

OFFICE/RETAIL BUILDING FOR LEASE

1475 CAMPBELL LN

Bowling Green, KY 42104



PROPERTY DESCRIPTION

Previous financial institution use, located on Campbell Lane in the heart of Bowling Green's retail corridor. 2,964 SF + basement and 2 covered drive-thru lanes plus 3rd atm lane covered with awning. .68 acres with a curb cut to Campbell Lane and zoned highway business. Adjacent to Aldi's and PPG Paints. No restrictions are in place with the sale.

PROPERTY HIGHLIGHTS

- - Prime location with high visibility and pylon sign
- - Ample parking for customers and employees
- - Zoned Highway Business
- - Existing Drive-Thrus in place
- - Over 24,000 vehicle a day traffic count

OFFERING SUMMARY

Lease Rate:	\$95,000.00 per year (NNN)
Available SF:	2,964 SF
Lot Size:	30,000 SF
Building Size:	2,964 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	191	569	3,346
Total Population	439	1,274	7,269
Average HH Income	\$77,993	\$76,143	\$72,935

Alex Nottmeier

Broker

Office: 270.781.8000 x1

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Neal Turner Realty
Commercial and Industrial Brokerage

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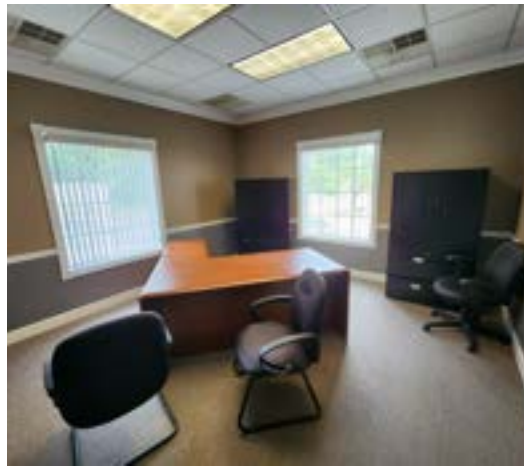
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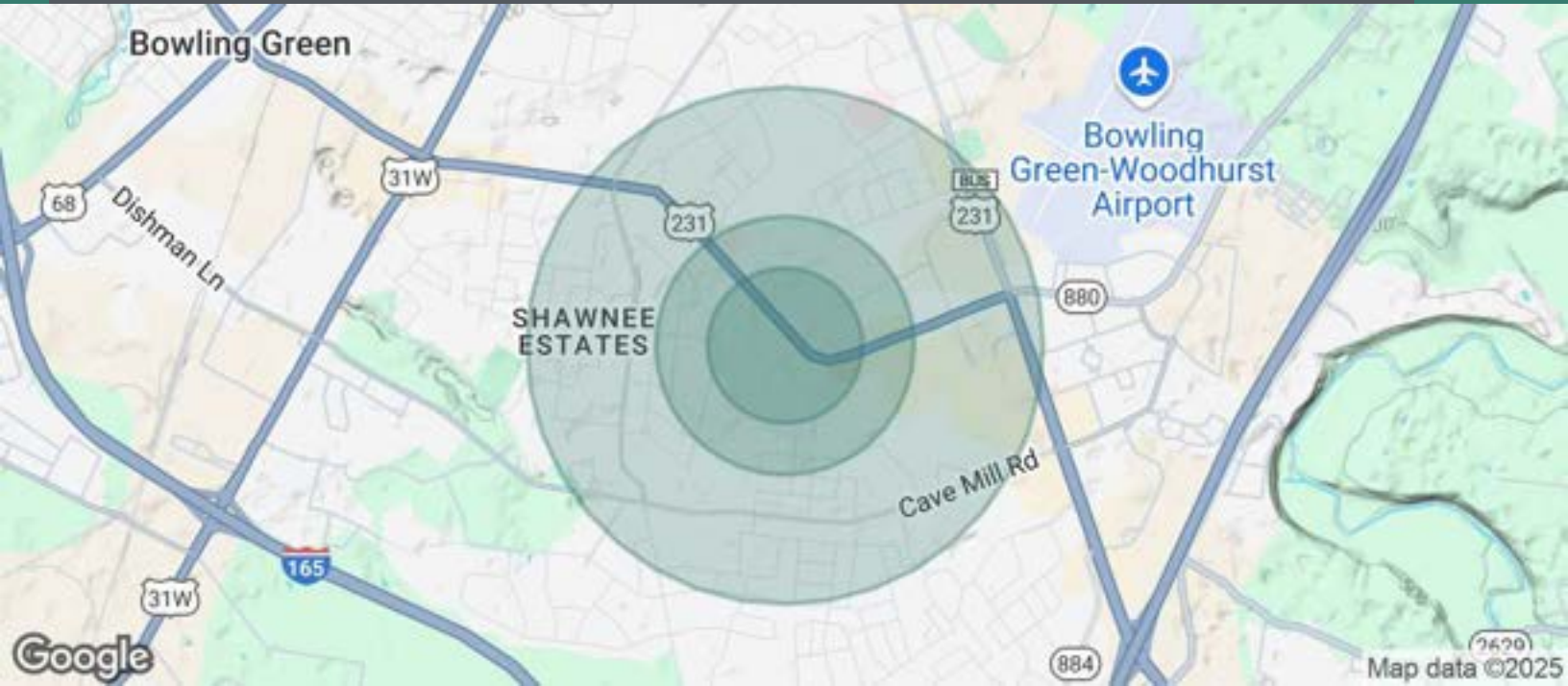
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	439	1,274	7,269
Average Age	46	45	42
Average Age (Male)	43	43	40
Average Age (Female)	48	47	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	191	569	3,346
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$77,993	\$76,143	\$72,935
Average House Value	\$425,906	\$415,948	\$347,239

Demographics data derived from AlphaMap

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