

OFFICE AND WAREHOUSE/FLEX BUILDING FOR LEASE

701 CHESTNUT ST

Bowling Green, KY 42101



VIDEO

PROPERTY DESCRIPTION

Excellent visibility and high traffic count located at the busy intersection of 7th Avenue (Fairview Avenue) and Chestnut Street in downtown Bowling Green. Freestanding office consisting of 1,570+/-SF fronting on Chestnut Street and freestanding 1,800+/-SF metal warehouse/flex building currently used as video production studio fronting on East 7th Avenue. Ample on site parking.

PROPERTY HIGHLIGHTS

- Office and Warehouse/Flex Building
- Potential to Lease Separately
- Prime Downtown Location
- On Site Parking

OFFERING SUMMARY

Lease Rate:	\$15.00 - 20.00 SF/yr (MG)
Number of Units:	2
Available SF:	1,570 - 1,800 SF
Lot Size:	20,229 SF
Building Size:	1,566 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	352	1,020	4,472
Total Population	768	2,288	10,920
Average HH Income	\$54,369	\$50,299	\$50,524

Debby Peeples

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

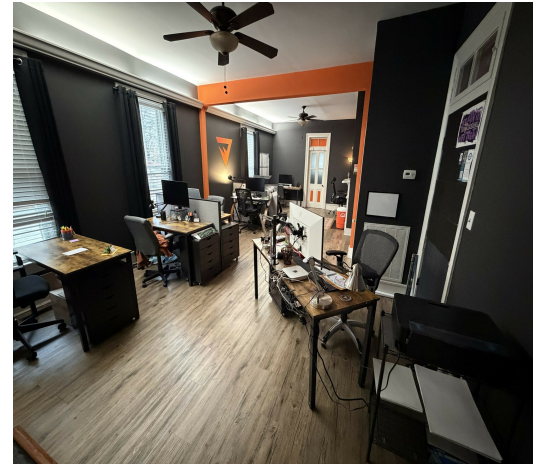
Neal Turner Realty
Commercial and Industrial Brokerage

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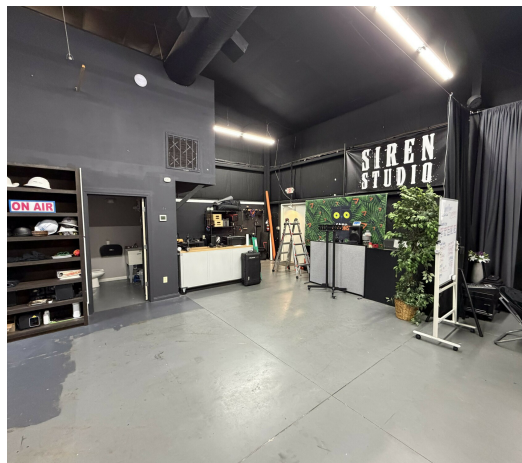
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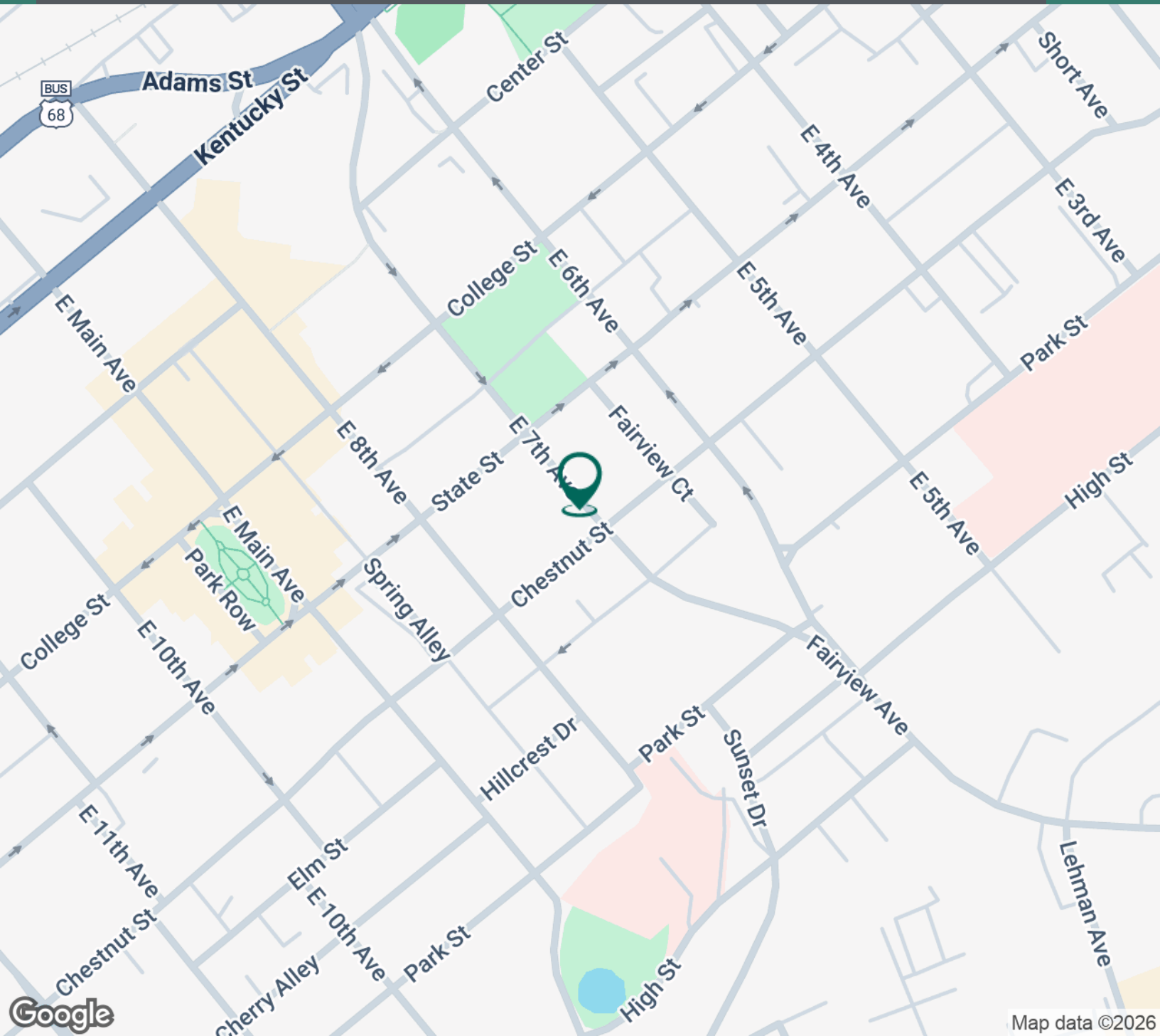
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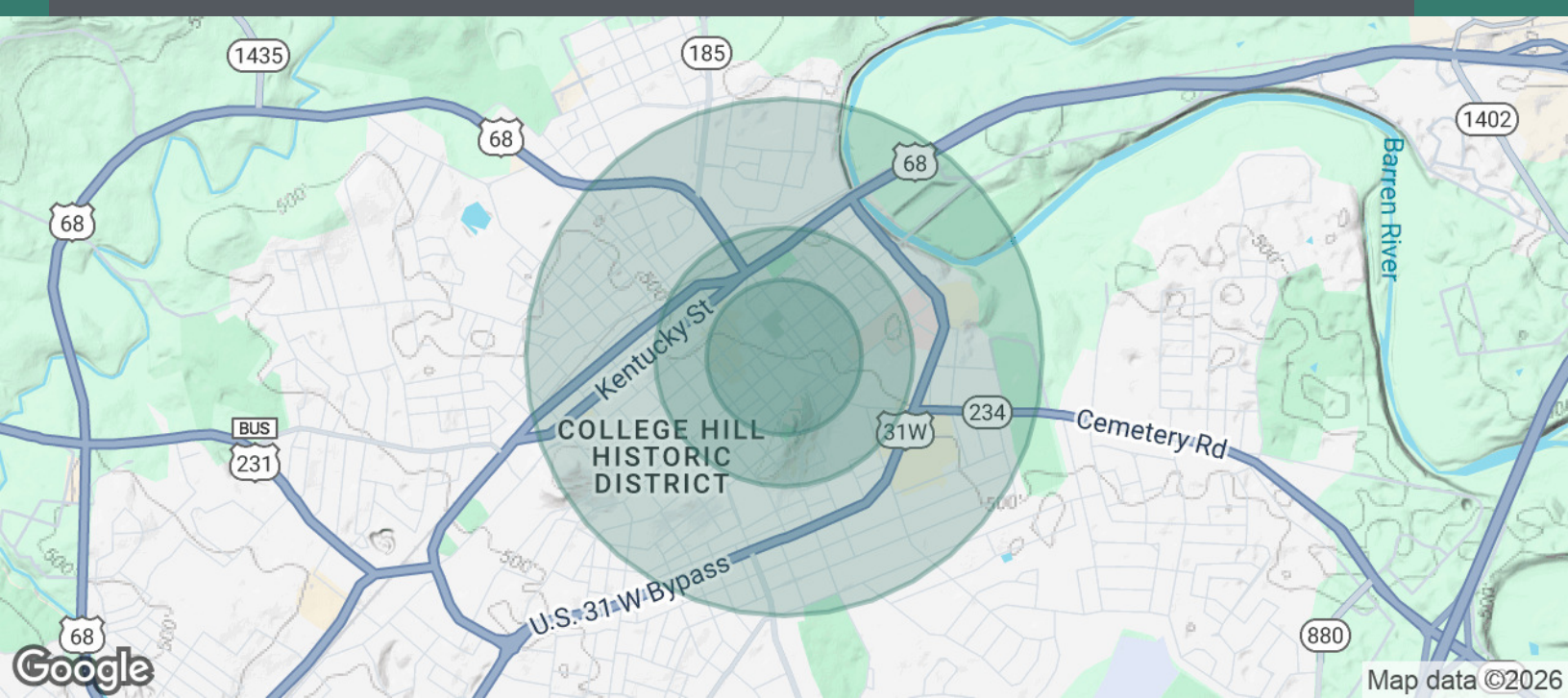
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	768	2,288	10,920
Average Age	40	39	35
Average Age (Male)	37	37	34
Average Age (Female)	42	40	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	352	1,020	4,472
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$54,369	\$50,299	\$50,524
Average House Value	\$304,564	\$331,333	\$289,562

Demographics data derived from AlphaMap

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