

FLEX PROPERTY FOR SALE & LEASE

475 THREE SPRINGS ROAD

Bowling Green, KY 42104



PROPERTY DESCRIPTION

Ideal for automotive, distribution, or office/warehouse. Stand-alone building located on .918 acres of land and in close proximity to the Scottsville Rd./I-65 interchange.

PROPERTY HIGHLIGHTS

- Widened curb cut access onto Three Springs Rd.
- Recently renovated, stand-alone building
- (2) 14' drive-in doors
- Zoned Highway Business
- Office and (2) bathrooms
- Racking available as part of the building

OFFERING SUMMARY

Sale Price:	\$795,000
Lease Rate:	\$3,500 a Month
Available SF:	3,360 SF
Lot Size:	0.918 Acres
Building Size:	3,360 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	319	1,111	3,365
Total Population	695	2,419	7,351
Average HH Income	\$51,893	\$55,020	\$66,567

Alex Nottmeier, CCIM, SIOR

Principal Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

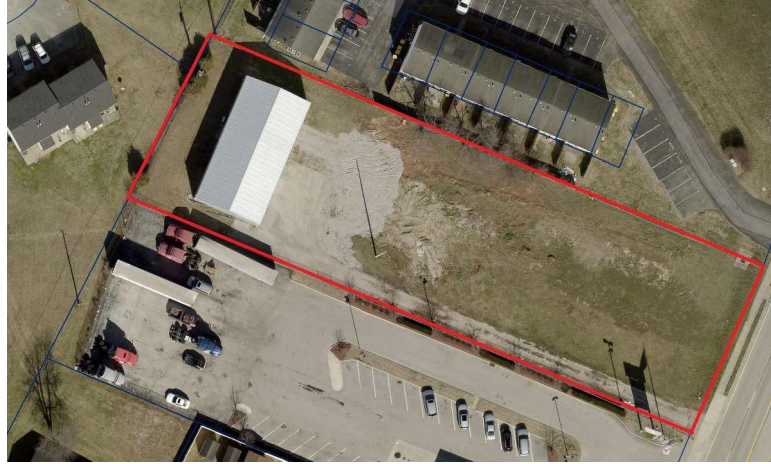
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INDUSTRIAL PROPERTY FOR SALE & LEASE

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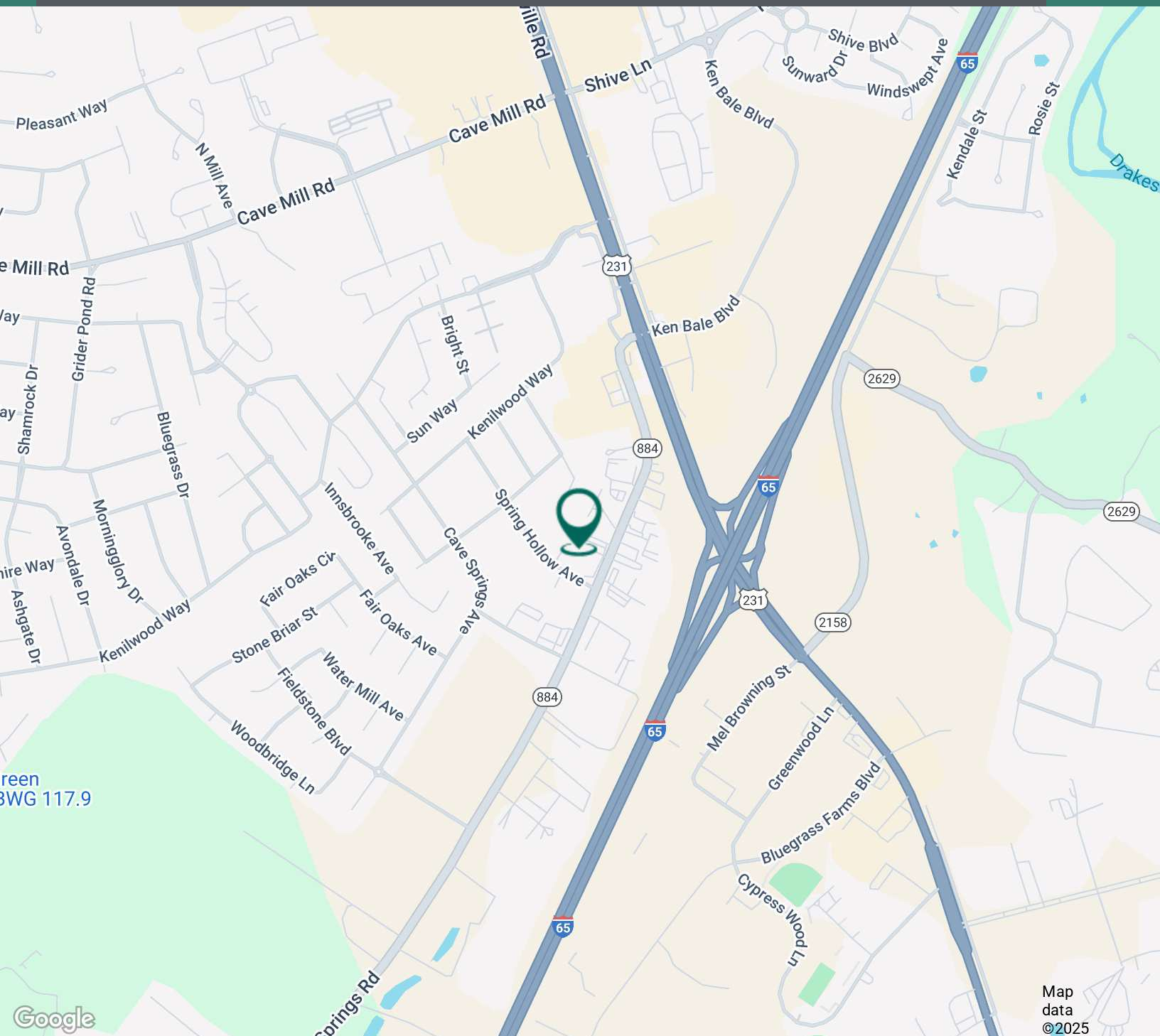
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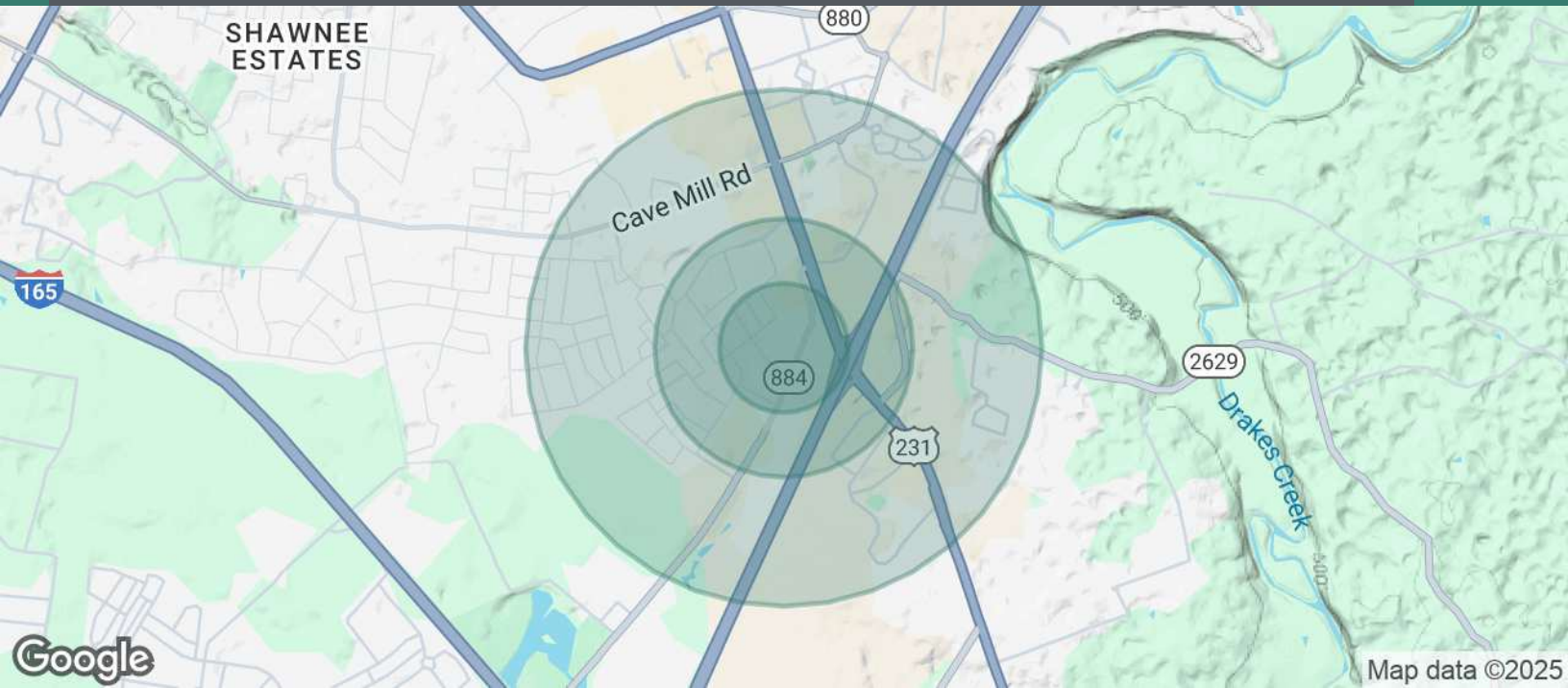
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	695	2,419	7,351
Average Age	29.9	31.3	34.5
Average Age (Male)	31.6	32.5	34.5
Average Age (Female)	29.6	31.3	35.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	319	1,111	3,365
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$51,893	\$55,020	\$66,567
Average House Value	\$55,487	\$66,324	\$101,980

2020 American Community Survey (ACS)

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