

BOWLING GREEN COMMONS

1175 S. Main Street, Bowling Green, OH 43402

RK



Offering Summary

Sale Price:	Parcel B - \$395,000
Lot Size:	Parcel B - 1.48 Acres
Zoning:	B-2
Market:	Toledo
Submarket:	Outside Metro Area

Property Overview

Development site and outlots available adjacent to Home Depot and across from Wal-Mart Supercenter. The property benefits from access to a signalized entrance. Bowling Green is the county seat of Wood County and home to Bowling Green State University. The trade area draws from a large geographical area.

Location Overview

The property is conveniently located near the intersection of S. Main Street (State Route 25) and US-6.

Property Highlights

- Fully activated traffic signal on S. Main Street (State Route 25)
- 13,827 vehicles per day on S. Main Street (State Route 25)
- Recent construction of a Burger King and renovation by Taco Bell
- Proximity to busy interchange at US-6

Duke Wheeler, CRRP

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Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

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Location Information

Property Name	Bowling Green Commons
City, State & Zip	Bowling Green, OH 43402
County	Wood
Submarket	Outside Metro Area
Cross Streets	E. Gypsy Lane Road, US-6

Property Details

Primary Use	Land
Secondary Use	Office
Acreage	1.48 Acres
Parcel / APN Numbers	B07-511-310102001000
Rail Access	N/A

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Lot#	Size	Price/Acre	Sale Price	Description
Parcel B	1.48 Acres	\$266,892	\$395,000	Outlot

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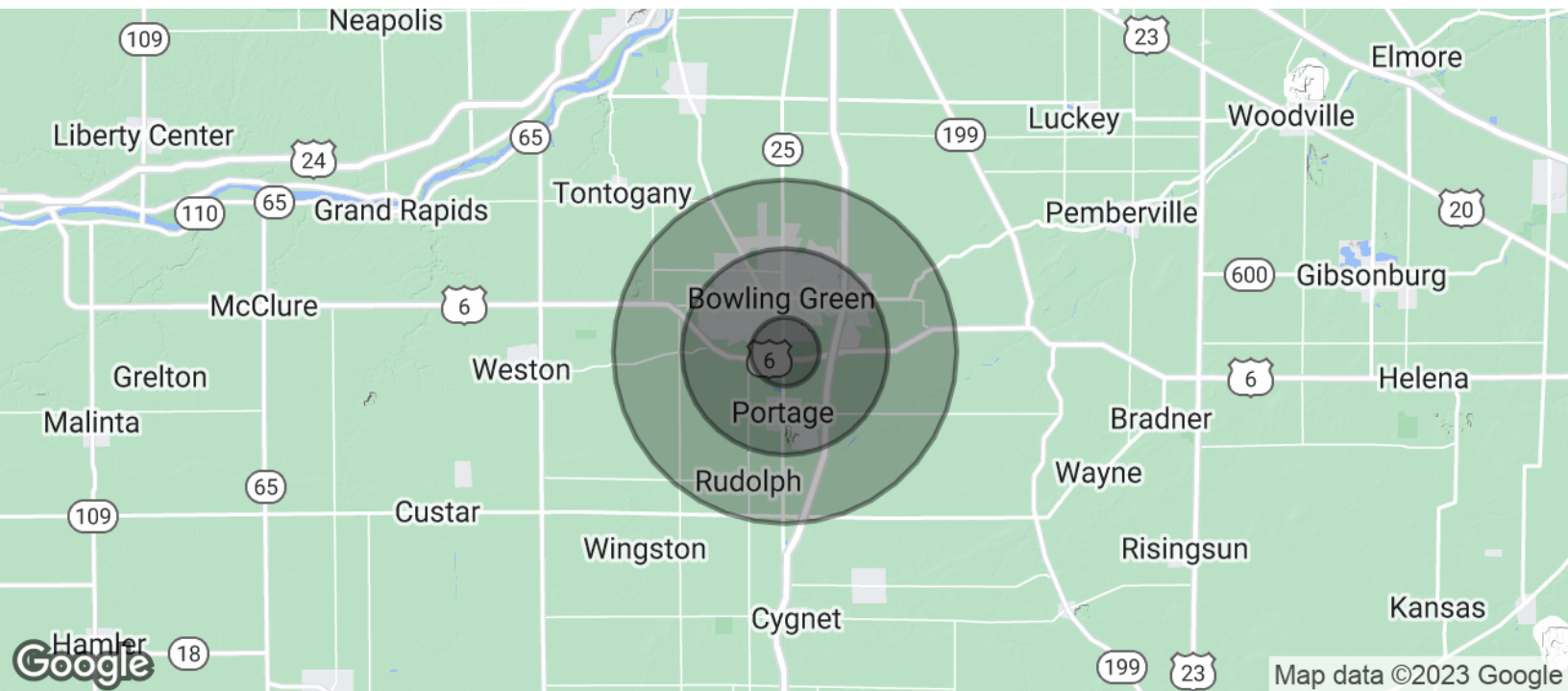
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,066	32,255	41,310
Average Age	28.6	25.9	28.4
Average Age (Male)	28.7	26.0	28.4
Average Age (Female)	28.7	25.9	28.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,051	11,250	14,592
# of Persons per HH	2.0	2.9	2.8
Average HH Income	\$43,982	\$44,061	\$50,900
Average House Value	\$201,782	\$191,665	\$184,261

* Demographic data derived from 2020 ACS - US Census

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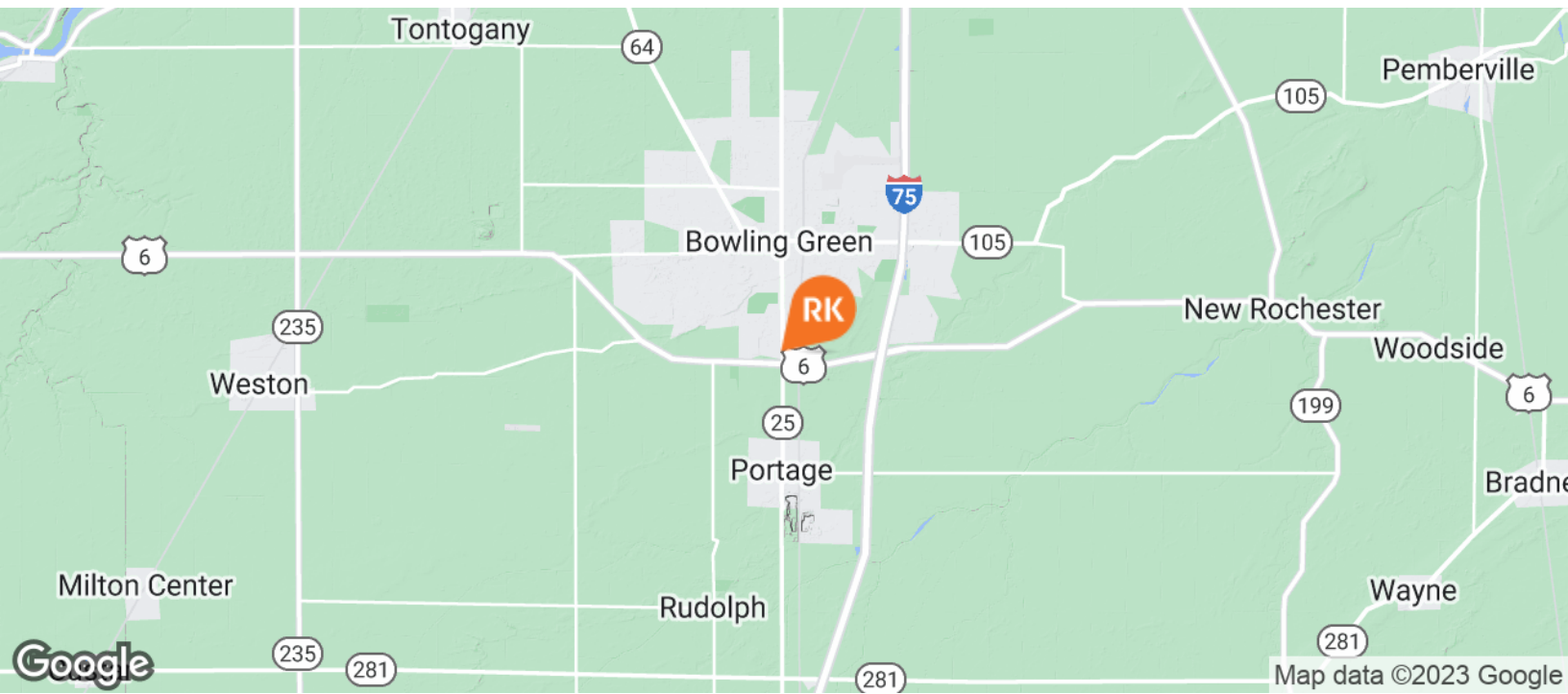
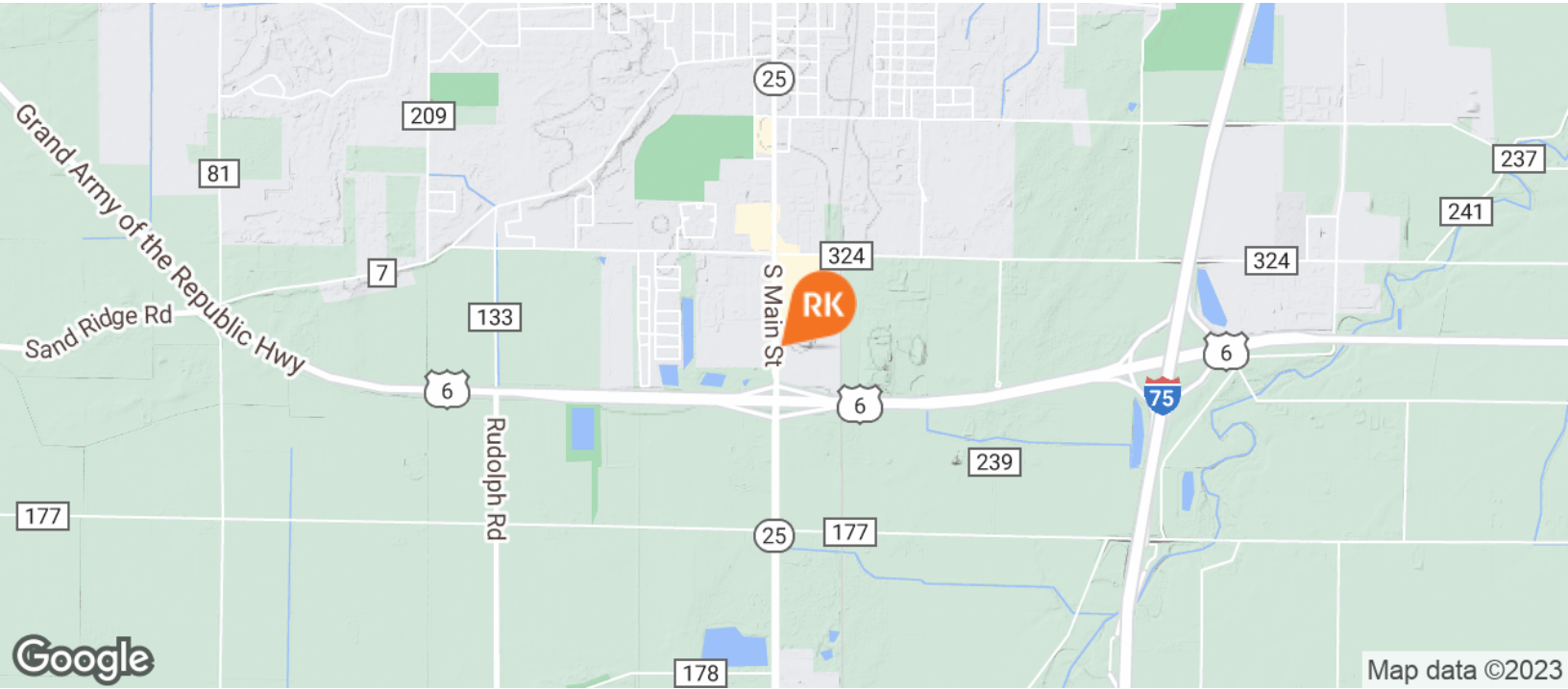
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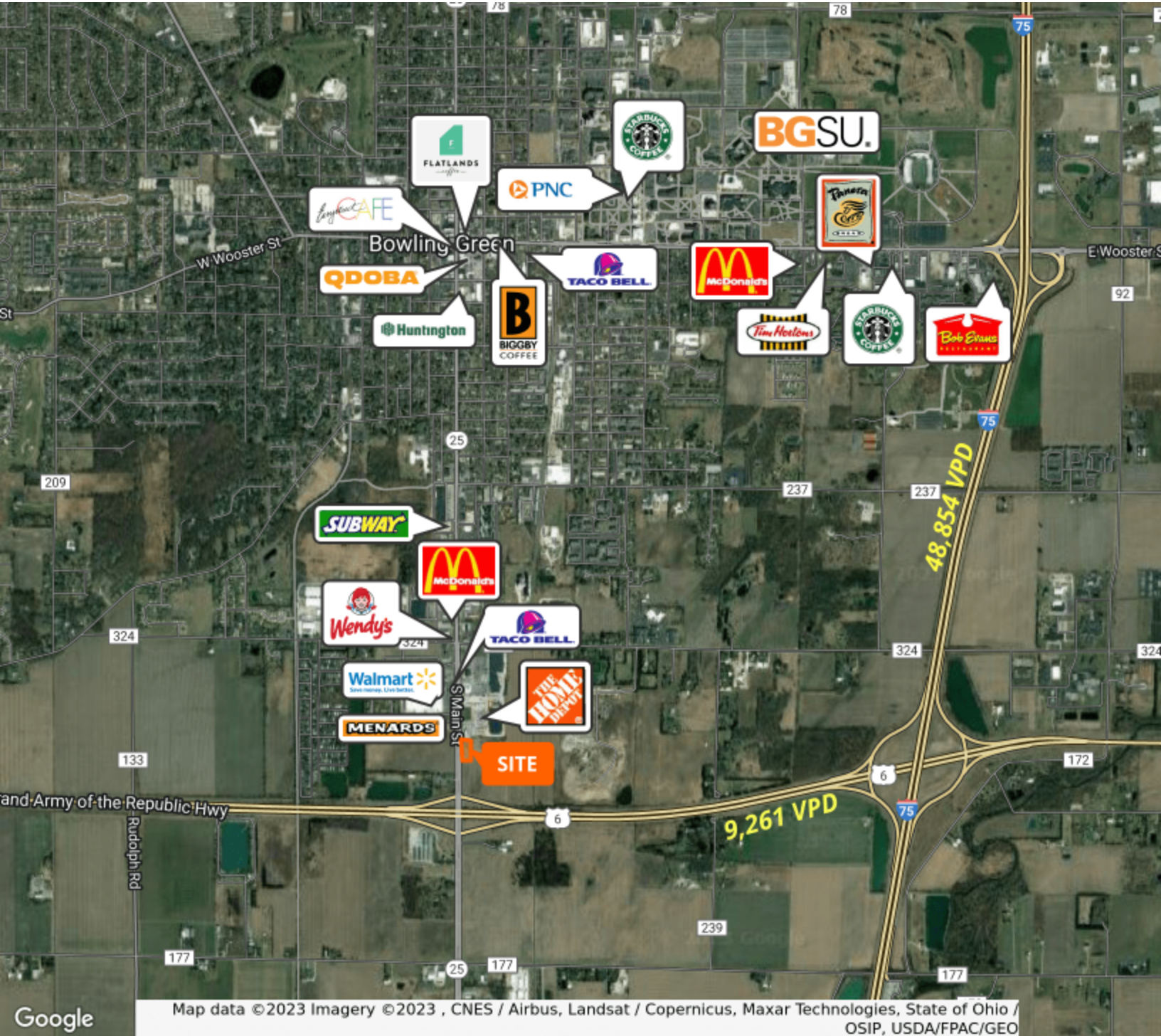
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