

Oxford Center

BOWLING GREEN, KY

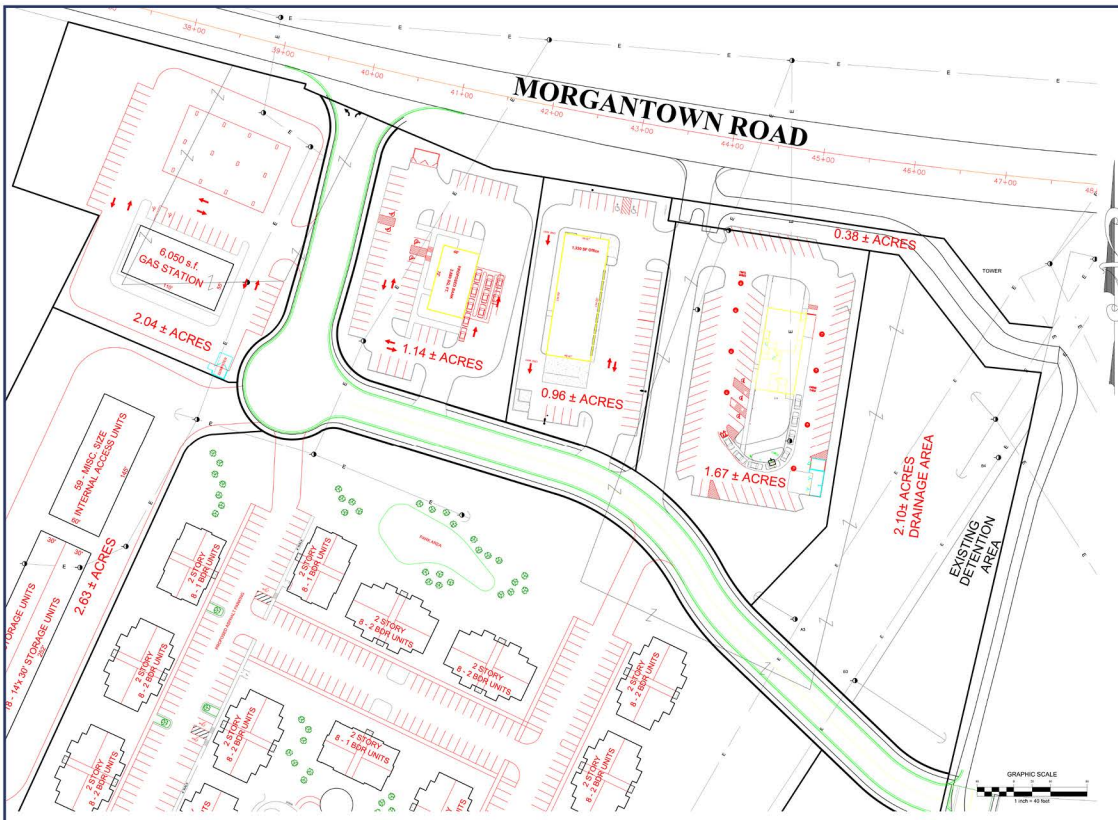
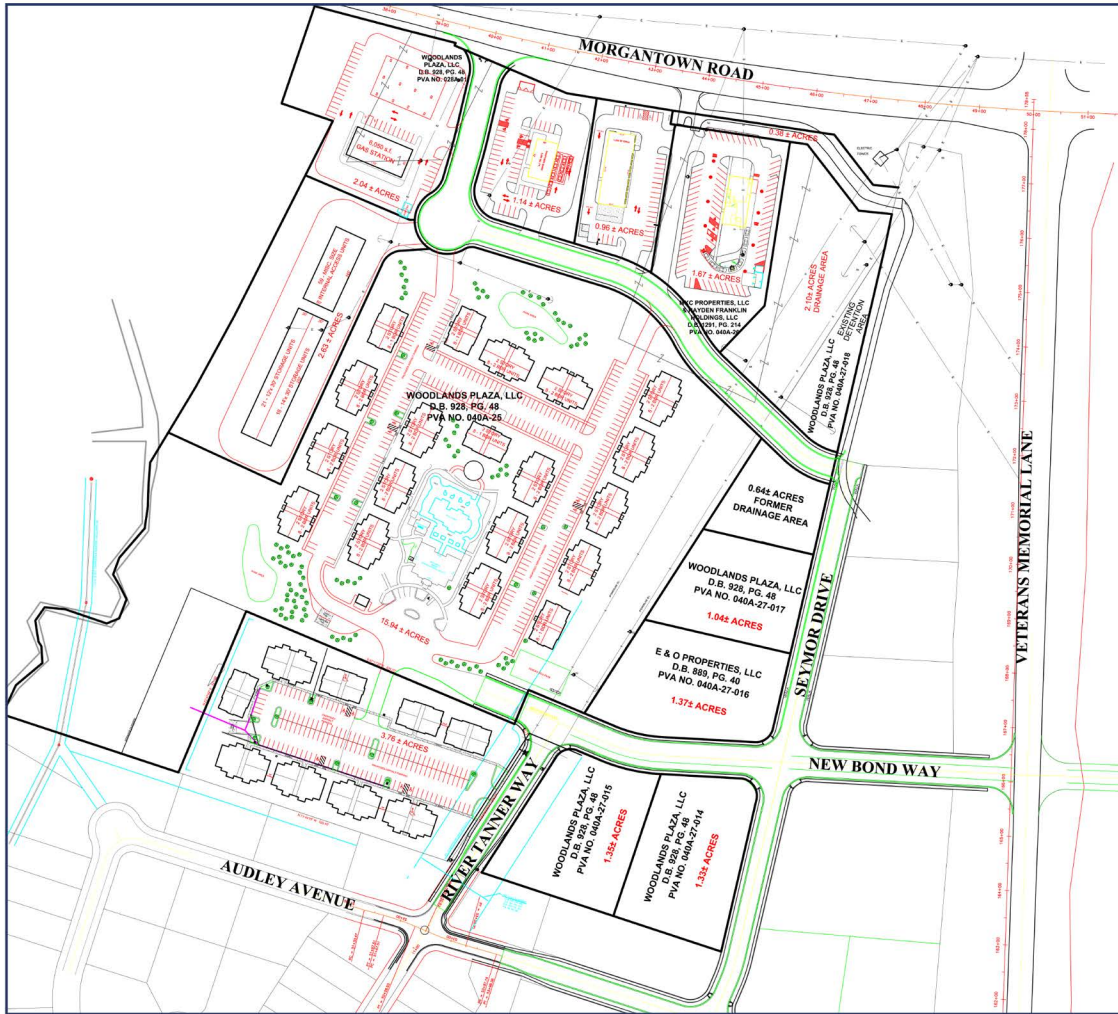


- Ground lease, build-to-suit, and lot-for-sale opportunities along Morgantown Rd / US-231
- Strategic Bowling Green location less than one mile from I-165
- New surrounding momentum, including Wawa & 256 MF units directly across Morgantown Rd.
- Adjacent and nearby residential growth, including planned multifamily development and dense surrounding neighborhoods
- Highly visible frontage corridor with approximately 613 feet of exposure on US-231
- Flexible site plan supports retail, restaurant, service, medical, office, and mixed-use concepts
- Strong nearby retail synergy with Walmart Supercenter, national restaurants & service users
- Infrastructure-forward development area with utilities in place and multiple access points planned through the broader Oxford Center layout





SITE PLAN



PLACER.AI METRICS



Sales Trend

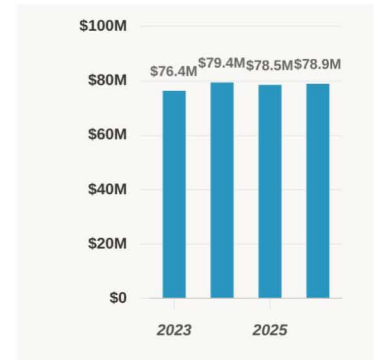
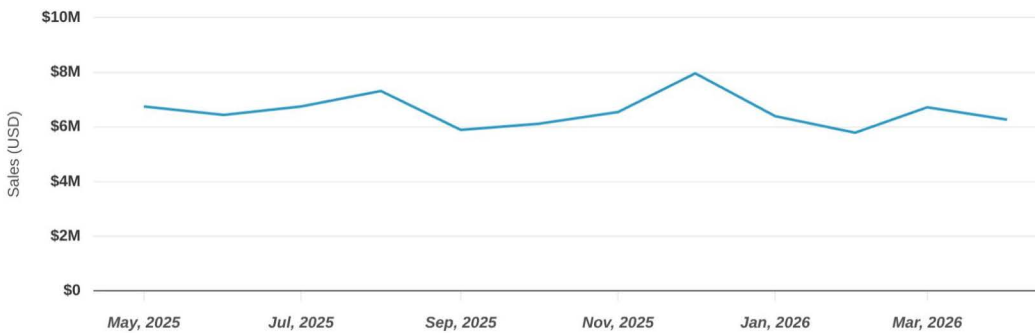
May 1, 2025 - Apr 30, 2026



Sales Trend

Walmart

Morgantown Rd, Bowling Green, ...



May 1st, 2025 - Apr 30th, 2026

Data provided by Placer Labs Inc. (www.placer.ai)



Trade Area

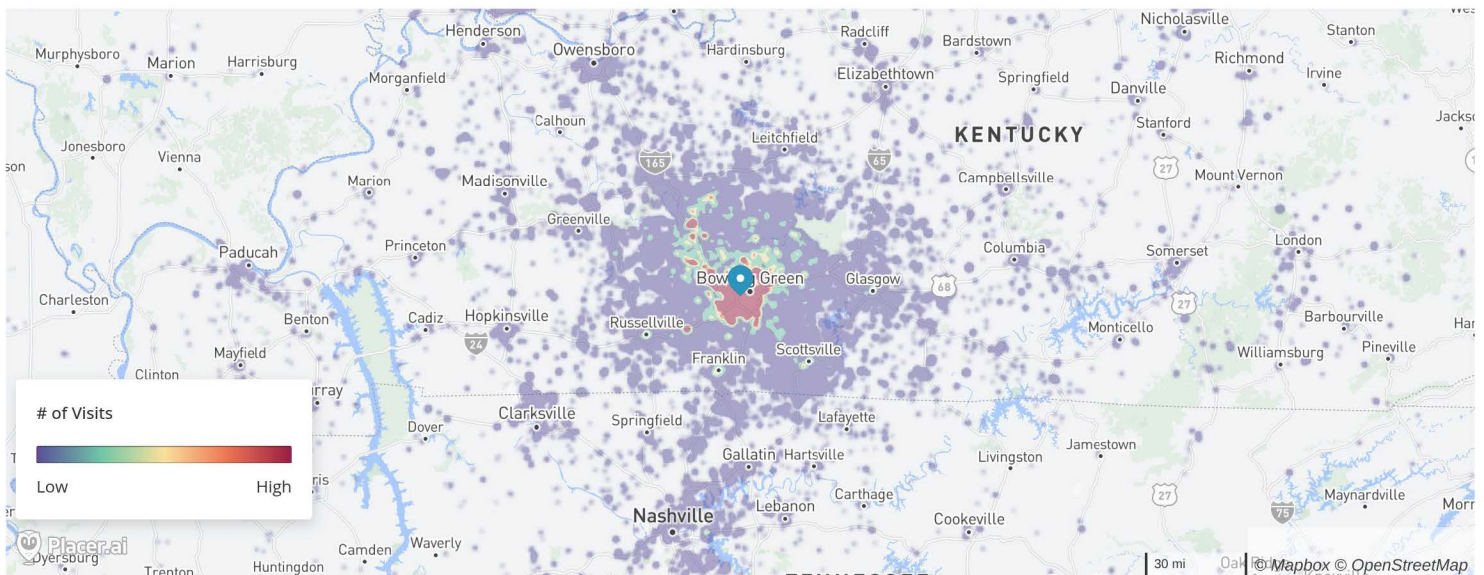
May 1, 2025 - Apr 30, 2026



Trade Area

Walmart

Morgantown Rd, Bowling Green, KY



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

May 1st, 2025 - Apr 30th, 2026

Data provided by Placer Labs Inc. (www.placer.ai)





Metrics

May 1, 2025 - Apr 30, 2026



Metrics

Walmart

Morgantown Rd, Bowling Green, ...

Visits	2.5M	Avg. Dwell Time	30 Min
Visitors	249.9K	Visits Yo2Y	+2.1%
Visit Frequency	10.18	Visits Yo3Y	+2.4%

May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Trade Area Coverage by Distance

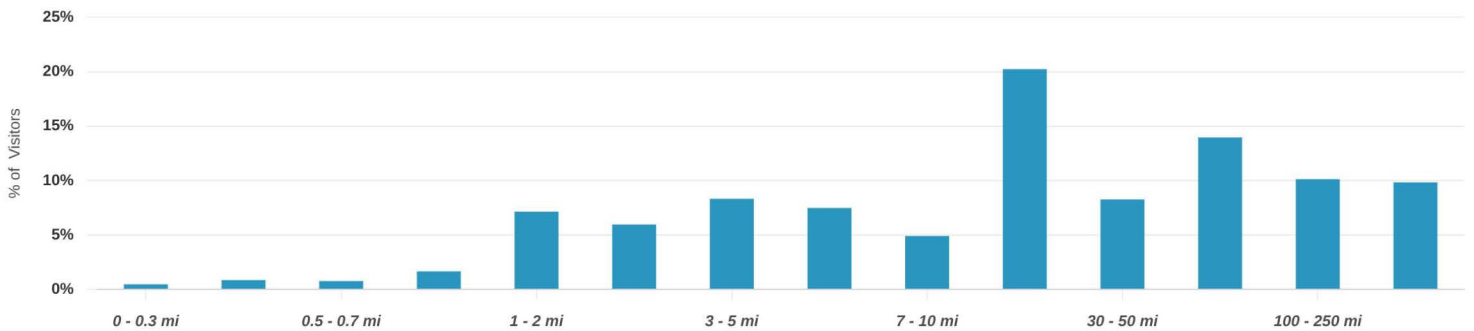
May 1, 2025 - Apr 30, 2026



Trade Area Coverage by Distance

Walmart

Morgantown Rd, Bowling Green, ...



Home Location | % of Visitors | Min Visits: 1 | May 1st, 2025 - Apr 30th, 2026
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