

OFFICE BUILDING FOR LEASE

5557 NASHVILLE ROAD

Bowling Green, KY 42101



PROPERTY DESCRIPTION

27,500 SF of office space available for lease in the front portion of the warehouse distribution facility located at 5557 Nashville Road (leased by Bluegrass Supply Chain).

PROPERTY HIGHLIGHTS

- 170 Onsite Parking Spaces
- 35 Offices and Multiple Conference Rooms
- (2) large Open Areas for Cubicles
- Multiple Conference Rooms
- Raised Floor IT Area
- Located in South Central Kentucky Industrial Park

OFFERING SUMMARY

Lease Rate:	\$9.75 SF/yr (MG)
Available SF:	5,000 - 27,500 SF
Lot Size:	23 Acres
Building Size:	27,500 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	669	3,172	10,337
Total Population	2,093	8,118	24,416
Average HH Income	\$114,610	\$87,484	\$71,679

Alex Nottmeier

Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

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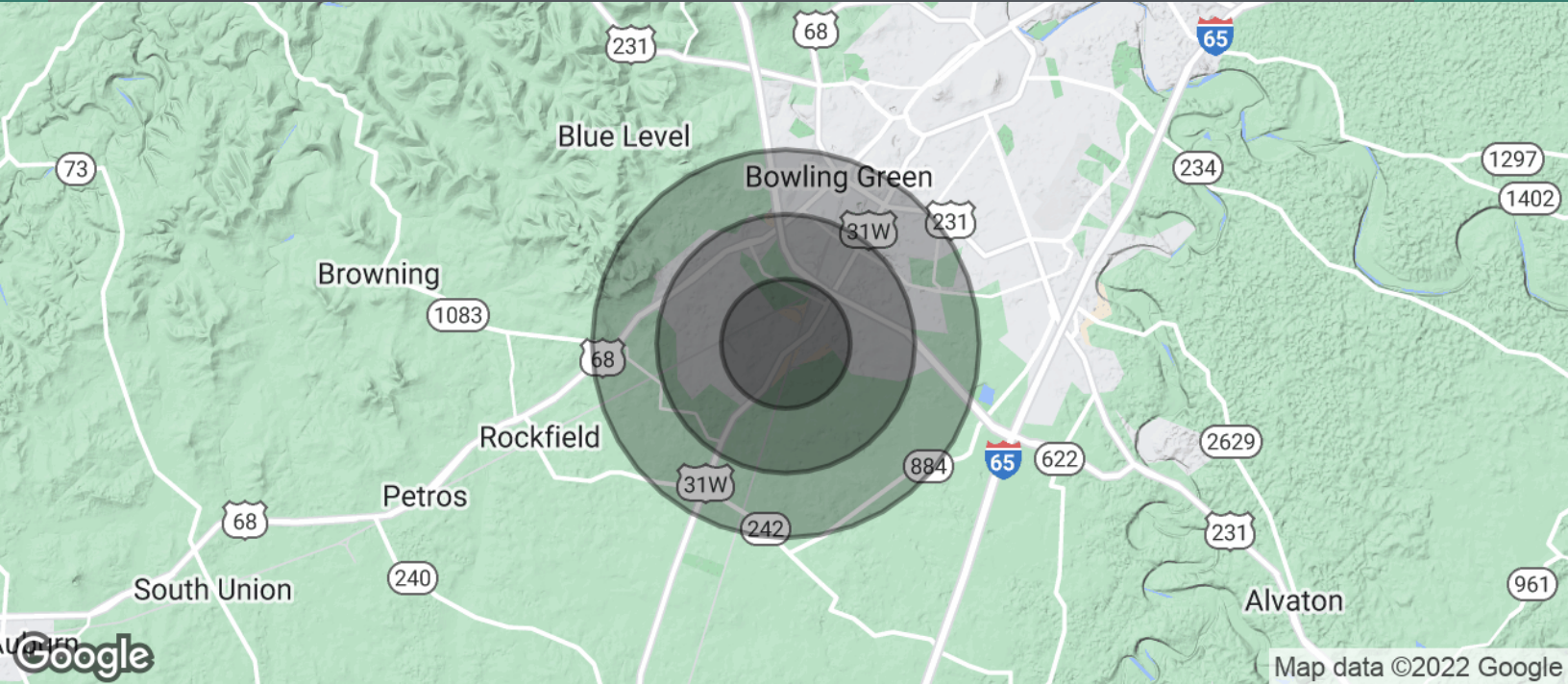
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,093	8,118	24,416
Average Age	33.5	35.6	34.6
Average Age (Male)	29.8	32.2	32.6
Average Age (Female)	37.9	39.8	36.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	669	3,172	10,337
# of Persons per HH	3.1	2.6	2.4
Average HH Income	\$114,610	\$87,484	\$71,679
Average House Value	\$279,334	\$218,444	\$196,606

* Demographic data derived from 2020 ACS - US Census

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