

OFFICE BUILDING FOR LEASE

THOROUGHbred SQUARE

1945 Scottsville Road, Bowling Green, KY 42104



PROPERTY DESCRIPTION

Two office buildings containing a total of approximately 40,000 sq. ft. located on Scottsville Road as part of the well known Thoroughbred Square retail and offices. Current tenant mix includes Assured Partners, Aerotek, BG Associated Pathologists, Physicians Rehab Solutions, Ortho Sport & Spine Physicians, and Bankers Life. This is Bowling Green's premier office complex ideally located within walking distance of restaurants and retail. Both buildings are attractive brick facade and centrally located for access to all of Bowling Green. The property offers on site property management and full service lease along with ample parking.

PROPERTY HIGHLIGHTS

- Full Service Lease
- On Site Management
- Central Location

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (Gross; Full Service)
Number of Units:	3
Available SF:	1,017 - 2,200 SF
Building Size:	14,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,263	21,077	32,961
Total Population	4,911	55,396	85,995
Average HH Income	\$60,905	\$55,472	\$56,733

Debby Peeples

Office: 270.781.8000 x4
Cell: 270.996.2872
debby@ntrcommercial.com

Alex Nottmeier, CCIM, SIOR

Principal Broker
Office: 270.781.8000 x1
Cell: 270.796.0011
alex@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

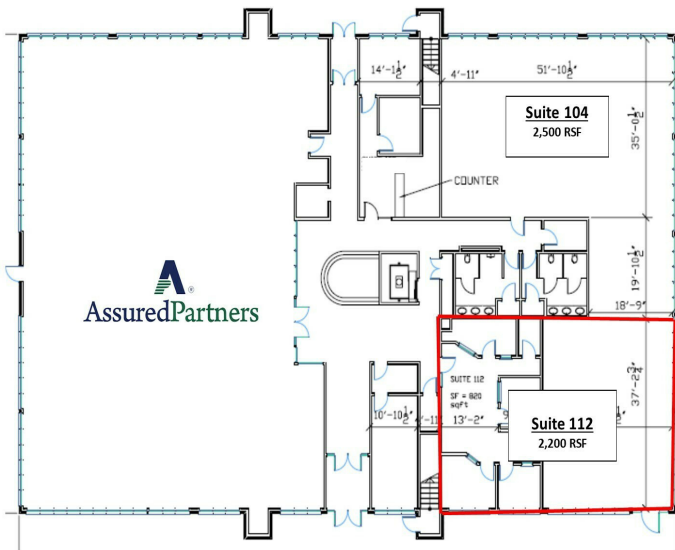
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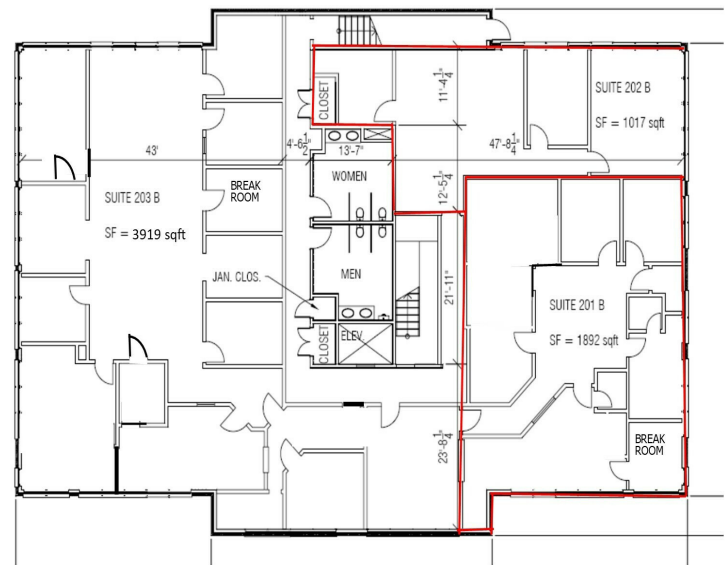
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Thoroughbred Square - Building I
1945 Scottsville Road

Ground Floor

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June 2024



Thoroughbred Square - Building II
1945 Scottsville Road

Second Floor

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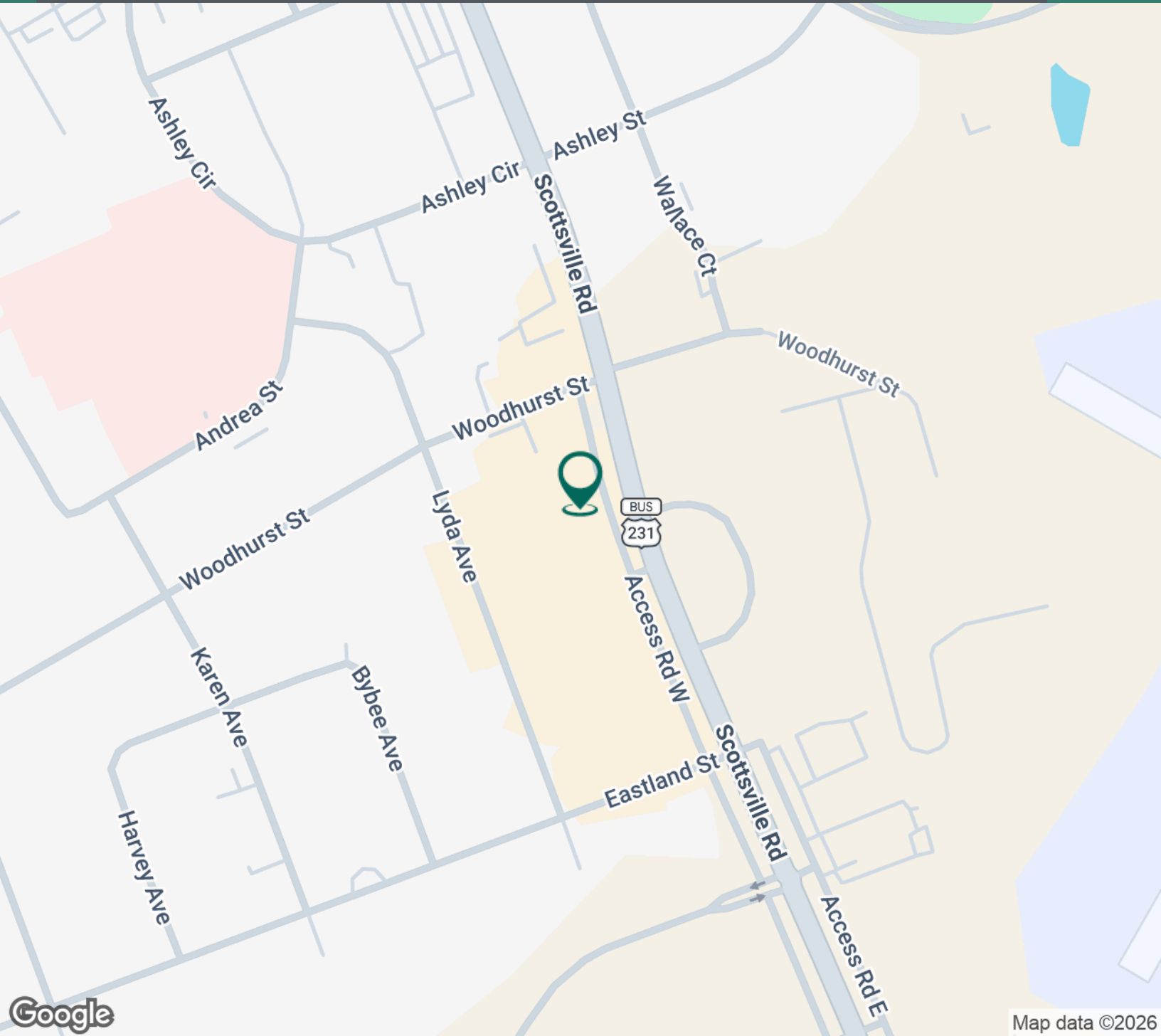
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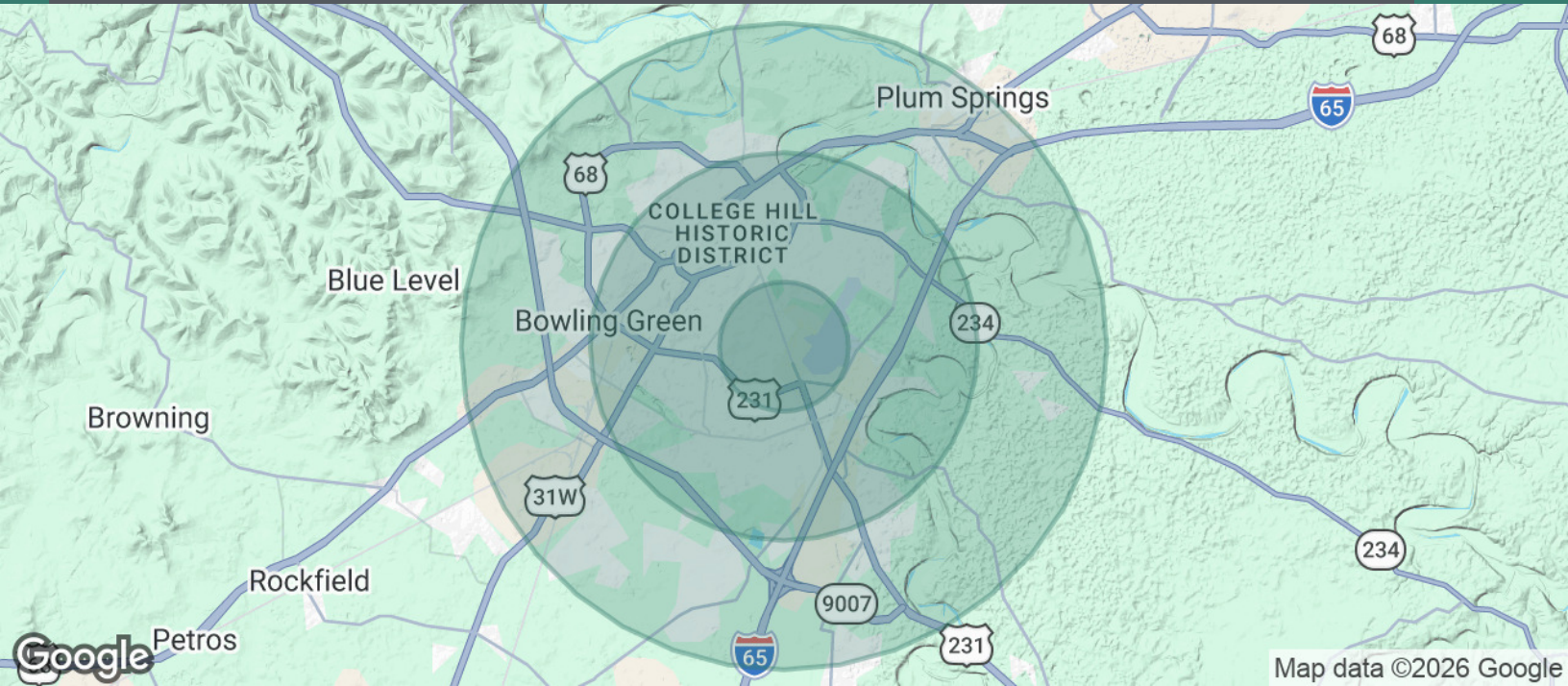
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,911	55,396	85,995
Average Age	40.8	32.3	32.3
Average Age (Male)	36.1	30.9	31.0
Average Age (Female)	42.3	33.9	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,263	21,077	32,961
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$60,905	\$55,472	\$56,733
Average House Value	\$181,041	\$200,047	\$183,991

2020 American Community Survey (ACS)

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