



Freestanding QSR Building

597 S L Rogers Wells Blvd
Glasgow, Kentucky 42141

Property Highlights

- Second generation freestanding restaurant situated on a signalized +/-0.67 AC parcel
- +/-33 on-site parking spaces
- Pylon signage available
- Located at a signalized intersection adjacent to Southgate Plaza, anchored by Houchens IGA and Family Dollar
- Average daily traffic count of +/-15,801 VPD in front of the site
- Area retailers include Lowe's, Food Lion, Rural King, Ruler Foods, Marshalls, Starbucks, Scooter's Coffee, AT&T and more

Space	Rate	Type	Size
Building	\$25.00 SF/yr	NNN	2,400 SF

For More Information

Zach Smith, CCIM

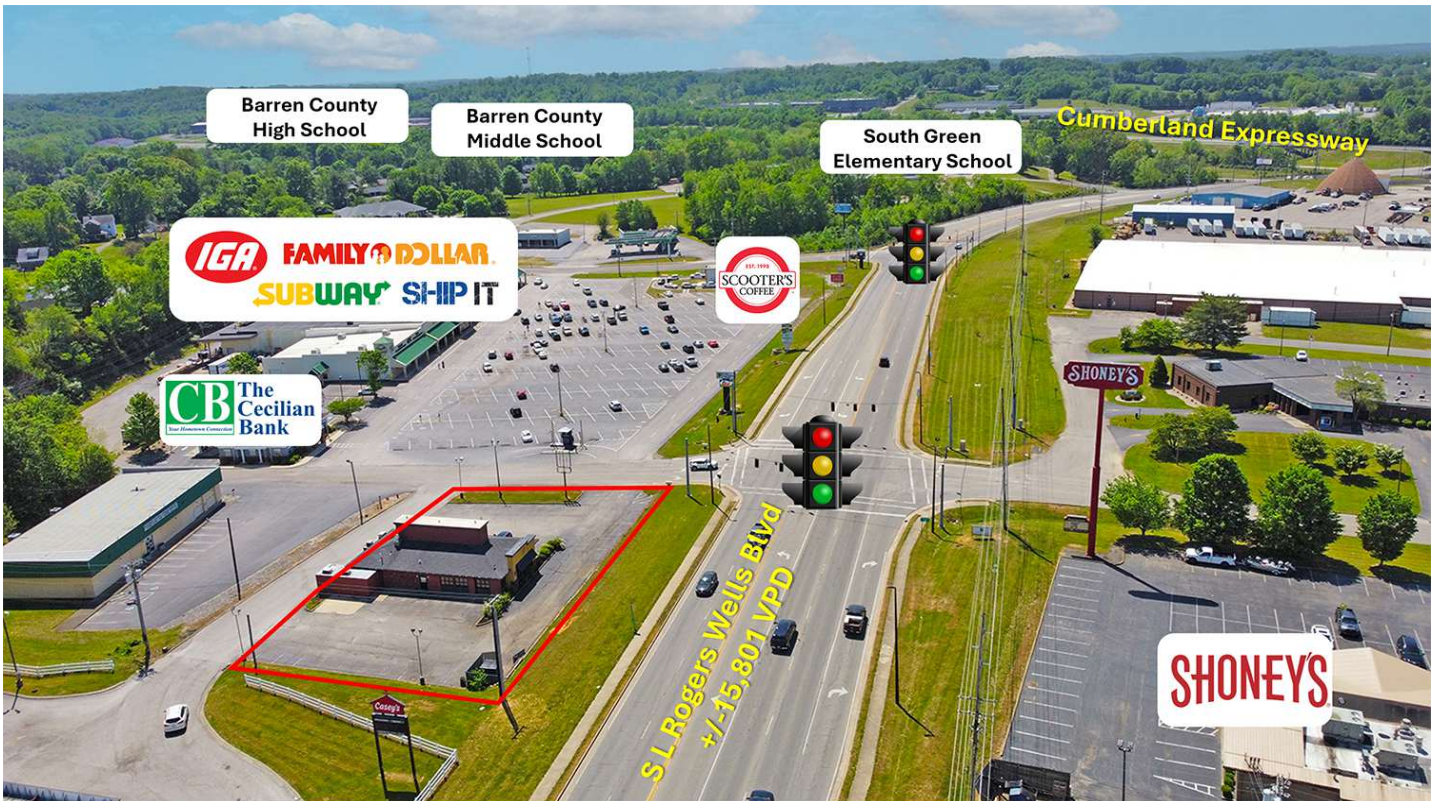
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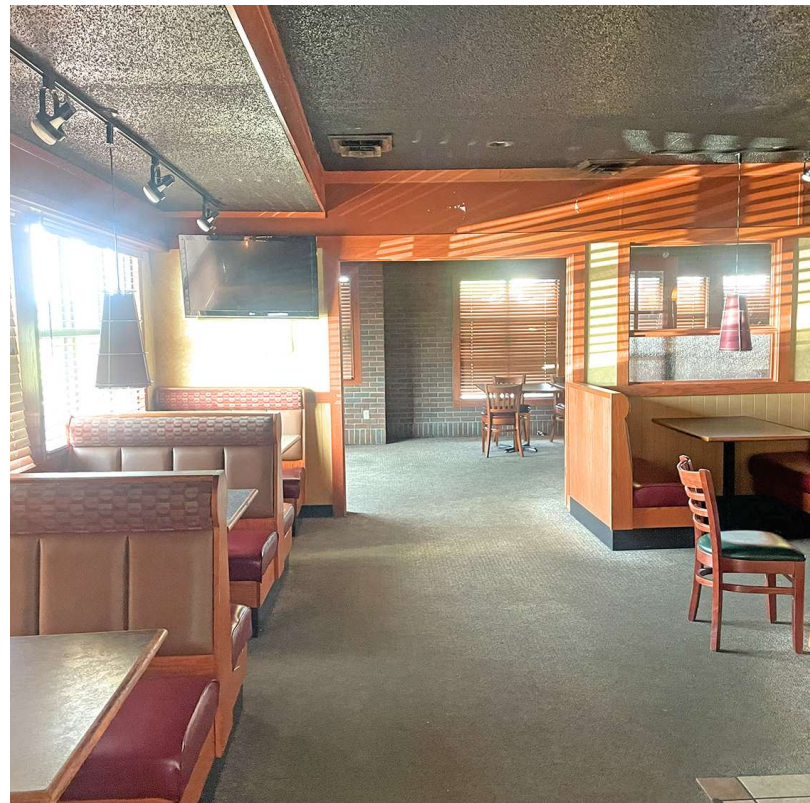
Commercial Real Estate Services, Worldwide.

For Lease
2,400 SF | \$25 SF/yr
Retail Space



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Population	1 Mile	3 Miles	5 Miles
Total Population	4,323	16,641	22,846
Average Age	38.6	40.3	41.3
Average Age (Male)	37.4	38.6	39.2
Average Age (Female)	36.1	40.6	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,824	6,918	9,286
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$82,462	\$69,075	\$72,454
Average House Value	\$115,375	\$144,733	\$167,602

2025 American Community Survey (ACS)