

Offering Memorandum



BHG REALTY

*5844 Scottsville Road
Bowling Green, KY 42104*



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EXECUTIVE SUMMARY

This offering presents a newly constructed $\pm 7,600$ SF flex retail property ideally positioned along the highly trafficked Scottsville Road corridor in Bowling Green, Kentucky, with excellent visibility and convenient access to I-65 and surrounding arterial routes. The building features a functional layout with approximately 3,845 SF of showroom or retail space and 3,845 SF of rear storage or warehouse area, supporting a wide range of users including showroom, service, contractor, and hybrid e-commerce businesses. New construction opportunities of this scale are rare in the immediate area, further enhancing the property's appeal, while its location within a growing trade area supports strong long-term occupancy potential.

Offering Highlights:

- *3,845 SF of premium customer-facing space with a full 3,845 SF climate-ready support level below, creating over 7,600 SF of usable space with storage space included.*
- *The site benefits from strong accessibility and connectivity, allowing for efficient customer access and daily operations.*
- *Located within a growing trade area supported by expanding residential development and consistent consumer demand.*

EXECUTIVE SUMMARY

RETAIL PERFORMANCE PROPERTY RETAIL SCORE



5 OUT OF 5 STARS

1 mile 151

3 miles 130

5 miles 131

ALL ABOVE NATIONAL AVERAGE OF 100

DAYTIME POPULATION

1 mile 4,464

3 miles 28,752

5 miles 65,286

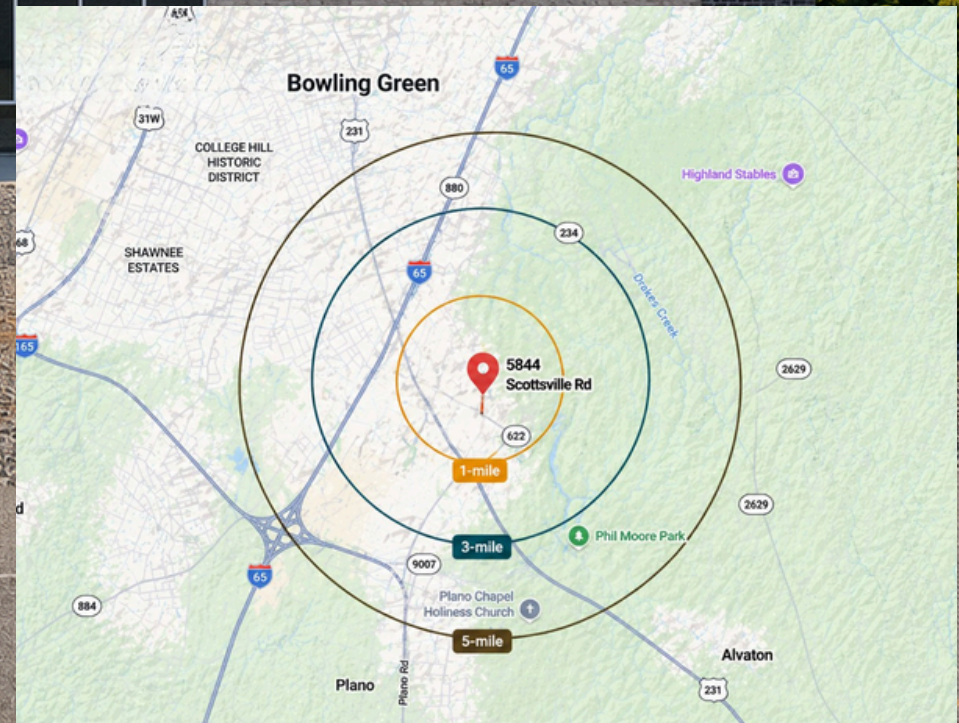
TRAFFIC EXPOSURE

Scottsville Road: ~ 25,000

Delivers high daily visibility to a steady flow of local and commuter traffic.

TOP RETAIL CATEGORIES BY DOLLAR DEMAND

1. Food Services & Dining
2. General Merchandise Stores
3. Motor Vehicle & Parts Dealers
4. Nonstore Retail (E-Commerce)
5. Building Materials & Garden Supply



PROPERTY OVERVIEW

BHG REALTY

LIST PRICE: \$1,600,000



PROPERTY FACTS:

**5844 SCOTTSVILLE RD
BOWLING GREEN, KY**

**PROPERTY TYPE:
RETAIL FLEX SPACE**

ZONING: HIGHWAY BUSINESS

LOT SIZE: 0.44 ACRES

PARKING: 20 SPACES



25,000 AADT

AREA SUMMARY:

**Established Retail Corridor with
Proven Consumer Demand**

**Growing Trade Area Supported by
Expanding Residential Base**

**Stable Spending Patterns Across
Essential Retail Categories**

AREA OVERVIEW



POPULATION	
1 MILE	2,940
3 MILES	27,236
5 MILES	61,936

PROJECTED 5-YEAR POPULATION GROWTH	
1 MILE	1.9%
3 MILES	1.4%
5 MILES	1.4%

HOUSEHOLDS	
1 MILE	1,163
3 MILES	10,768
5 MILES	25,335

MEDIAN HOUSEHOLD INCOME	
1 MILE	\$64,400
3 MILES	\$69,107
5 MILES	\$71,491

IDEAL USES



Medical Office



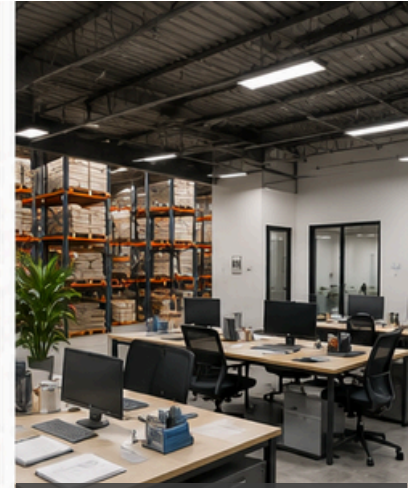
Physical Therapy



Cabinet/Flooring Showroom



Furniture Showroom



Contractor Headquarters



Building Supply



E-commerce Fulfillment



Kitchen & Bath Design Center



Veterinary Clinic



Specialty Retail

*INTERIOR
PHOTO*



Main floor

*INTERIOR
PHOTO*



Main floor bathrooms

*INTERIOR
PHOTO*



Main floor garage door

*INTERIOR
PHOTO*



Lower floor

*EXTERIOR
PHOTO*



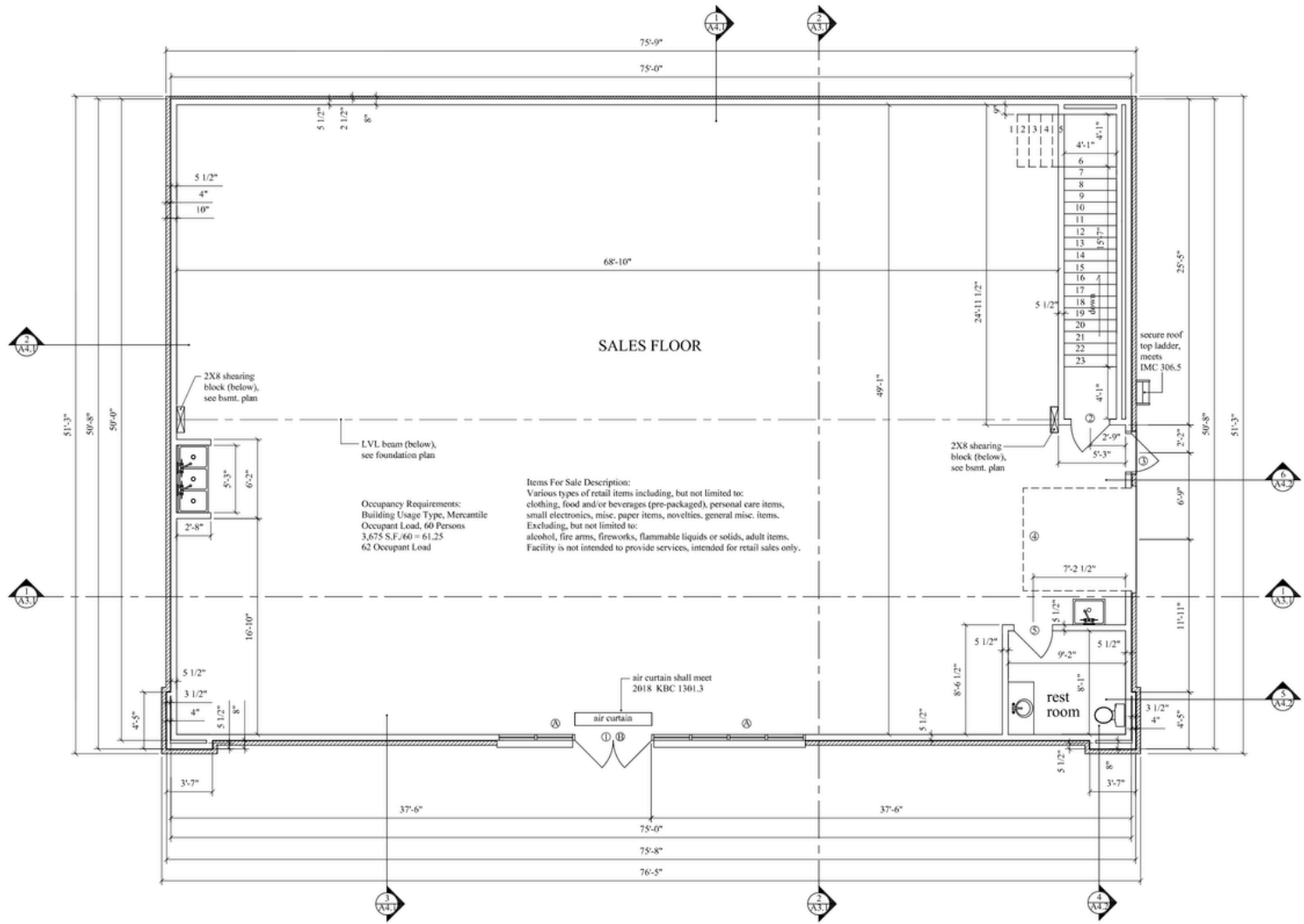
Rear Exterior

*EXTERIOR
PHOTO*



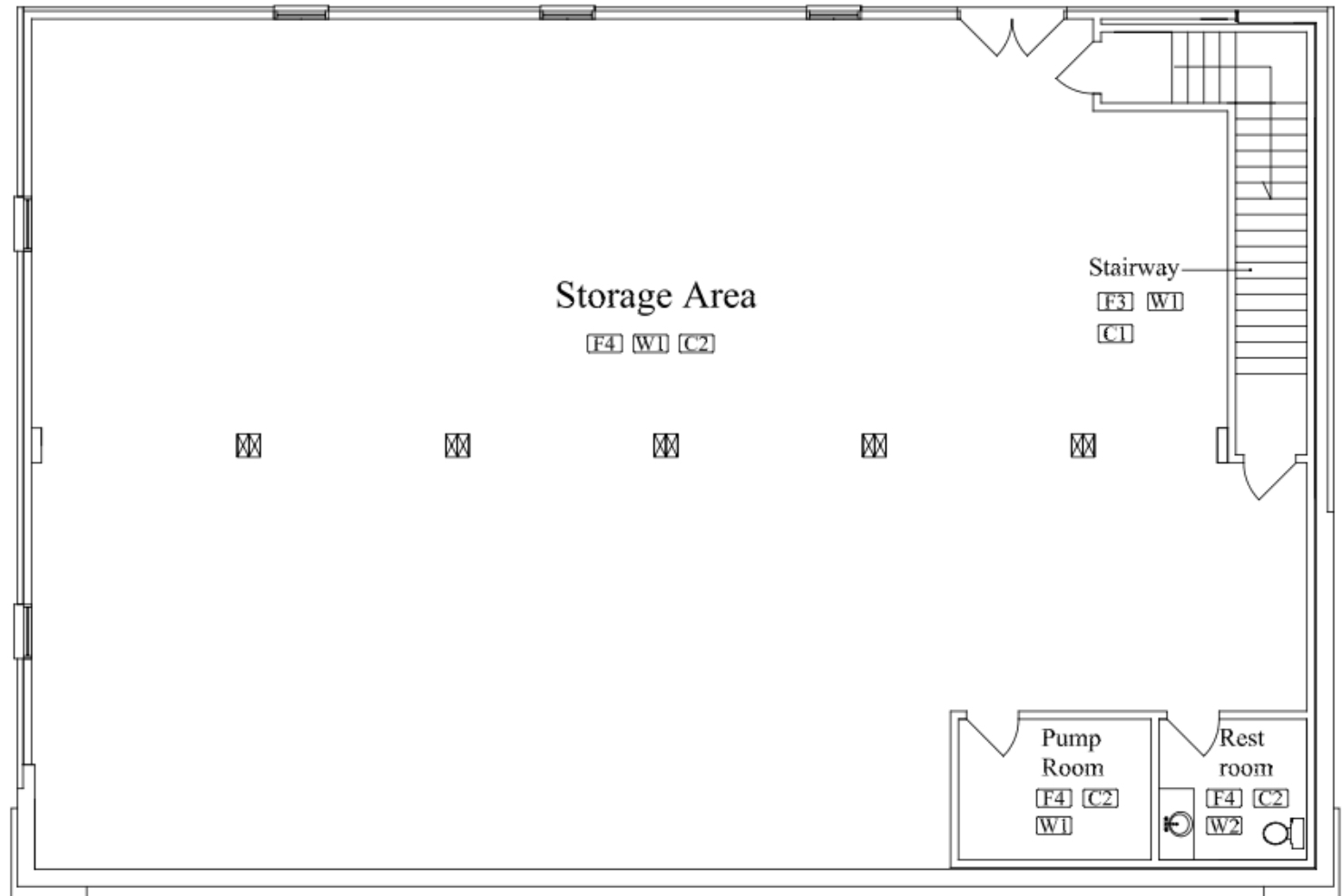
Rear Exterior

SITE PLAN



--SECOND FLOOR PLAN--
 --SCALE: 1/4"=1'0"--

SITE PLAN



-FIRST FLOOR FINISHES-

FINISHES SCHEDULE		
Floor Finishes	Wall Finishes	Ceiling Finishes
F1 2" Lightweight concrete, stained	W1 5/8" Drywall, smooth finished, painted	C1 Exposed ceiling, fire retardant primer, w/painted finish
F2 Ceramic Tile	W2 Ceramic tile @ 54", W/ 5/8" drywall, smooth finish, painted	C2 5/8" Drywall, smooth finished, painted
F3 Sealed Concrete		
F4 Sealed & Stained Concrete		

PROPERTY CONTACT:



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