

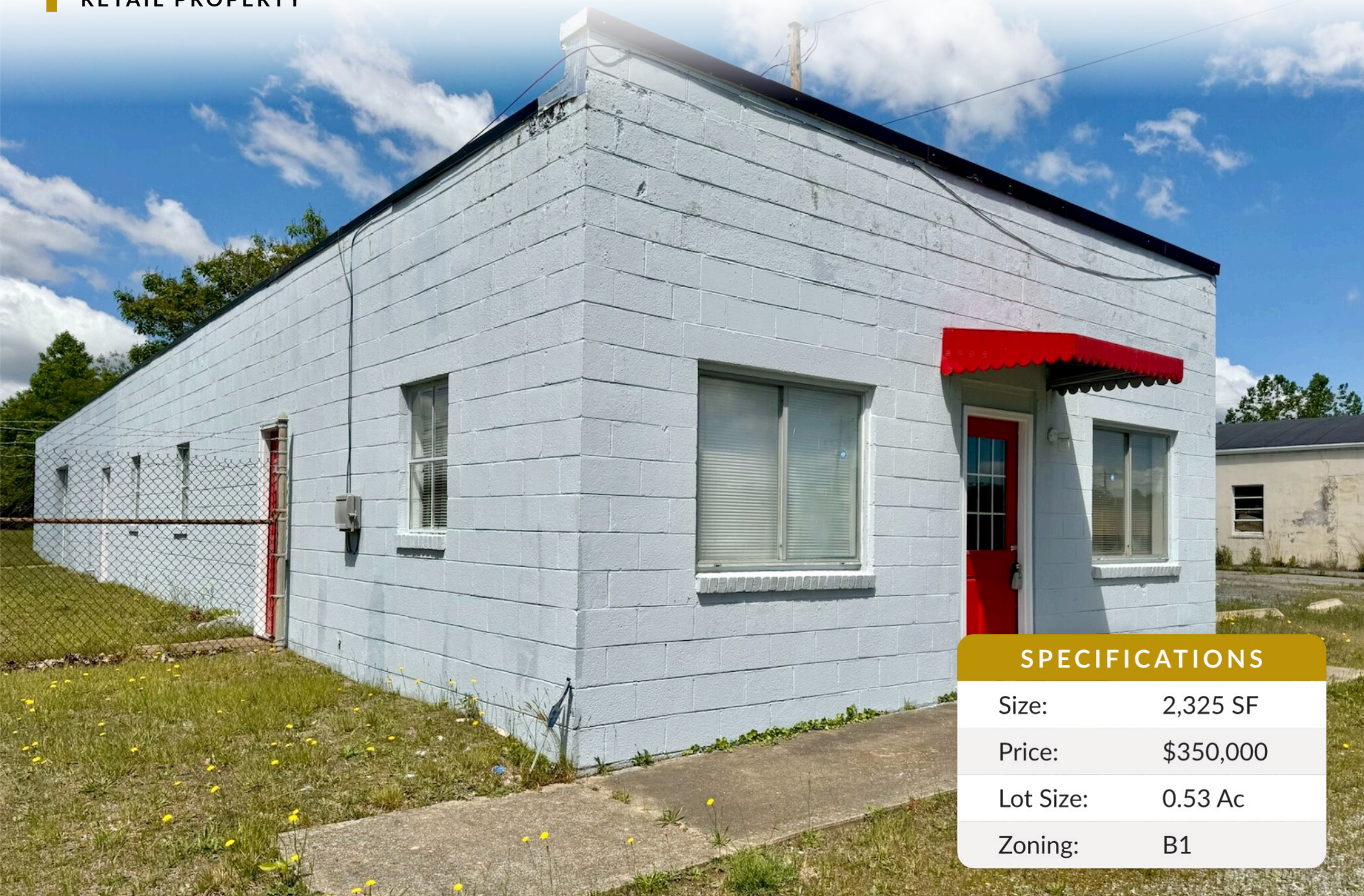
FOR SALE

RETAIL PROPERTY

16410

Richmond Turnpike

BOWLING GREEN, VA 22427



SPECIFICATIONS

Size:	2,325 SF
Price:	\$350,000
Lot Size:	0.53 Ac
Zoning:	B1

OVERVIEW



J R A



- 2,325 SF Retail Building on Rt. 301
- Cleared Gravel Yard for Outdoor Storage
- 3 Phase Power
- Central Heating & Air Condition
- HVAC & Roof replaced in 2017
- Garage space with rollup door in rear
- Richmond Turnpike AADT - 5,700

FLOOR PLAN



J R A





EDWARDS RD.

SITE

RICHMOND
TURNPIKE

ROUTE
301



PROPERTY PHOTOS



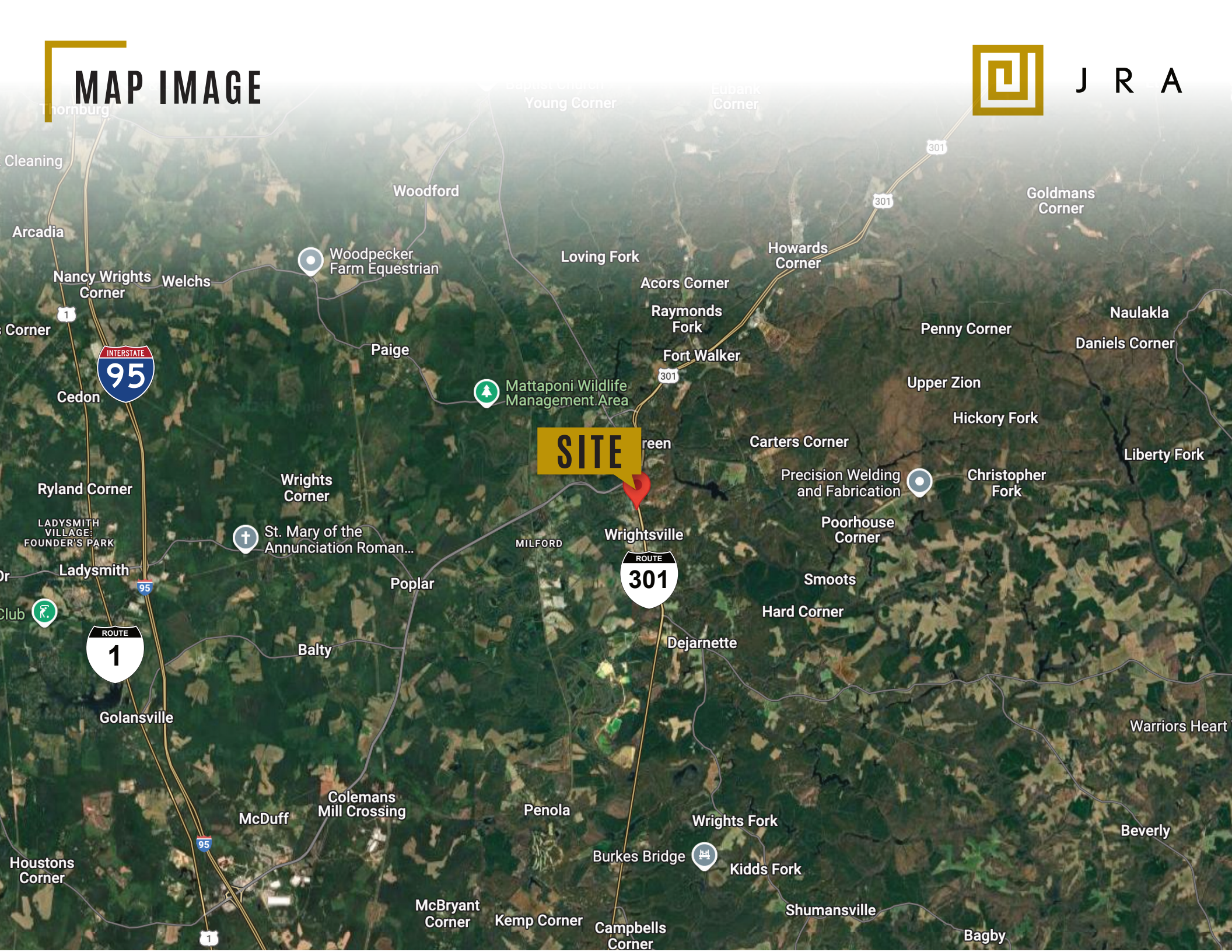
J R A



MAP IMAGE



J R A



DEMOGRAPHIC/ INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$90,115	\$89,055	\$93,273
Median Household Income	\$72,046	\$68,704	\$69,930
< \$25,000	212	348	746
\$25,000 - 50,000	240	424	1,338
\$50,000 - 75,000	212	360	1,031
\$75,000 - 100,000	189	259	687
\$100,000 - 125,000	98	183	620
\$125,000 - 150,000	132	187	459
\$150,000 - 200,000	122	193	486
\$200,000+	73	127	446

POPULATION	2 mile	5 mile	10 mile
2010 Population	3,316	5,386	14,866
2022 Population	3,352	5,470	15,525
2027 Population Projection	3,588	5,858	16,705
Annual Growth 2010-2022	0.3%	0.4%	1.1%
Annual Growth 2022-2027	1.4%	1.4%	1.5%
Median Age	42.5	43.4	41.8
Bachelor's Degree or Higher	20%	19%	20%
U.S. Armed Forces	104	175	363

FOR MORE INFORMATION PLEASE CONTACT:



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JOHNSON

REALTY

ADVISORS

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