

## 1 REMAINING OUTPARCEL

# CHARLIE COURT- GARY FARMS

Charlie Court, Bowling Green, KY 42104



## PROPERTY DESCRIPTION

1 lot remaining fronting Westpark Drive and shadowed by new Everhome Suites Choice Hotel. Centralized to Bowling Green with easy access from both Campbell Lane and Scottsville Road. Abundant Retail in the immediate area.

## PROPERTY HIGHLIGHTS

- All Utilities Available
- Off-Site Drainage
- Fully Developed
- Zone Highway Business
- Ideal restaurant site
- Access off of Campbell Ln. & Scottsville Rd.

## OFFERING SUMMARY

|             |                |            |
|-------------|----------------|------------|
| Sale Price: | (\$21.95 a SF) | \$975000   |
| Lot Size:   |                | 1.02 Acres |

| DEMOGRAPHICS      | 0.5 MILES | 1 MILE   | 1.5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households  | 723       | 3,781    | 8,871     |
| Total Population  | 1,474     | 8,002    | 18,554    |
| Average HH Income | \$57,264  | \$64,298 | \$66,637  |



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