

# 133 Three Springs Rd

**133 THREE SPRINGS RD**

**BOWLING GREEN, KY 42104**

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Agency Disclosure:

Seller's brokers are working with the seller. Seller's brokers do not represent buyers in any agency, fiduciary, or brokerage capacity in this transaction. Seller's brokers will work with buyers as a customer, but not as a client. Buyers seeking representation must retain a broker other than seller's broker.

Co-Brokerage Notice:

This is a cooperative brokerage transaction in compliance with applicable law.

## bounat

Boutique Firm | National Reach



133 Three Springs Rd, Bowling Green, KY 42104



### OFFERING SUMMARY

Sale Price:	\$2,495,000
Building Size:	3,808 SF
Lot Size:	1 Acres
Cap Rate:	7.0%
NOI:	\$174,610

### PROPERTY OVERVIEW

Boutique National is proud to offer this absolute net leased Bojangle's in Bowling Green, KY.

### PROPERTY HIGHLIGHTS

- 7% Cap rate
- Long term absolute net lease with 7% rent bumps every 5 years and Three 5 year renewal options
- Lease expires July 31, 2032
- Current NOI \$174,610
- Aug 2027 rent of increases to \$186,833.39
- Largest and most successful franchisee in the chain
- 2016 construction at a high profile signalized intersection just off I-65 exit 22
- Bojangles currently dark but still paying rent and on hook until 2032. Potential they would want out of lease paying a fee allowing new tenant to be placed or a owner/operator.



# Additional Photos



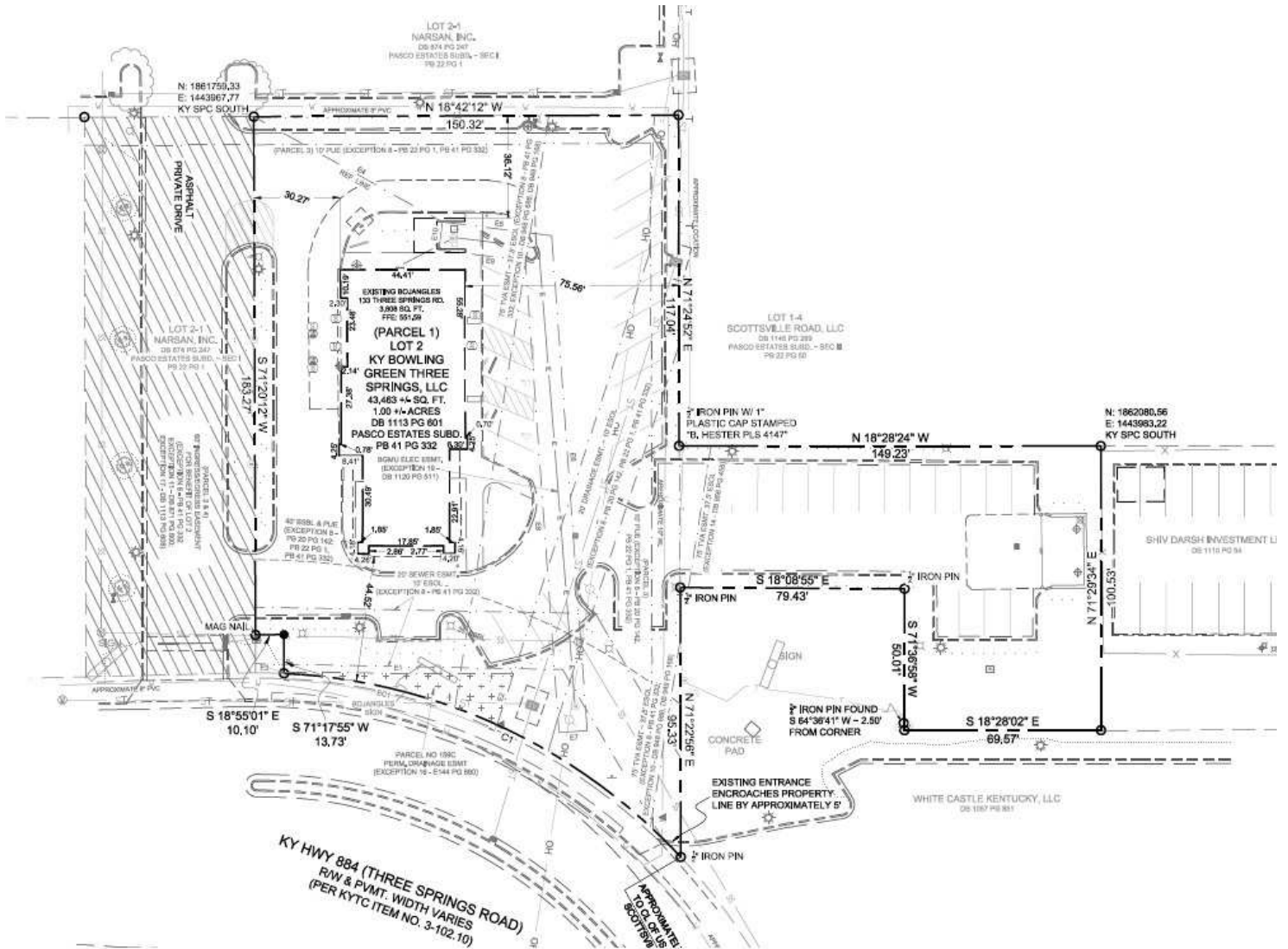


# Retail Map





# Site Plan



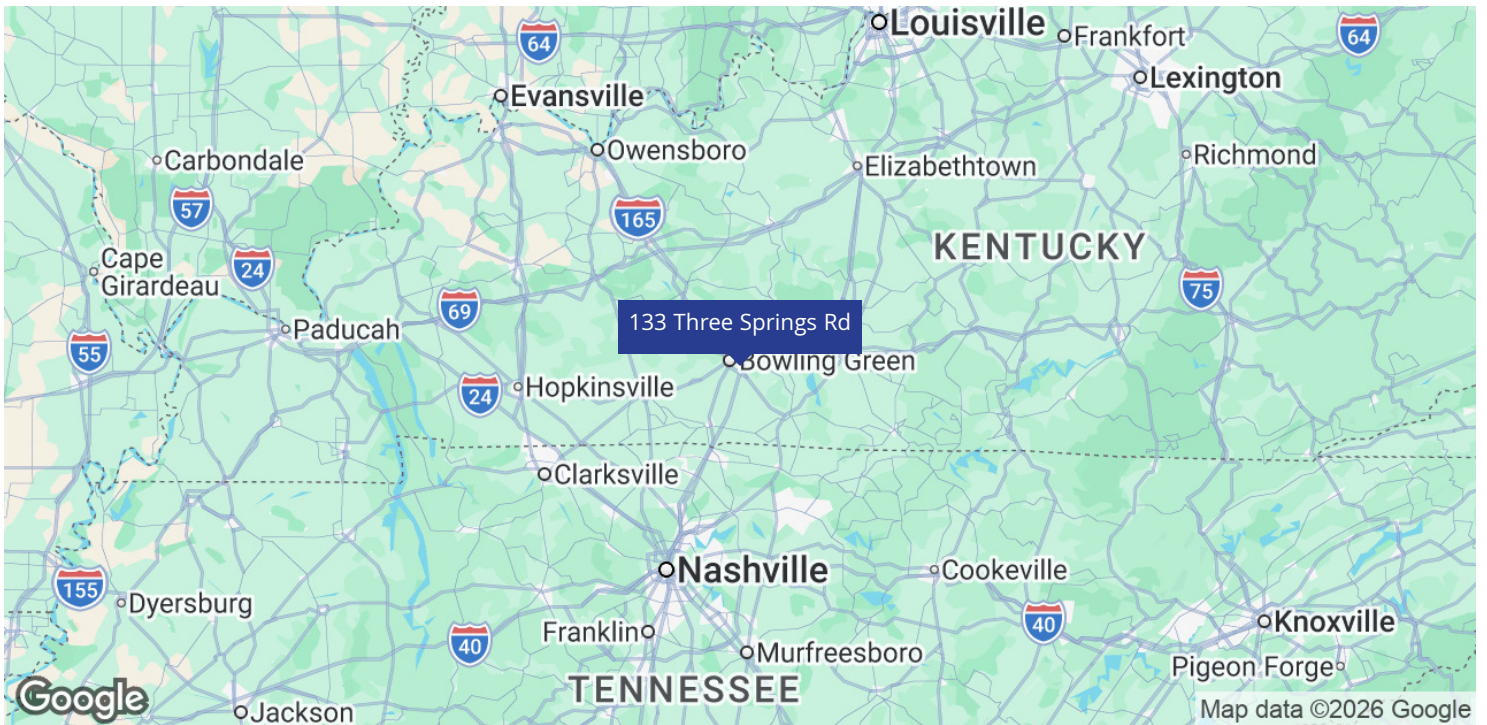


# Aerial Map





# Location Map





# Aerial Map

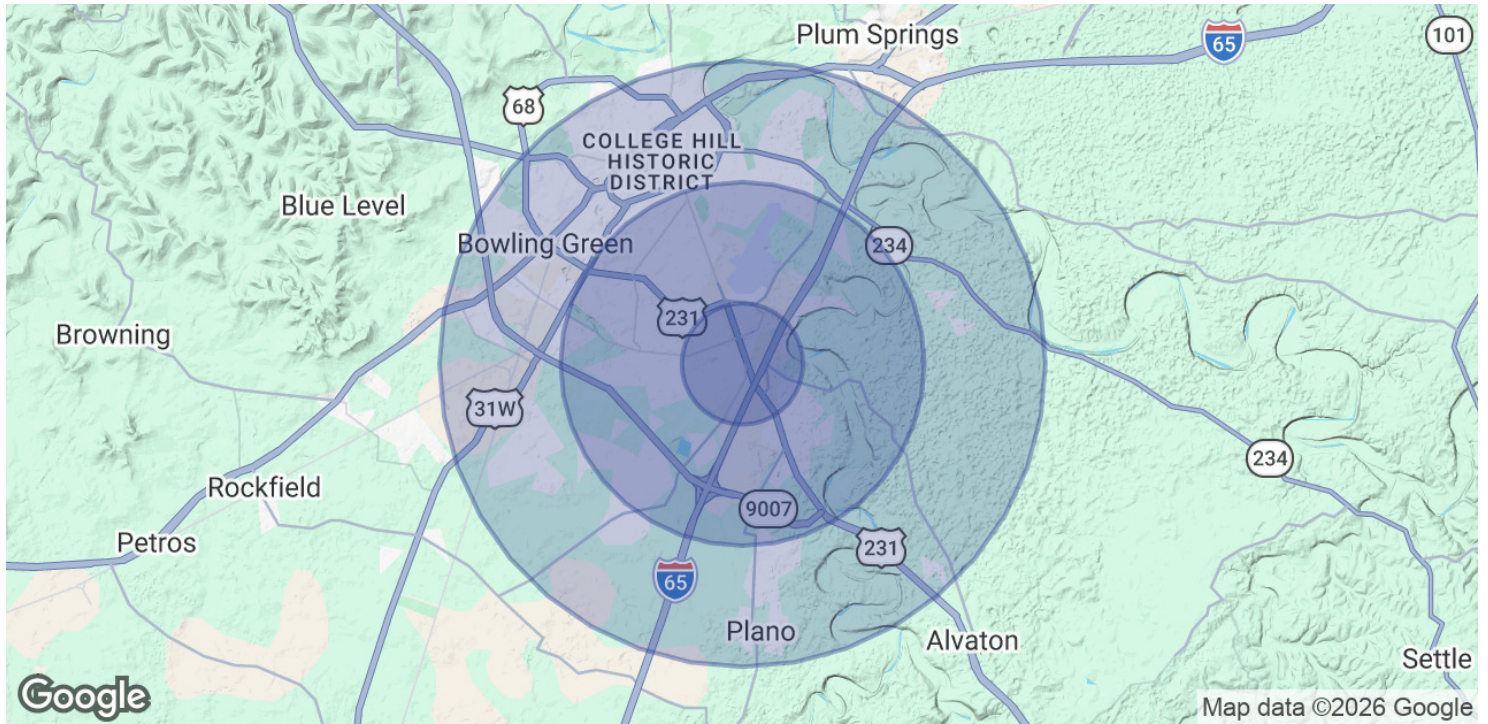


Google

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# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,141	32,865	77,620
Average Age	33.6	35.5	32.8
Average Age (Male)	32.1	33.6	31.5
Average Age (Female)	34.2	36.6	34.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,456	13,448	29,714
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$57,504	\$65,219	\$59,719
Average House Value	\$195,841	\$207,369	\$199,299

\* Demographic data derived from 2020 ACS - US Census