

OFFICE BUILDING FOR LEASE

OLD TOWN SQUARE CONDOMINIUM SUBDIVISION

651 U.S. 31 West Bypass, Bowling Green, KY 42101



PROPERTY DESCRIPTION

Inline modern contemporary professional office condominium. 5 private offices, conference room, break area and sink area, large office, storage room, and restroom. Additional \$5.00/sf/yr CAM.

Located in Old Town Square Condominium Subdivision. High traffic retail & office condominiums with entrances on US 31W Bypass & Lain Avenue. Near The Medical Center at Bowling Green, Graves Gilbert Clinic, and WKU College of Medicine & WKU School of Nursing & Allied Health. Co-occupancy consists of Novo Dolce pub, CareFirst Urgent Care, Hairitage barber shop, & Penn Station Subs. Other occupants include AZZIP Pizza, Steel Mill Collective boutique, & Monticello Bank.

PROPERTY HIGHLIGHTS

- Modern Professional Office
- High Foot Traffic Center
- Near The Medical Center at Bowling Green

OFFERING SUMMARY

Lease Rate:	\$16.60 SF/yr (MG)
Available SF:	2,000 SF
Building Size:	2,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	147	956	3,496
Total Population	310	2,003	7,709
Average HH Income	\$67,618	\$75,288	\$77,933

Debby Peeples

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

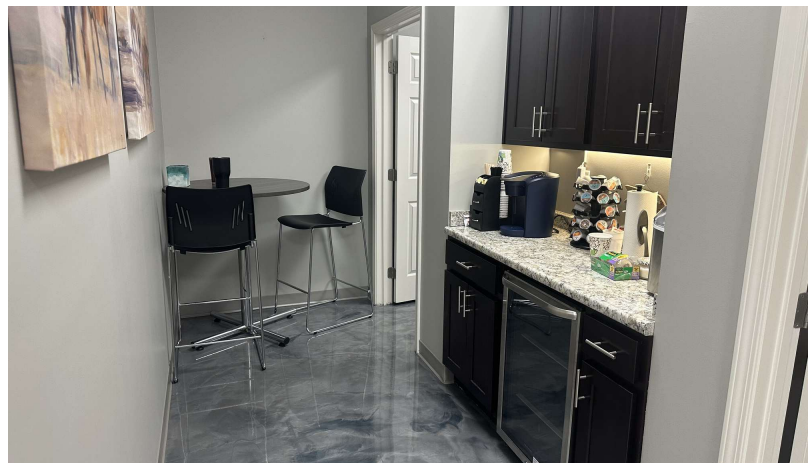
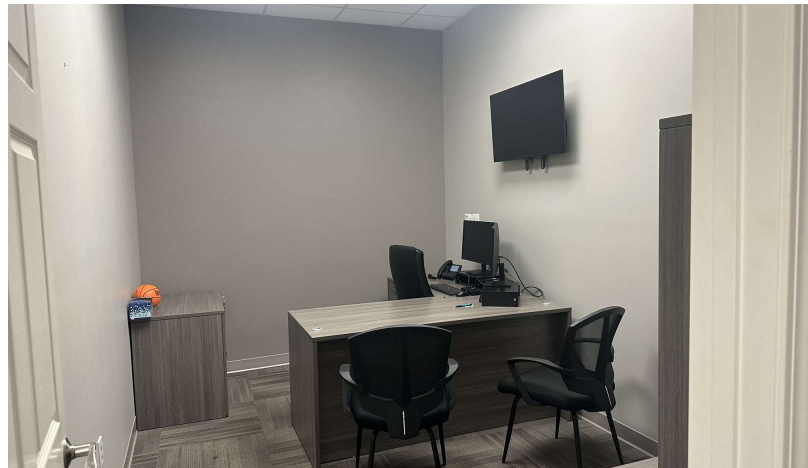
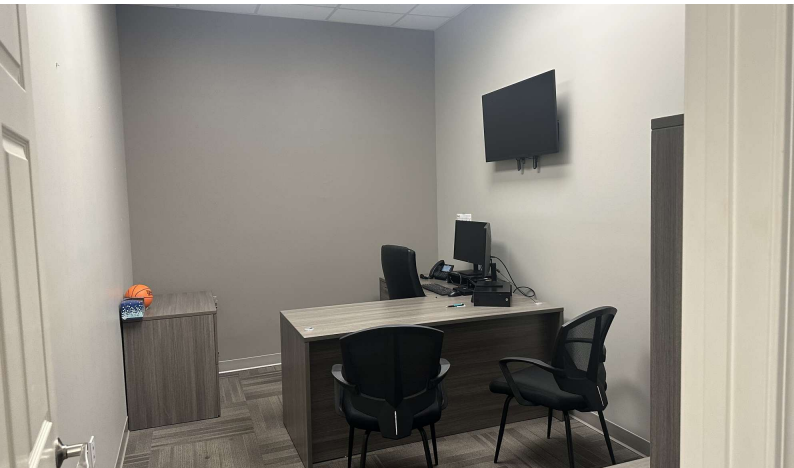
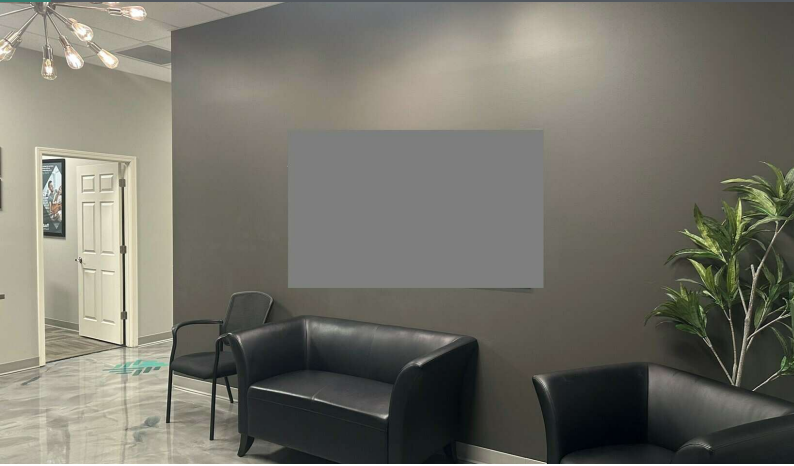
Neal Turner Realty
Commercial and Industrial Brokerage

ntrcommercial.com



OFFICE BUILDING FOR LEASE OLD TOWN SQUARE CONDOMINIUM SUBDIVISION

651 U.S. 31 West Bypass, Bowling Green, KY 42101



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

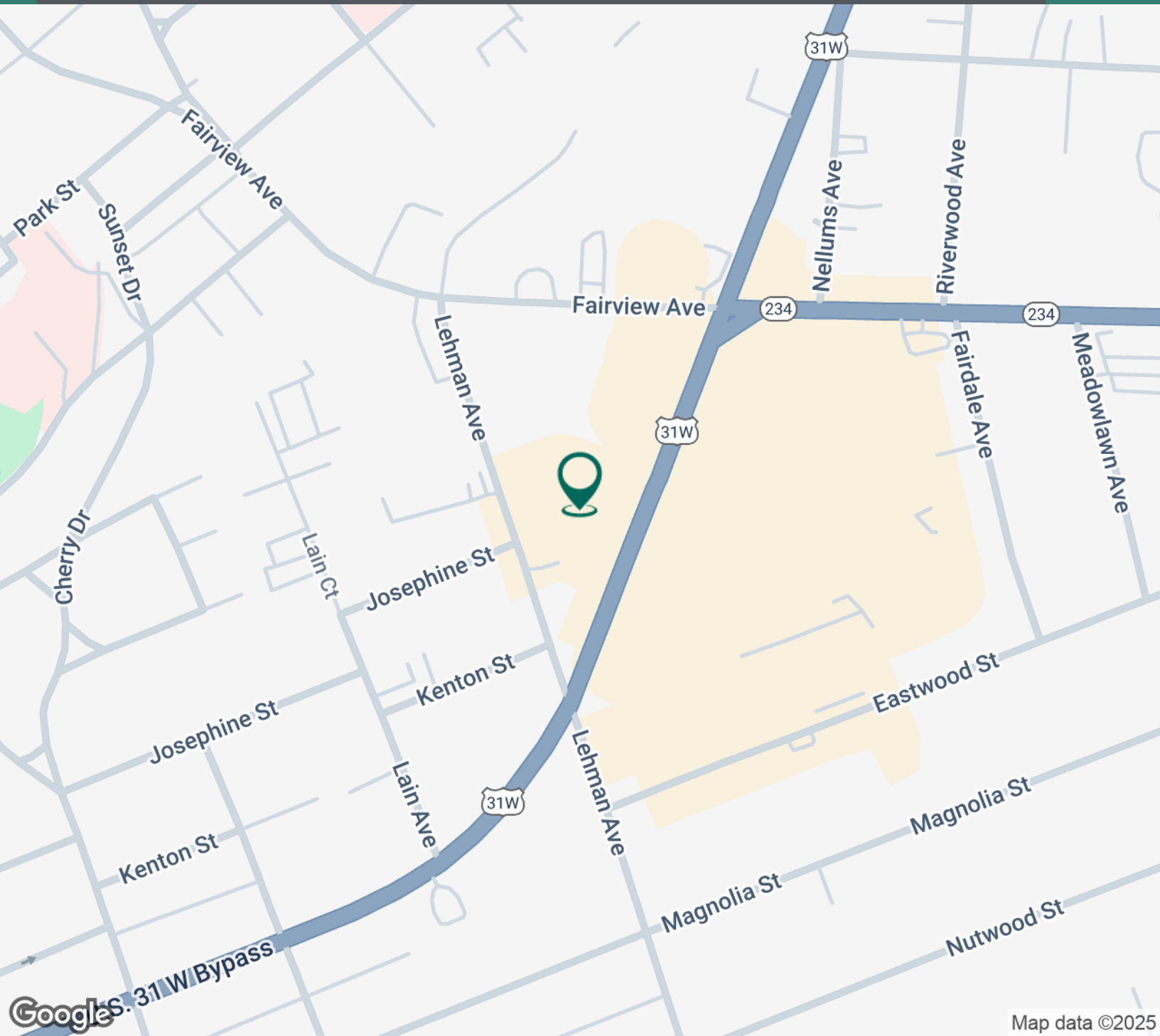
Neal Turner Realty
Commercial and Industrial Brokerage
ntrcommercial.com



OFFICE BUILDING FOR LEASE

OLD TOWN SQUARE CONDOMINIUM SUBDIVISION

651 U.S. 31 West Bypass, Bowling Green, KY 42101



Debby Peeples

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

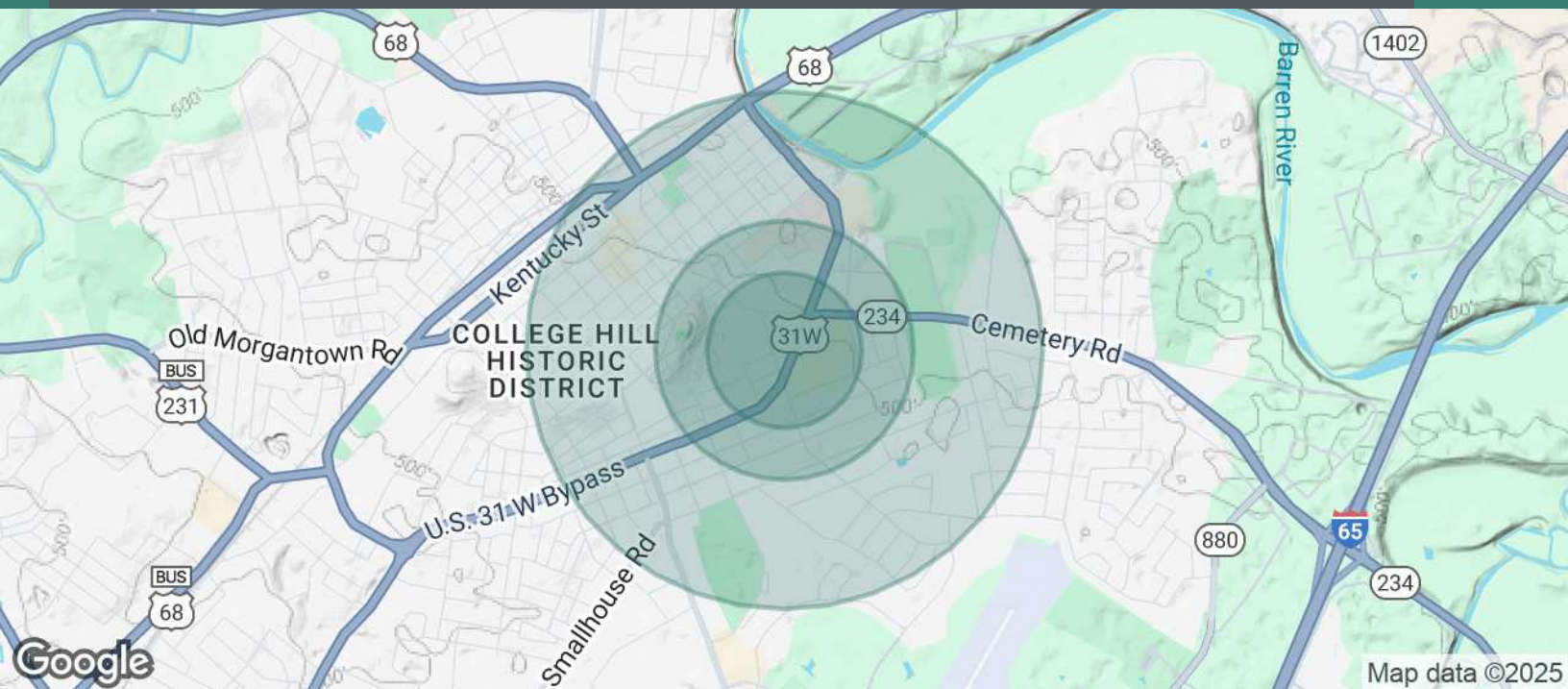
ntrcommercial.com



OFFICE BUILDING FOR LEASE

OLD TOWN SQUARE CONDOMINIUM SUBDIVISION

651 U.S. 31 West Bypass, Bowling Green, KY 42101



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	310	2,003	7,709
Average Age	39	39	40
Average Age (Male)	37	37	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	147	956	3,496
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$67,618	\$75,288	\$77,933
Average House Value	\$320,031	\$320,553	\$339,219

Demographics data derived from AlphaMap

Debby Peeples

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

ntrcommercial.com

CCIM