

1035 Broadway Ave

BOWLING GREEN, KY

- Lot Size: 0.58 Acres
- Property Type: Commercial Land for ground lease
- High visibility corridor with traffic counts exceeding 19,900 cars/day
- Less than a mile from downtown Bowling Green and Western Kentucky University
- Next to major retailers including Taco Bell, KFC, and Walgreens
- Potential for a Build to Suit or Land Lease
- The building can accommodate a menu board and drive-through



FAHR JUNEJA

PARTNER & PRINCIPAL BROKER

Louisville, KY
(502) 744-1465
fahr@gulfstreamdev.com



CLEVELAND SIMPSON

AGENT

Bowling Green, KY
(270) 313-1619
csimpson@gulfstreamdev.com



HOUSTON NATCHER

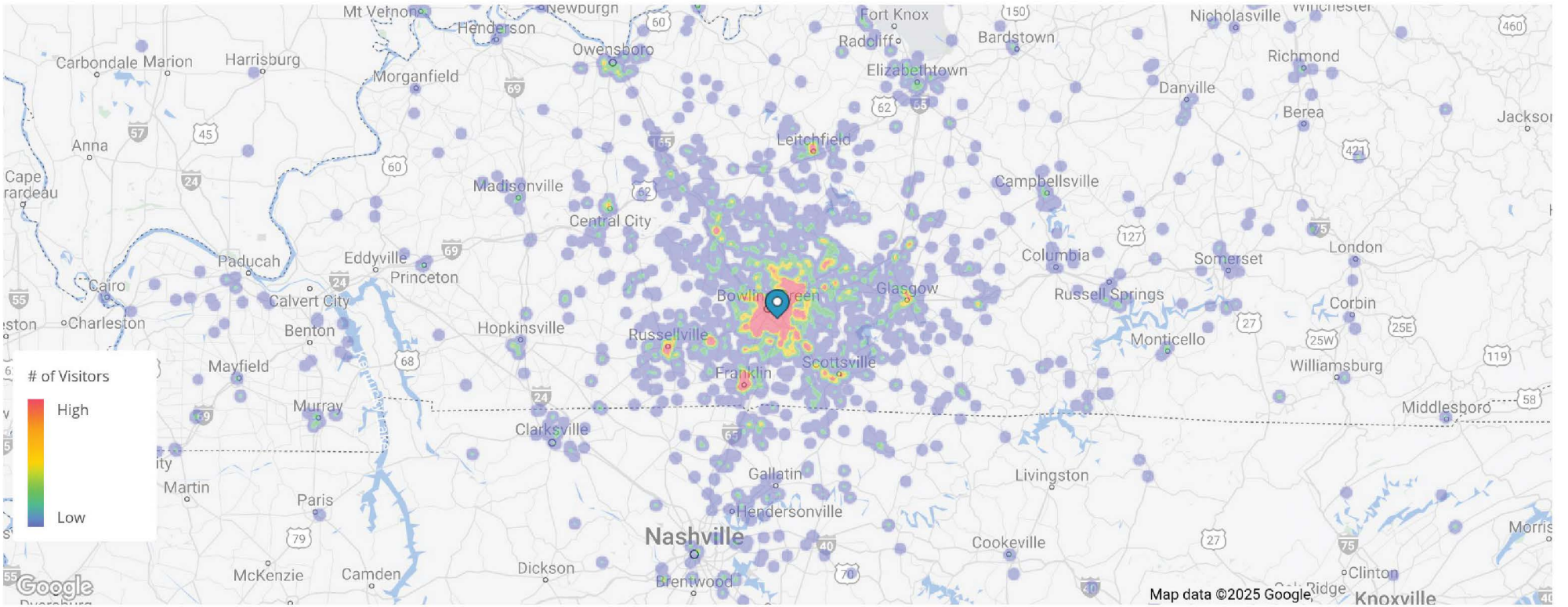
AGENT

Bowling Green, KY
(270) 790-995
hnatcher@gulfstreamdev.com



Trade Area

• Scooter's Coffee
1202 U.S. 31 W Bypass, Bowling Green, KY 42101



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

May 1st, 2024 - Apr 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Metrics

Scooter's Coffee
 1202 U.S. 31 W Bypass, Bowling Green, KY 421...

Visits	110.3K	Sales	\$847.5K
Visitors	38.3K	Visits YoY	+17.2%
Visit Frequency	2.88	Visits Yo2Y	+2.2K%
Avg. Dwell Time	6 min	Visits Yo3Y	N/A



Visits Trend

Scooter's Coffee
 U.S. 31 W Bypass, Bowling Green, KY

