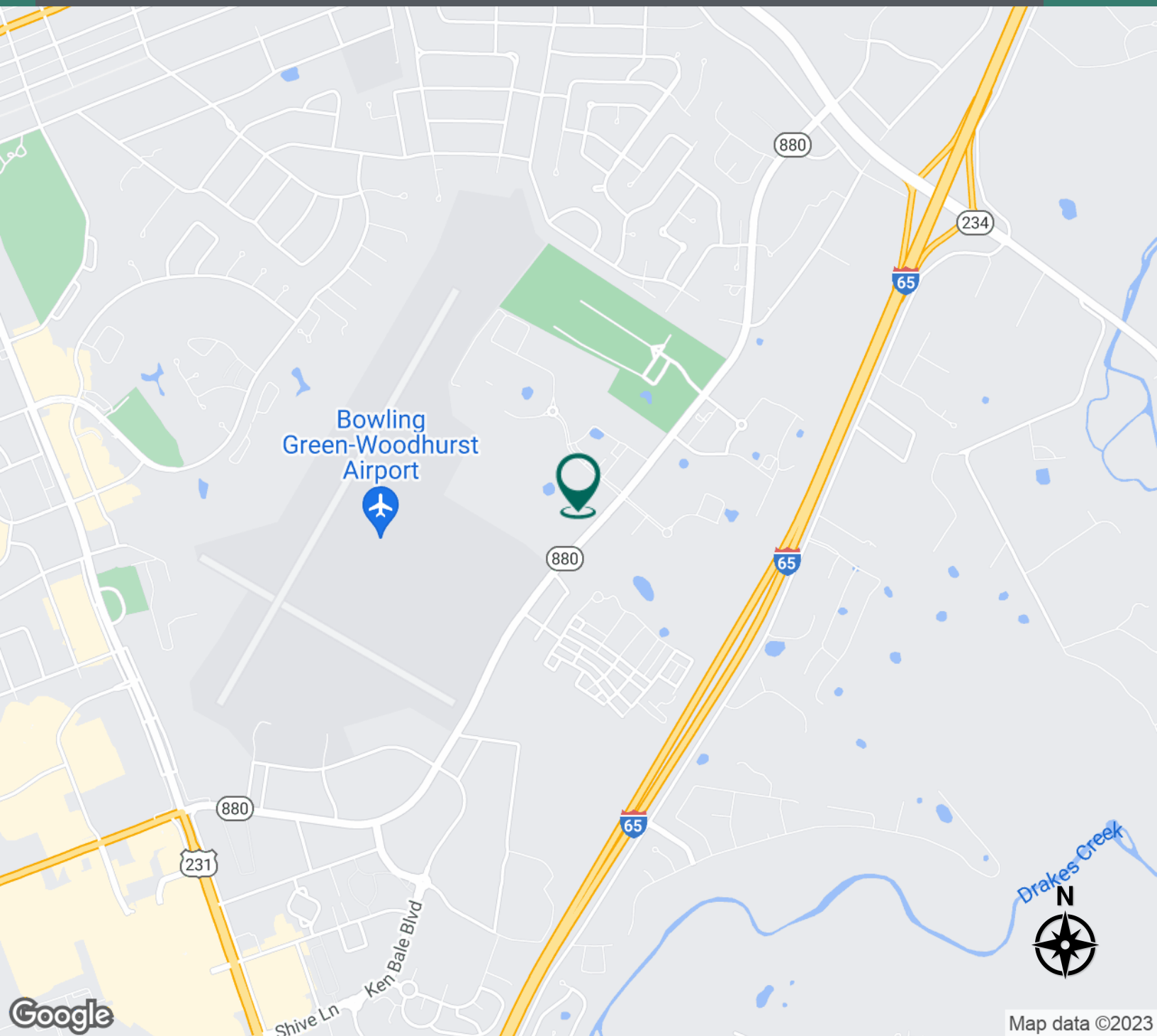
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Lease Rate	\$11.00 SF/YR NNN
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Light Industrial
Lot Size	1 Acre
APN #	052A-13-005
Lot Frontage	200 ft
Lot Depth	220 ft
Corner Property	No
Traffic Count	18000
Traffic Count Street	Lovers Lane
Traffic Count Frontage	200
Power	Yes

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Gas / Propane	No
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LOCATION INFORMATION

Building Name	ABC Supply Co. Sublease
Street Address	587 Lovers Lane
City, State, Zip	Bowling Green, KY 42103
County	Warren
Market	Bowling Green

BUILDING INFORMATION

Building Size	9,680 SF
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	10 ft
Minimum Ceiling Height	10 ft
Office Space	1,600 SF
Year Built	1991

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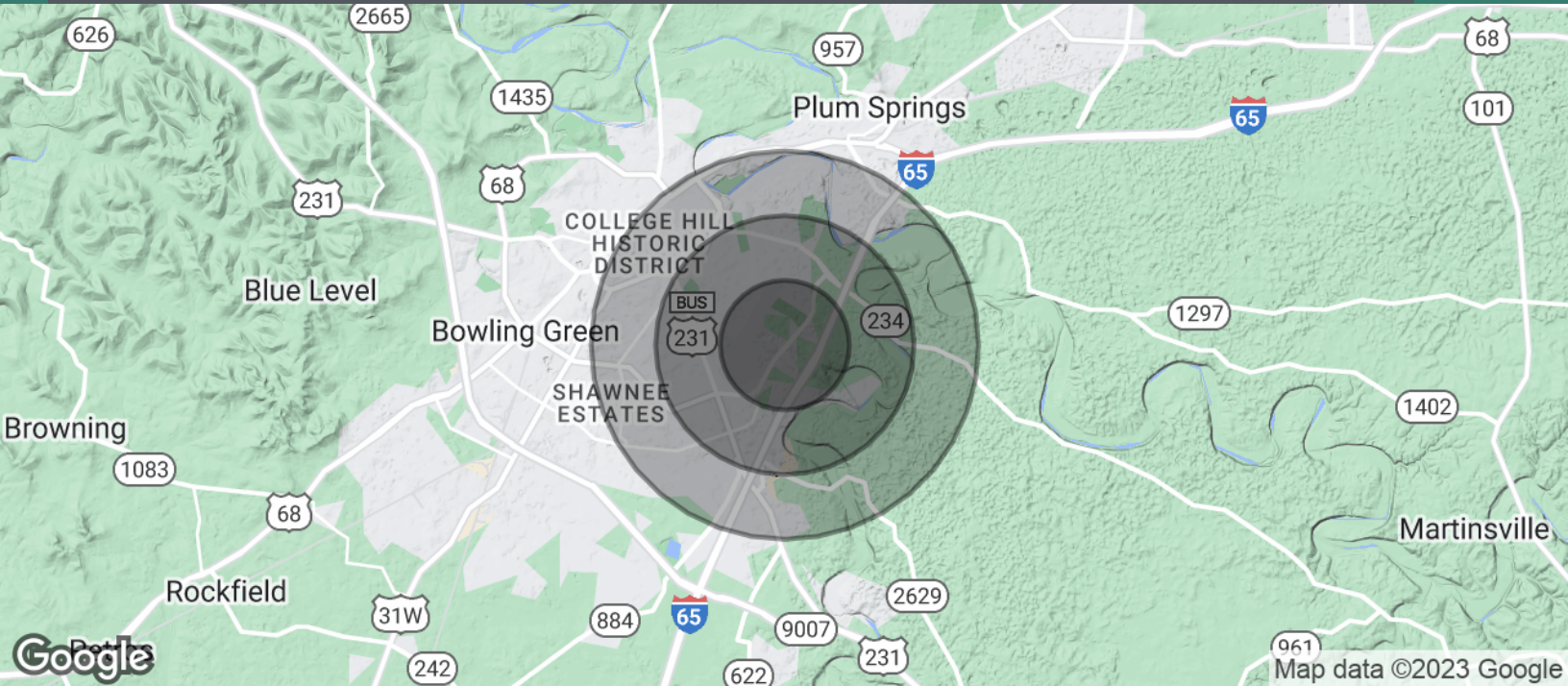
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,818	15,757	42,833
Average Age	45.4	36.8	34.0
Average Age (Male)	41.4	35.5	32.7
Average Age (Female)	47.8	38.8	35.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,363	7,407	17,948
# of Persons per HH	2.1	2.1	2.4
Average HH Income	\$128,880	\$98,132	\$82,488
Average House Value	\$301,319	\$199,165	\$203,140

* Demographic data derived from 2020 ACS - US Census

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