

OFFICE SPACE FOR LEASE

CAMBRIDGE SQUARE

830 Fairview Ave, Bowling Green, KY 42101



PROPERTY DESCRIPTION

Inline office space with lobby, reception office, 5 private offices, two restrooms and kitchen/break room. Located on Fairview Avenue (Bowling Green's business corridor from I-65, Exit 26, into downtown) in Cambridge Square near The Medical Center at Bowling Green and Graves Gilbert Clinic. Abundant restaurant, offices, multifamily, and retail in the area.

Co-tenants are Look Sharp Dry Cleaners, Poke Fresh, Jackson Chiropractic, Cambridge Market & Cafe, Music & Arts, Surge Staffing, and Shogun Express Bowls & Rolls. Additional \$2.68/SF/YR CAM.

PROPERTY HIGHLIGHTS

- Near The Medical Center and Graves Gilbert Clinic
- High Visibility on Fairview Avenue
- Potential for Custom Remodel and Finishes

OFFERING SUMMARY

Lease Rate:	\$17.32 SF/yr (MG)
Available SF:	1,200 SF
Building Size:	0 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	239	993	3,970
Total Population	560	2,226	8,566
Average HH Income	\$55,471	\$59,947	\$59,858

Debby Peeples, CCIM

Senior Commercial Real Estate Advisor
Office: 270.781.8000 x4
Cell: 270.996.2872
debby@ntrcommercial.com



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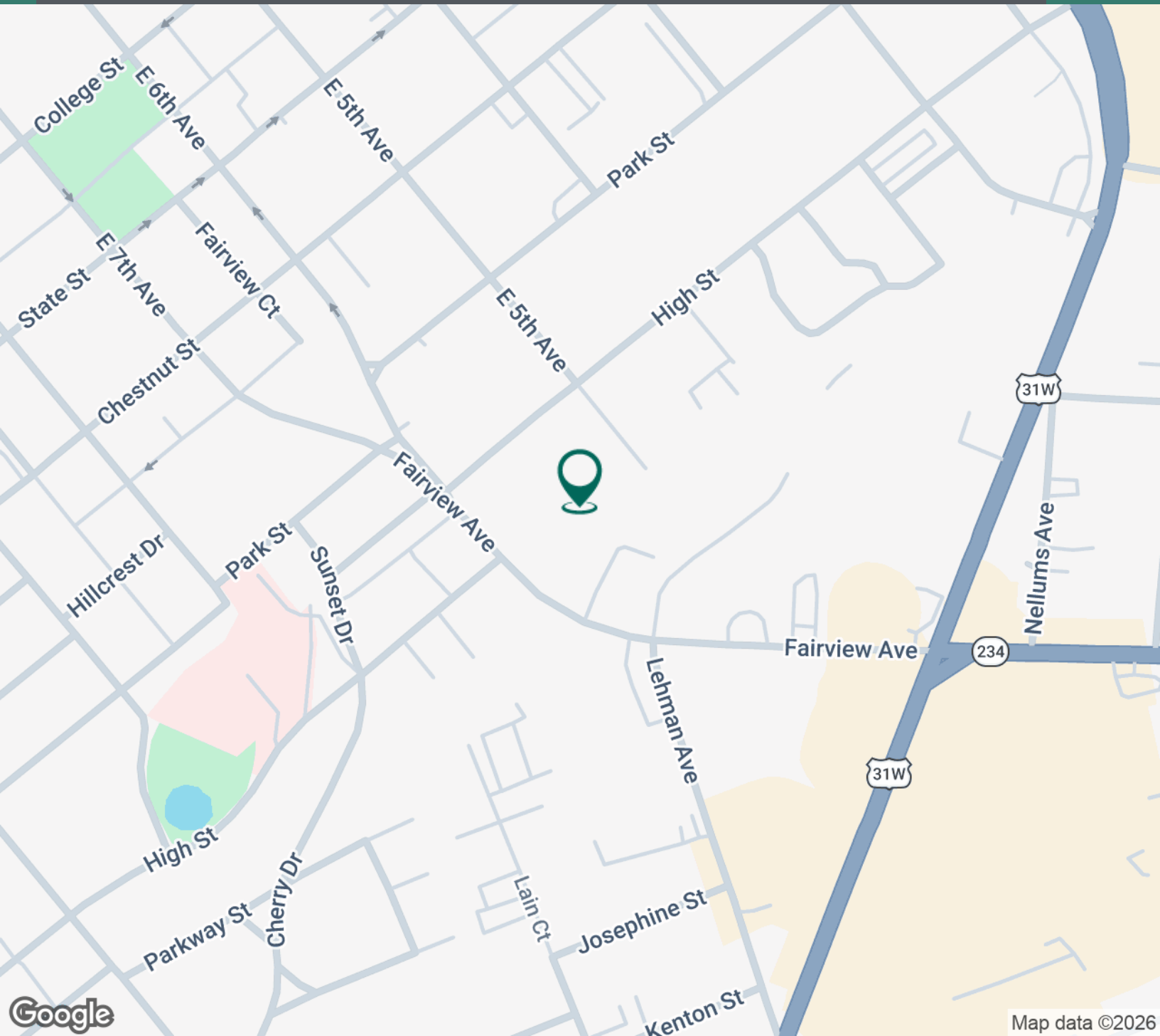
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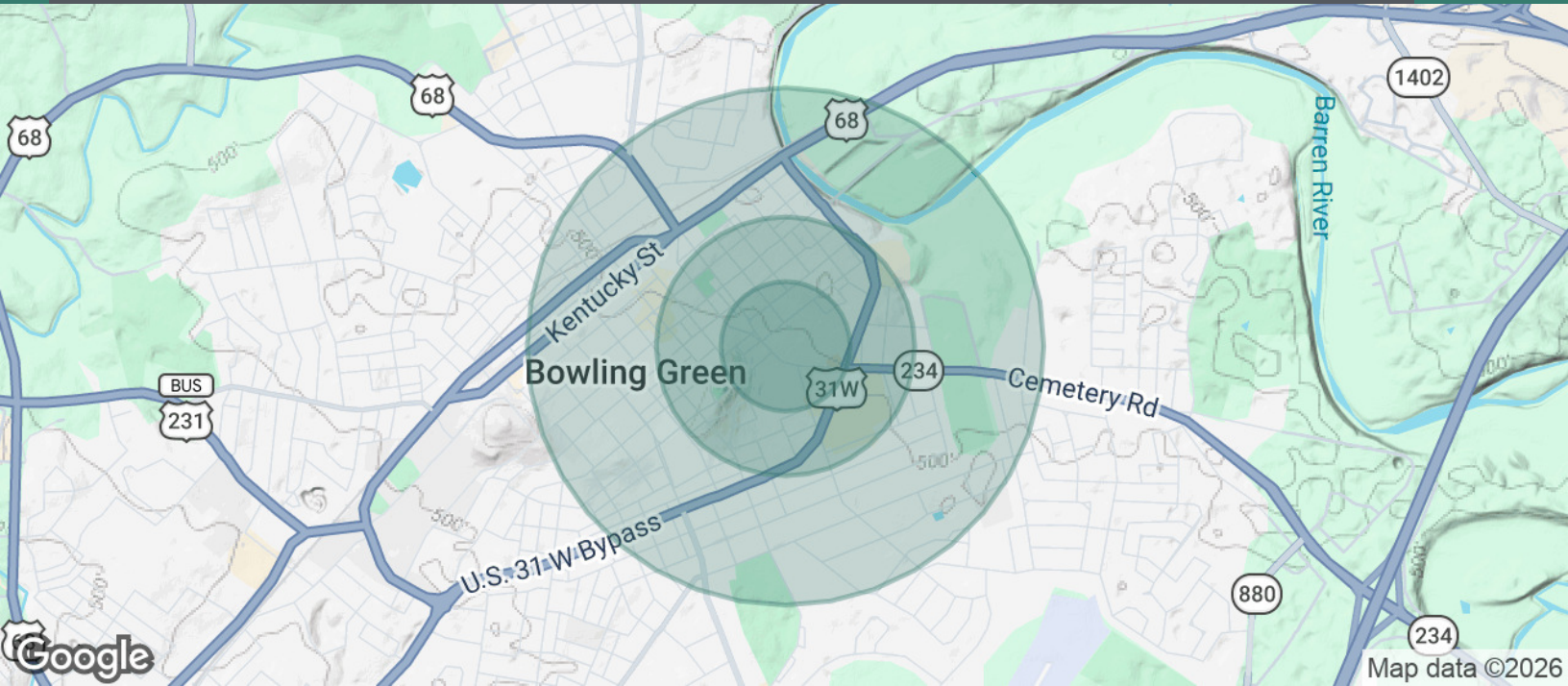
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	560	2,226	8,566
Average Age	25.3	26.6	29.4
Average Age (Male)	26.0	27.5	28.2
Average Age (Female)	29.3	28.8	30.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	239	993	3,970
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$55,471	\$59,947	\$59,858
Average House Value	\$252,677	\$241,115	\$227,244

2023 American Community Survey (ACS)

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