

OFFICE BUILDING FOR LEASE

COLLETT COURT OFFICE CONDOMINIUMS

1011 Lehman Ave Ste 102, Bowling Green, KY 42103



PROPERTY DESCRIPTION

Traditional office condominium with lobby, receptionist office with client window, two large private offices with built-ins, two smaller private offices (one with built-ins), kitchenette, copy machine alcove, and restroom.

Located just off busy 31W Bypass directly behind CVS. Near The Medical Center at Bowling Green and Graves Gilbert Clinic. Abundant office, retail and restaurant in this area.

PROPERTY HIGHLIGHTS

- Professional Office Condominium
- Brand New Flooring in all Offices
- Near The Medical Center & GGC

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (MG)
Number of Units:	6
Available SF:	1,370 SF
Lot Size:	6,534 SF
Building Size:	1,370 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	245	915	3,561
Total Population	461	1,774	7,740
Average HH Income	\$72,240	\$73,133	\$78,682

Debby Peeples, CCIM

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Office: 270.781.8000 x4
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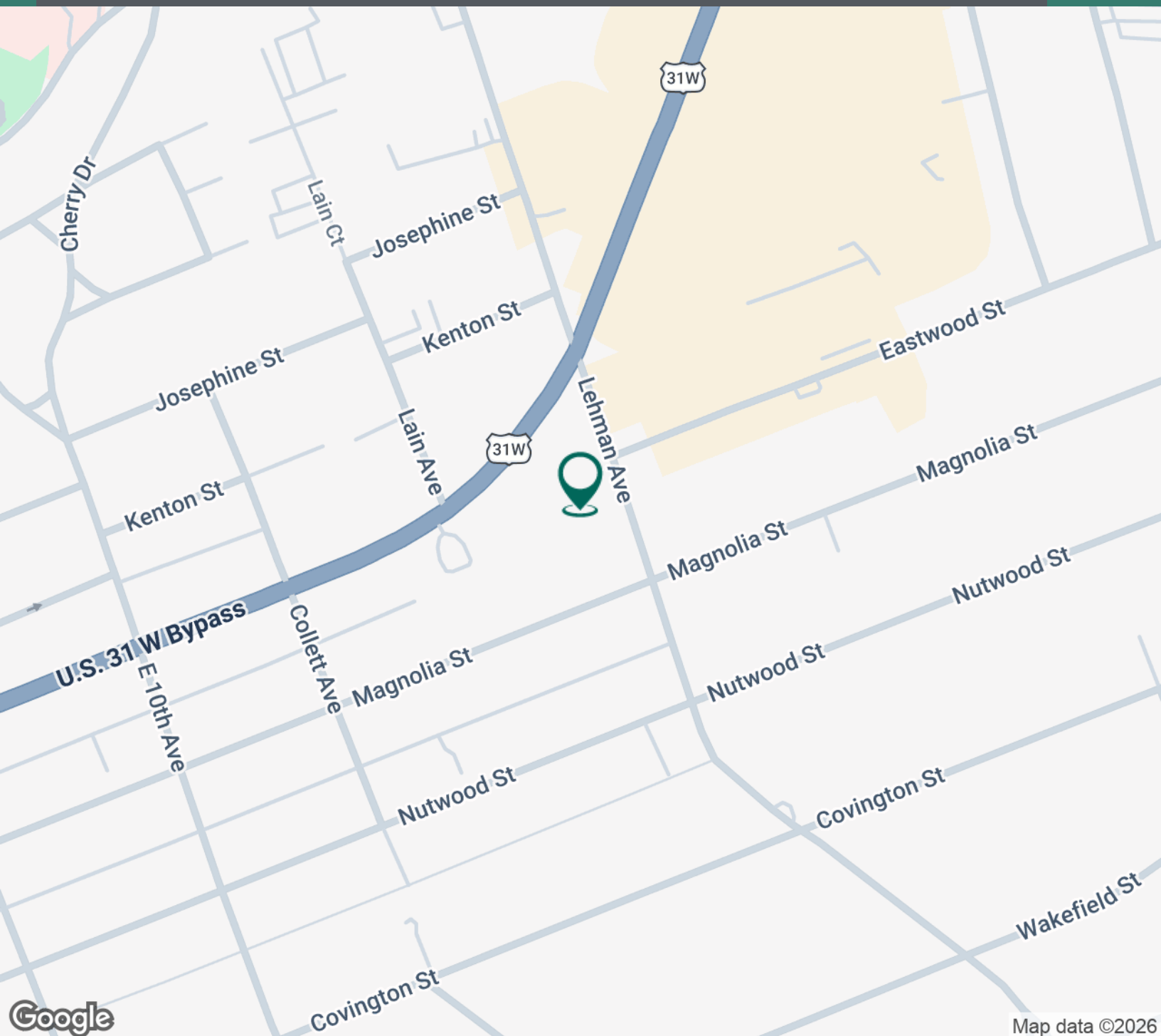
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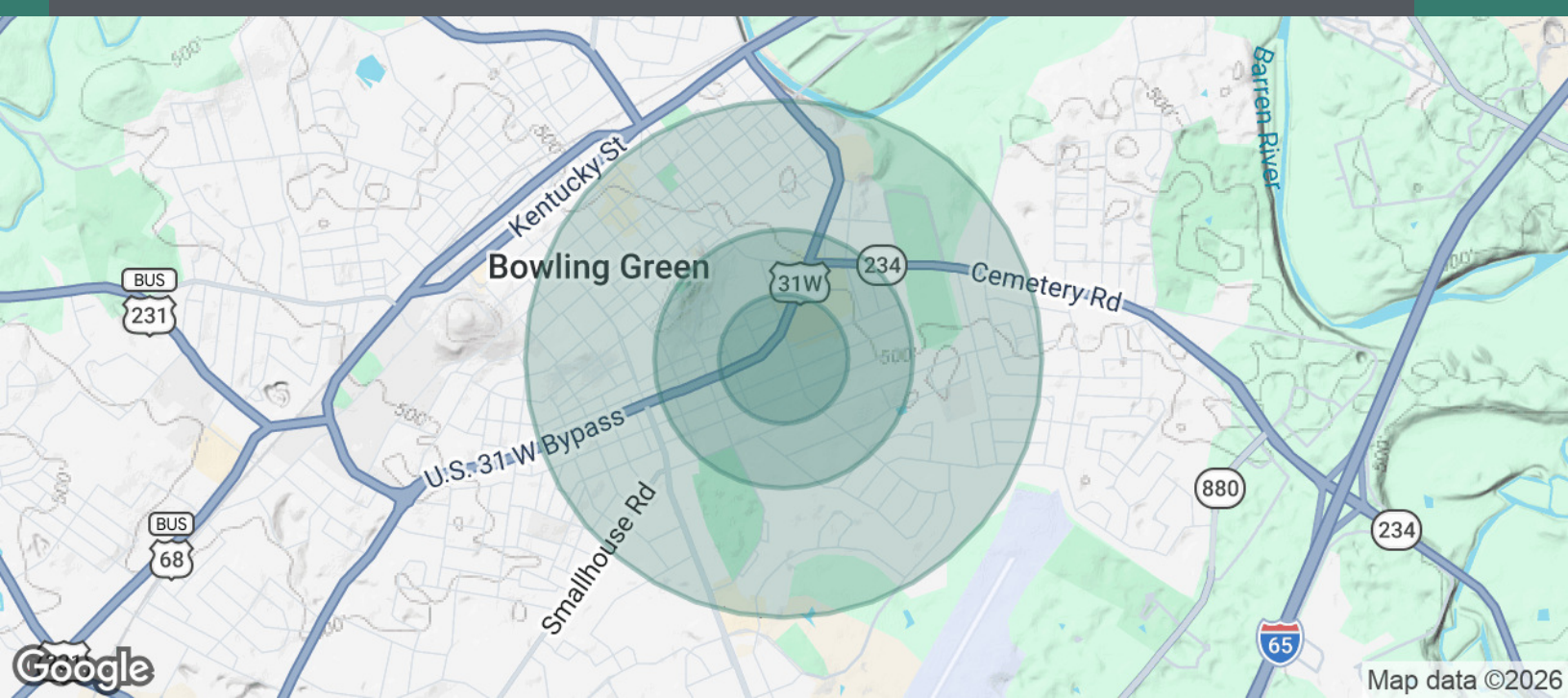
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	461	1,774	7,740
Average Age	29.4	30.0	33.5
Average Age (Male)	31.2	31.4	33.2
Average Age (Female)	27.6	28.8	33.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	245	915	3,561
# of Persons per HH	1.9	1.9	2.2
Average HH Income	\$72,240	\$73,133	\$78,682
Average House Value	\$230,959	\$245,704	\$259,917

2023 American Community Survey (ACS)

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