

LAND FOR SALE

SCOTTY'S INDUSTRIAL PARK

7030 Louisville Road, Bowling Green, KY 42101



PROPERTY DESCRIPTION

Scotty's Industrial Park- multiple lot configurations to choose from. Close proximity to Transpark as well as I-65.

PROPERTY HIGHLIGHTS

- Industrial and Commercial Lots Available
- Strategically Positioned near Transpark and I-65
- Zoned Heavy Industrial and Highway Business
- Desirable Mix of Quality National Brands

OFFERING SUMMARY

Sale Price:	\$500,000 - \$1,500,000
Lot Size:	Varies

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	156	3,417	29,678
Total Population	382	8,750	77,734
Average HH Income	\$44,495	\$53,898	\$56,319

Alex Nottmeier

Broker
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Neal Turner Realty
 Commercial and Industrial Brokerage

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<u>Lot #</u>	<u>Lot Size</u>	<u>Price</u>
3-1	5.41 Acres	\$995,000
3-5	19.57 Acres	\$1,495,000
4	8.656 Acres	\$1,495,000
5	5.79 Acres	\$595,000
5-6	4.12 Acres	\$1,495,000
5-10	4.6 Acres	\$595,000
5-17	4.62 Acres	\$750,000
8	2.03 Acres	\$995,000

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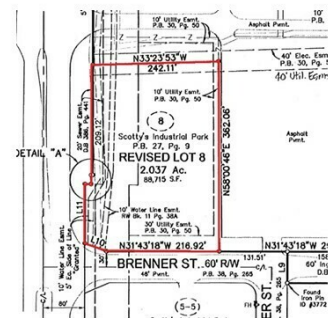
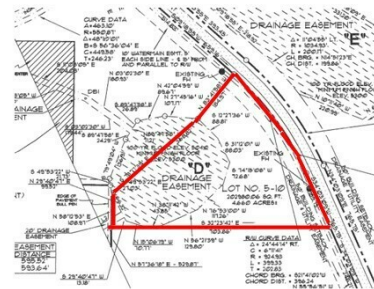
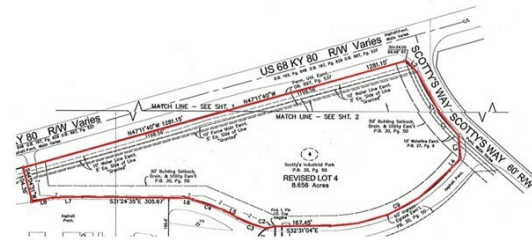
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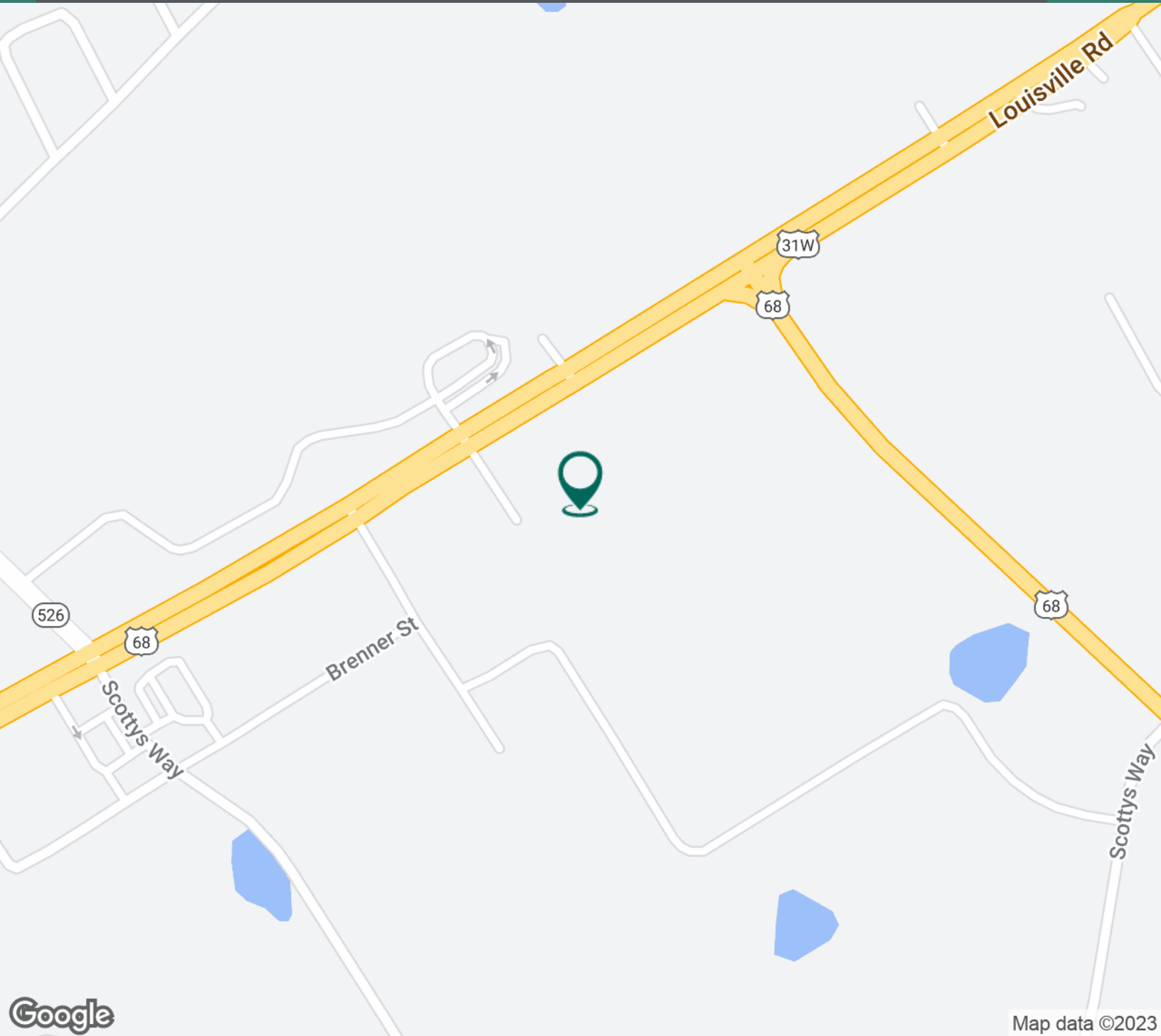
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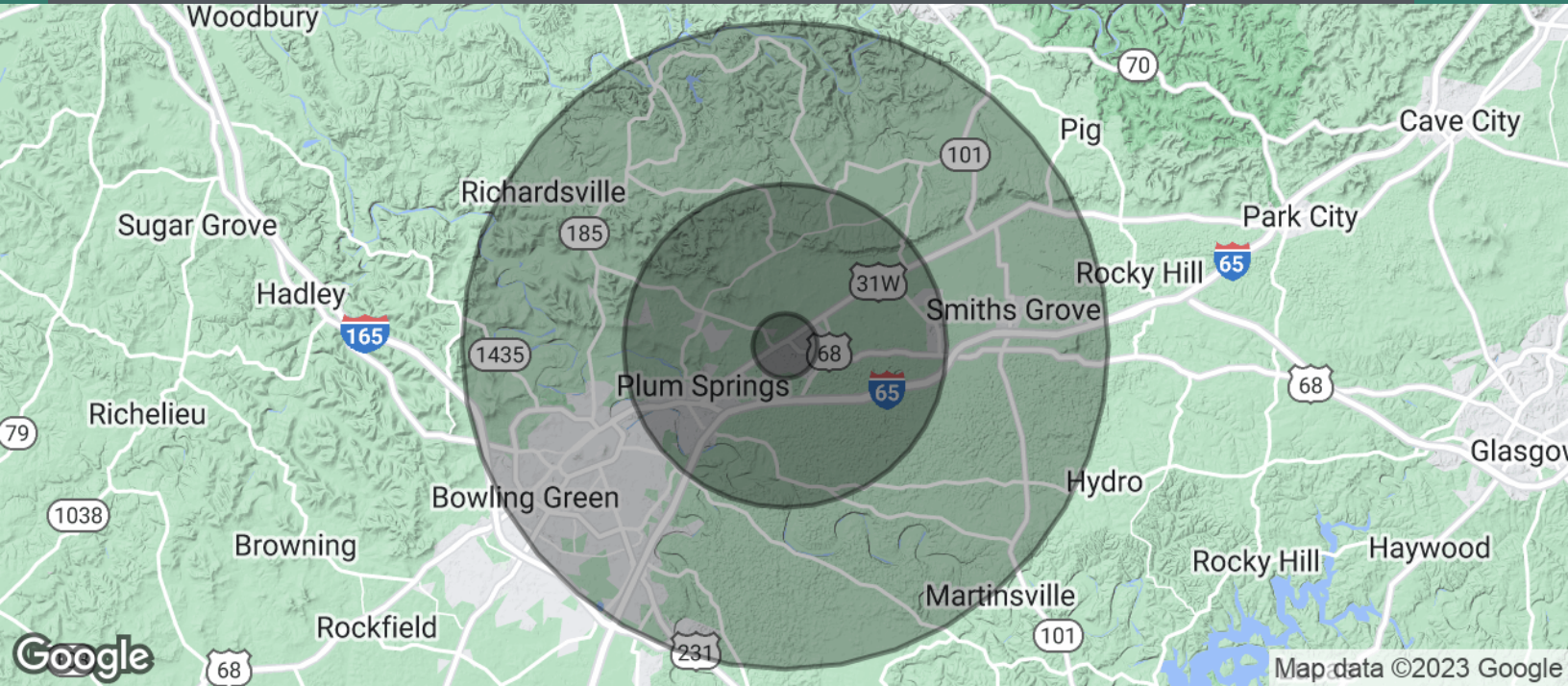
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	382	8,750	77,734
Average Age	32.3	34.4	34.4
Average Age (Male)	33.6	35.3	33.4
Average Age (Female)	30.2	33.2	35.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	156	3,417	29,678
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$44,495	\$53,898	\$56,319
Average House Value	\$115,132	\$134,673	\$164,340

* Demographic data derived from 2020 ACS - US Census

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