



UNANCHORED

NEIGHBORHOOD RETAIL STRIP CENTER

96% OCCUPIED

REMAINING UPSIDE POTENTIAL

18 TENANTS

DIVERSE NATIONAL & LOCAL CREDIT TENANTS

+28K VPD

STRONG TRAFFIC COUNTS

SIGNALIZED ACCESS TO CENTER

ACROSS FROM KROGER

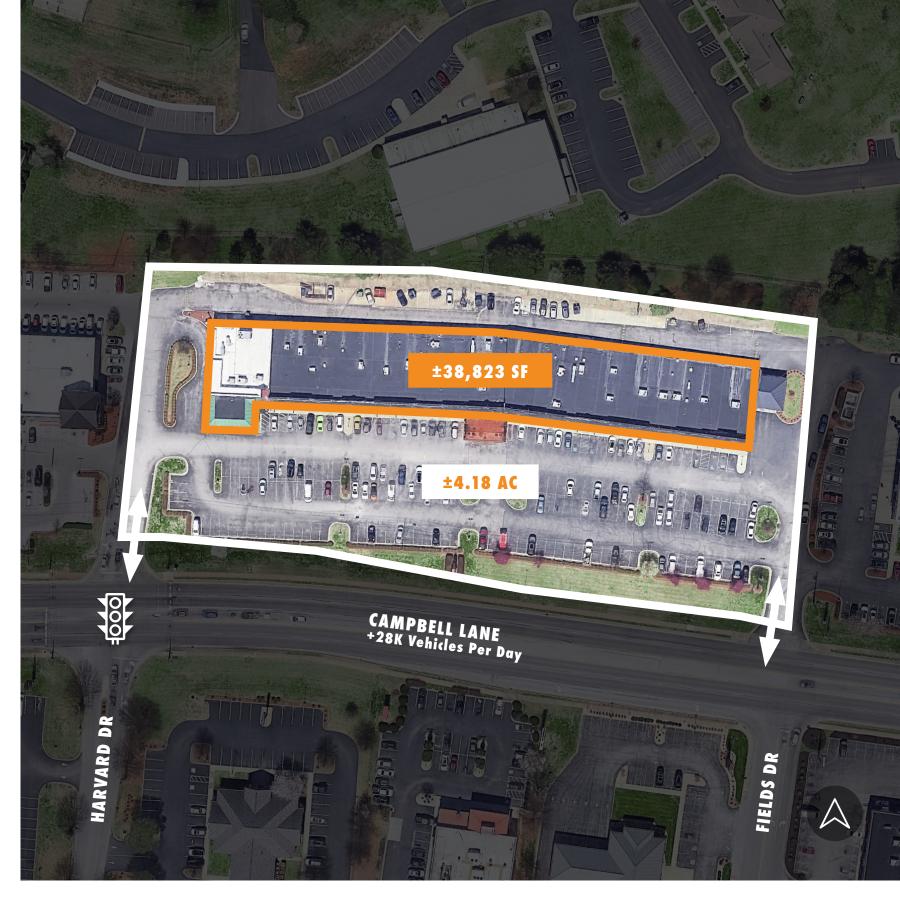
INVESTMENT SUMMARY & DEMOS

INVESTMENT SUMMARY

Address760 Campbell Lane, Bowling Green, KY 42104CountyWarrenBuilding Net Rentable Area±38,823 SFLot Size±4.18 ACCurrent Occupancy96.39%Year Built2005Parking Spaces180		
Building Net Rentable Area ±38,823 SF Lot Size ±4.18 AC Current Occupancy 96.39% Year Built 2005	Address	760 Campbell Lane, Bowling Green, KY 42104
Lot Size ±4.18 AC Current Occupancy 96.39% Year Built 2005	County	Warren
Current Occupancy 96.39% Year Built 2005	Building Net Rentable Area	±38,823 SF
Year Built 2005	Lot Size	±4.18 AC
	Current Occupancy	96.39%
Parking Spaces 180	Year Built	2005
	Parking Spaces	180
# of Tenants 18	# of Tenants	18

DEMOGRAPHICS

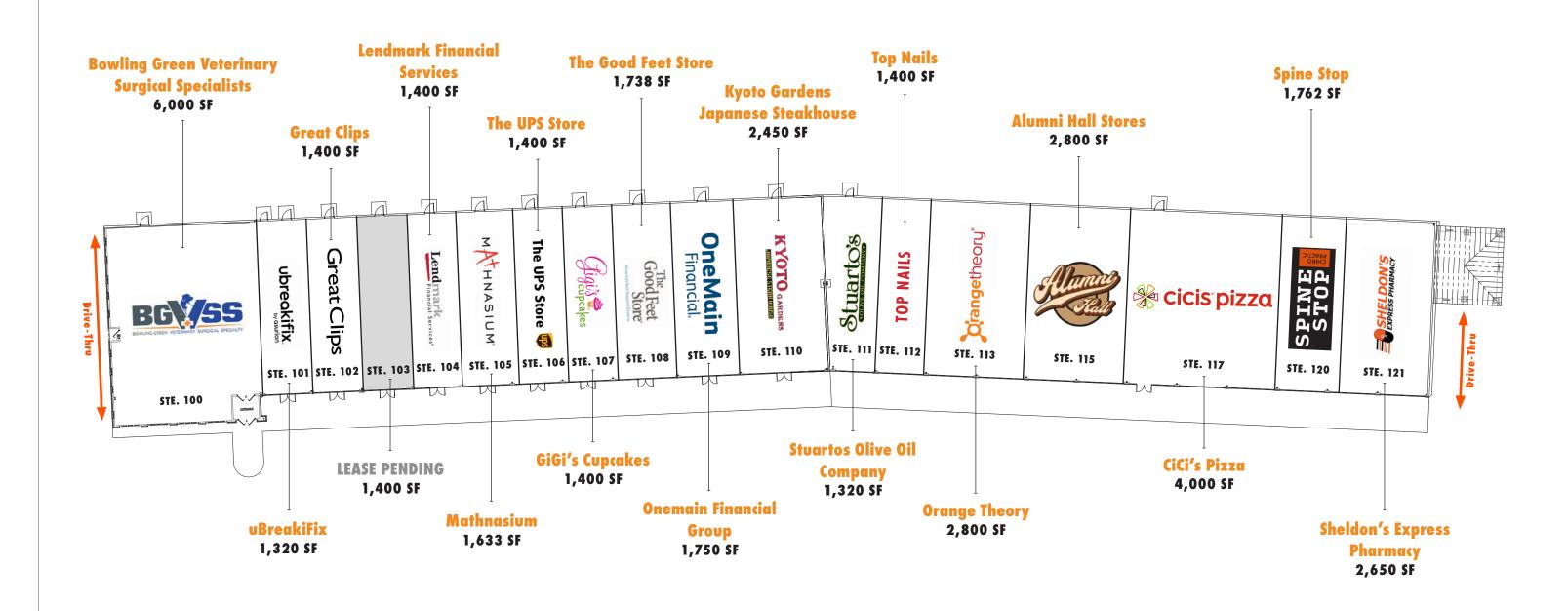
	1 Mile	3 Miles	5 Miles
Est. Population (2024)	7,703	66,211	98,685
Projected Population (2029)	7,464	68,676	104,654
Est. Households (2024)	3,500	25,893	38,512
Projected Households (2029)	3,423	27,429	41,745
Est. Avg. HHI (2024)	\$85,057	\$74,347	\$92,513



*Estimated site outline

SITE PLAN

DIVERSE, E-COMMERCE RESISTANT TENANTS





LOCATION OVERVIEW

BOWLING GREEN, KY

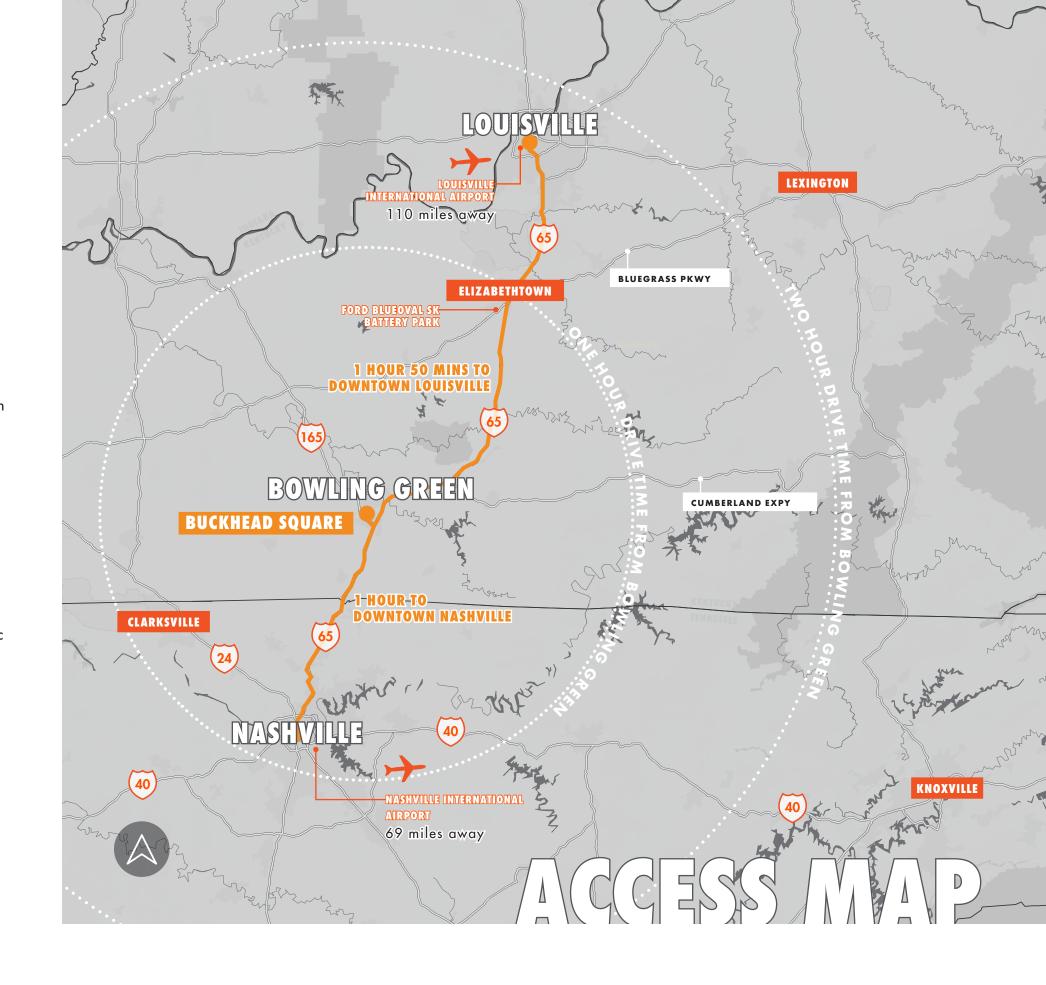
Bowling Green is strategically located just an hour from Nashville along I-65, offering a prime location that not only provides direct access to a large and diverse population but also places investors in a dynamic and growing southeast market.

The city serves as a vital hub for consumers traveling between these two major metropolitan areas, attracting shoppers from both Nashville and Louisville. With a population close to 100K people within a 5 mile radius, Bowling Green presents a robust market for retail businesses. Additionally, the area is experiencing economic growth driven by expanding industries and a vibrant local community, including the influence of Western Kentucky University.

This growing population enhances consumer spending and increases the demand for retail services. Investors will find that Bowling Green's strategic location, coupled with its strong economic fundamentals, makes it an ideal choice for retail investors.

- 60% OF THE U.S. IS WITHIN ONE DAY'S DRIVE
- LESS THAN 2 MILES TO DOWNTOWN BOWLING GREEN, KY
- 65 MILES TO NASHVILLE, TN
- 115 MILES TO LOUISVILLE, KY

Source: Bowling Green KY Chamber of Commerce



PROPERTY PHOTOS





