



## FOR LEASE

± 2,500 - 6,000 SF Retail | ±1 Acre

560 US 31W Fairview Ave  
1010 US 31W Fairview Ave  
100 Nellums Ave  
Bowling Green, KY

### Land Deleot, Owner

Land@EquitableTN.com

**615.948.6807**

- Ground Lease Opportunity up to ±1 Acre
- TI Allowance Available
- Retail space can be demised
- Strong Retail Corridor
- Building and street pylon signage available
- Full Access with Ample Parking
- Lighted Hard Corner
- 2nd Highest Traffic Count
- Medical Center of Bowling Green located .5 mi

# FOR LEASE

± 2,000 - 6,000 SF Retail | ± 1 Acre

560 US 31W Fairview Ave  
1010 US 31W Fairview Ave  
100 Nellums Ave  
Bowling Green, KY



- Primary Retail/Restaurant corridor to Downtown BG & WKU
- Traffic Counts
  - Intersection - 41,000 VPD
  - Fairview Ave - 23,714 VPD
  - US 31 W Bypass - 17,339 VPD
- 26% Population Growth, Projected ±10% by 2024

**EPCO**

Land Deleot | Land@EquitableTN.com | 615.948.6807

3201 Trevor Street, Suite 200, Nashville, TN 37209 | 615.669.5480 | EquitableTN.com

# FOR LEASE

± 2,000 - 6,000 SF Retail | ± 1 Acre

560 US 31W Fairview Ave  
1010 US 31W Fairview Ave  
100 Nellums Ave  
Bowling Green, KY

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	10,339	52,581	87,032
2010 Population	8,218	47,290	75,127
2024 Population	11,386	56,701	94,543
Employees	12,038	40,426	54,252
Total Businesses	1,363	3,780	4,653
Average Household Income	\$74,772	\$57,869	\$65,406
Median Household Income	\$46,716	\$37,455	\$44,955
Total Consumer Spending	\$99.23M	\$420.9M	\$731.86M
Median Age	35.9	30.0	31.0
Households	4,804	20,370	33,863
Percent College Degree or Above	18%	15%	15%
Average Housing Unit Value	\$261,688	\$232,335	\$222,529



Land Deleot | Land@EquitableTN.com | 615.948.6807

3201 Trevor Street, Suite 200, Nashville, TN 37209 | 615.669.5480 | EquitableTN.com