

Offering Memorandum



BHG REALTY

*5806 Otte Way
Bowling Green, KY 42104*





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5806 OTTE WAY



State Farm

Tony Rhoades
270-781-3417



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EXECUTIVE SUMMARY

5806 Otte Way is a fully occupied office–retail strip center offering 4,650 rentable square feet in a highly desirable area of Bowling Green just off Scottsville Road. The property benefits from strong visibility, convenient access, and a strategic location surrounded by established retail, professional services, and multifamily developments. Currently generating \$72,600 in annual rental income, the center provides stable cash flow and a strong presence within one of the city's most active commercial corridors, making it an attractive opportunity for investors seeking a well–positioned income–producing asset.

Offering Highlights:

- *100% leased neighborhood strip center*
- *Constructed in 2022*
- *4,650 SF on 0.74 acres*
- *Anchored by State Farm Insurance*
- *Located in the South Bowling Green growth corridor*
- *Strong visibility near Scottsville Road (25,000 AADT)*
- *Stable in–place income of \$72,600 annually*
- *Opportunity for future rent growth upon lease renewals*
- *Surrounded by expanding residential and commercial development*

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

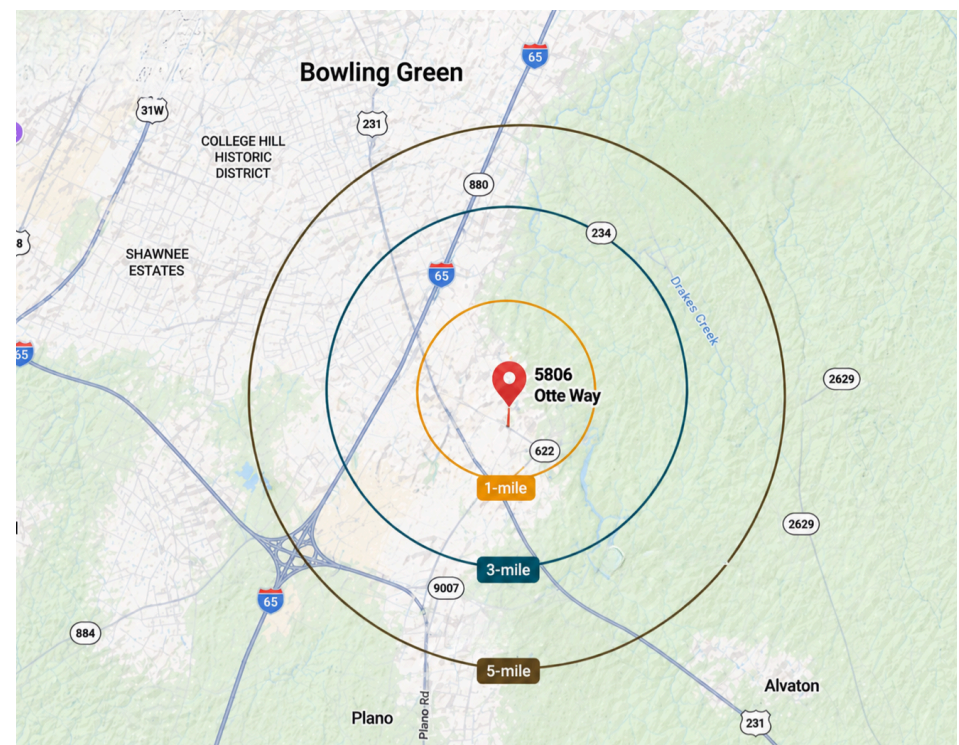
TRAFFIC EXPOSURE

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: \$1,200,000



PROPERTY FACTS:

**5806 OTTE WAY
BOWLING GREEN, KY 42104**

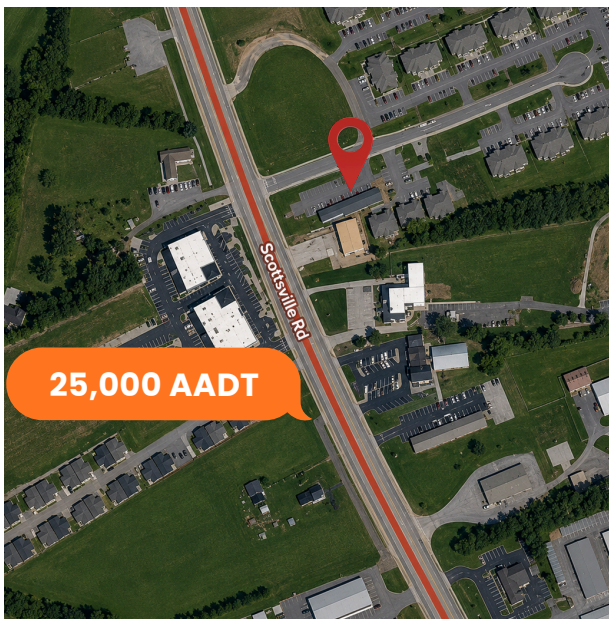
**PROPERTY TYPE:
OFFICE/RETAIL**

**RENTABLE SQUARE FOOTAGE:
4,650 SQFT**

ZONING: HIGHWAY BUSINESS

LOT SIZE: 0.74 ACRES

PARKING: 33 SPACES



AREA OVERVIEW:

**Established Retail Corridor with
Proven Consumer Demand**

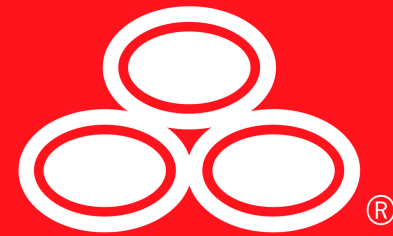
**Growing Trade Area Supported by
Expanding Residential Base**

**Stable Spending Patterns Across
Essential Retail Categories**

State Farm:

- 3,600 SF
- Lease Expiration: 1/31/2027
- Occupies 77% of the building
- Established insurance office

State Farm



Pelican's Snoballs:

- 1,050 SF
- Lease Expiration: 12/31/2027
- Occupies 23% of the building
- Regional franchise operator





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

*SITE
PHOTO*



*SITE
PHOTO*



*SITE
PHOTO*



PROPERTY CONTACT:



Kent Bulle | BHG Realty
270 799 6006
Kent@thebhgrealty.com



bg.thebhgrealty.com // 196 Plano Rd, Bowling Green, KY 42104

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