



Offering Memorandum



*2625 Scottsville Road
Bowling Green, KY 42101*



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EXECUTIVE SUMMARY

2625 Scottsville Road offers a prime commercial opportunity in one of Bowling Green's most active and desirable retail corridors, directly adjacent to Greenwood Mall and surrounded by major national retailers including Target, Lowe's, Best Buy, and Barnes & Noble. The 31,200 SF building features two loading docks, ample on-site parking, and flexible open space that can adapt to uses such as an event venue, call center, showroom, or general commercial operation. With strong traffic exposure along both Scottsville Road and Campbell Lane, excellent visibility, and steady retail activity, this property presents a rare opportunity in a high-demand location.

Offering Highlights:

- Prime **31,200 SF** commercial building
- Adjacent to **Greenwood Mall** and surrounded by other national retailers
- High traffic area on Scottsville Rd with around **31,000 VPD**
- Large, open interior adjustable to multiple uses
- **Growing consumer base** in the area with strong retail spending

EXECUTIVE SUMMARY

RETAIL PERFORMANCE PROPERTY RETAIL SCORE



4 OUT OF 5 STARS

1 mile	116
3 miles	122
5 miles	124

ALL ABOVE NATIONAL AVERAGE OF 100

TOP RETAIL CATEGORIES BY DOLLAR DEMAND

1. Food & Dining
2. Grocery & Specialty Food
3. Clothing & Accessories
4. Health & Personal Care
5. Home Improvement & Furnishings

DAYTIME POPULATION

1 mile	15,883
3 miles	62,559
5 miles	118,598

TRAFFIC EXPOSURE

Scottsville Road: ~31,000 vehicles per day

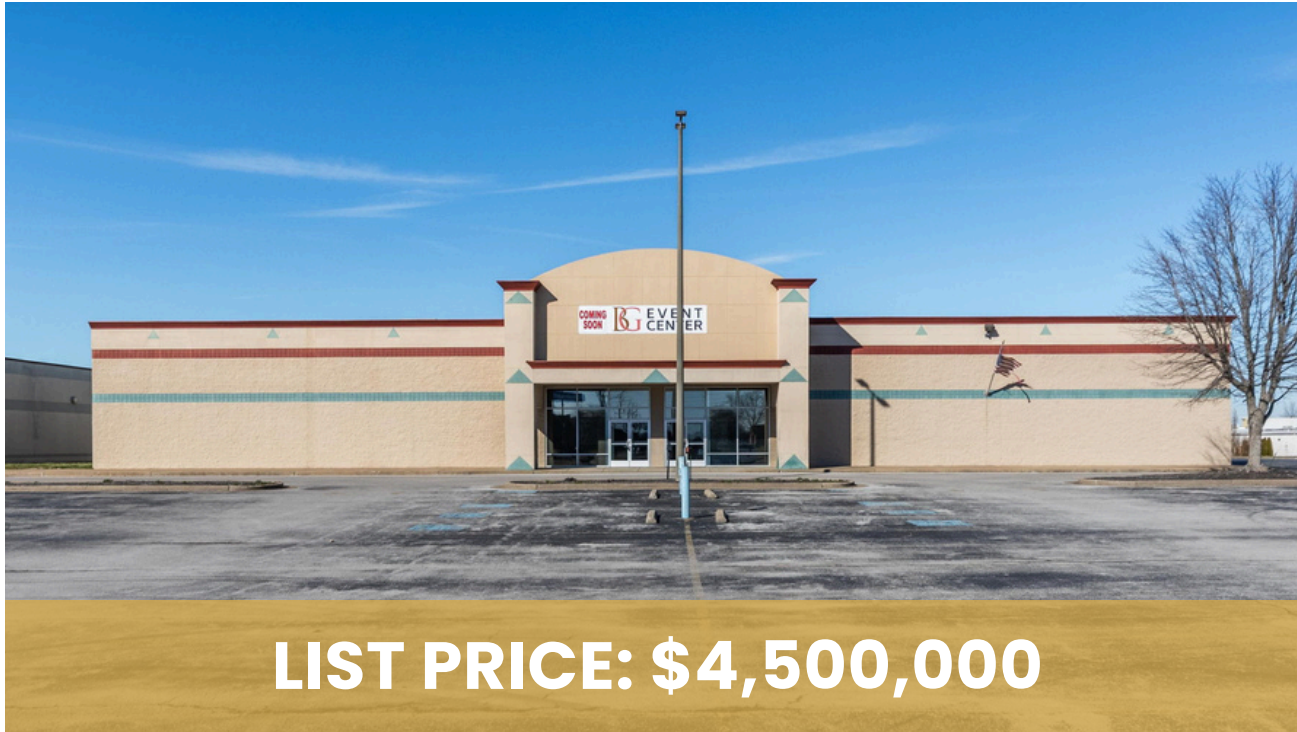
Campbell Lane: ~23,000 vehicles per day

Located at the intersection of two of Bowling Green's busiest corridors



PROPERTY OVERVIEW

BHG REALTY



AREA SUMMARY:

3 Mile Population: 53,498

Annual Retail Spending:
73.8 M (1 mile)

Annual Food Spending:
3.35 M (1 mile)

75.2% Renter Occupied (1 mile)

PROPERTY FACTS:

**2625 SCOTTSVILLE RD,
BOWLING GREEN, KY**

**PROPERTY TYPE:
RETAIL / COMMERCIAL**

ZONING: PUD

LOT SIZE: 3.35 ACRES

BUILDING SIZE: 31,200 SQFT

PARKING: 175 SPACES

YEAR BUILT: 1996

TOTAL OCCUPANCY: 1,075

**OPEN SPACE IN ASSEMBLY HALL:
14,409 S.F.**

AREA OVERVIEW



EMPLOYEES

1 MILE		9,002
3 MILES		28,943
5 MILES		52,839

BUSINESSES

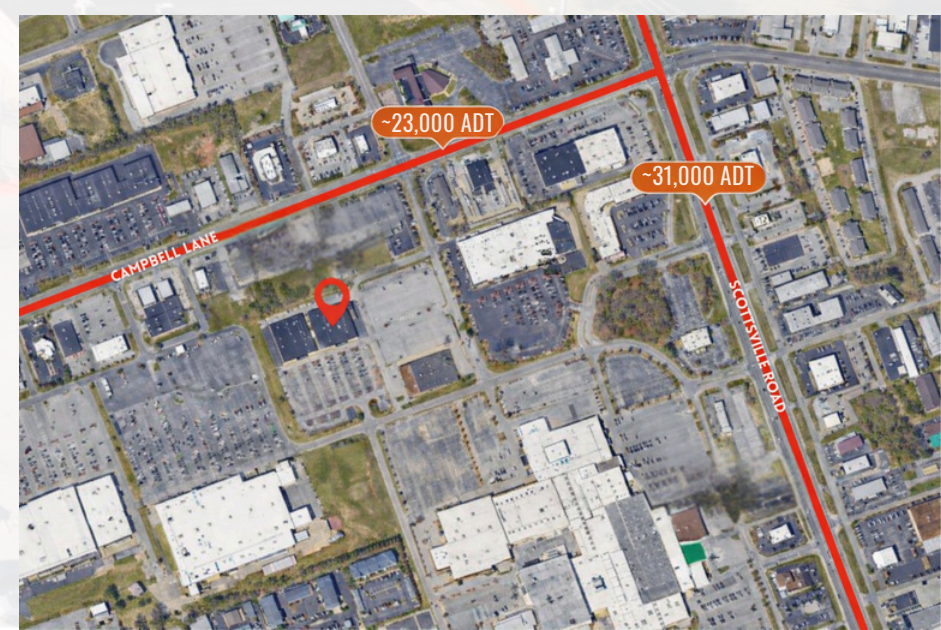
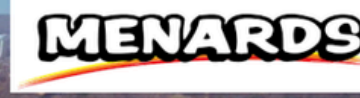
1 MILE		753
3 MILES		2,670
5 MILES		4,368

RETAIL BUSINESSES

1 MILE		177
3 MILES		442
5 MILES		667

MEDIAN HOUSEHOLD INCOME

1 MILE		\$46,033
3 MILES		\$62,176
5 MILES		\$59,421



INVESTMENT HIGHLIGHTS

BHG REALTY



Prime Retail Corridor

Located in Bowling Green's strongest retail corridor, directly adjacent to Greenwood Mall and surrounded by national retailers including Target, Lowe's, and Best Buy.



Exceptional Visibility & Access

High exposure from both Scottsville Road and Campbell Lane with strong daily traffic counts and multiple points of access.



Large, Flexible Building

31,200 SF with open interior layout that can accommodate retail, event, showroom, call center, or mixed commercial uses.



Ample On-Site Parking

Approximately 175 on-site parking spaces support high-traffic uses and large tenant operations.



High Retail Demand

Retail scores above the national average within 1, 3, and 5-mile radii, with strong demand in food, grocery, apparel, and home-related categories



Growing Trade Area

Strong population and household growth within 3 miles supports long-term retail and service demand



Flexible Investment Paths

Supports multiple strategies including long-term leasing, repositioning, redevelopment, or future resale.



Rare Infill Opportunity

Large commercial site in an established retail district with limited comparable availability.

SITE PLAN

Building Area:
31,200 SF

Maximum Occupancy:
1,075



INTERIOR PHOTOS



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