

RETAIL PROPERTY FOR LEASE

1555 CAMPBELL LN

Bowling Green, KY 42104



PROPERTY DESCRIPTION

Anchor tenant opportunity in a neighborhood center along one of Bowling Green's main retail corridors boasting a 26,000 vehicle traffic count. Available as early as Q2 2026. Total square footage of the center is 37,000 SF, and total available square footage of the leased premises is 29,000 SF. Currently occupied for retail use.

PROPERTY HIGHLIGHTS

- 26,000 vehicle traffic count
- Prime Retail Location
- Abundant National Retail Located in Immediate Area
- Zoned Highway Business

OFFERING SUMMARY

| | |
|----------------|------------|
| Lease Rate: | Negotiable |
| Available SF: | 29,000 SF |
| Lot Size: | 4.09 Acres |
| Building Size: | 37,000 SF |

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,086 | 12,383 | 24,119 |
| Total Population | 8,874 | 27,946 | 59,224 |
| Average HH Income | \$76,325 | \$81,966 | \$84,126 |

Alex Nottmeier, CCIM, SIOR

Principal Broker

Office: 270.781.8000 x1

Cell: 270.796.0011

alex@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

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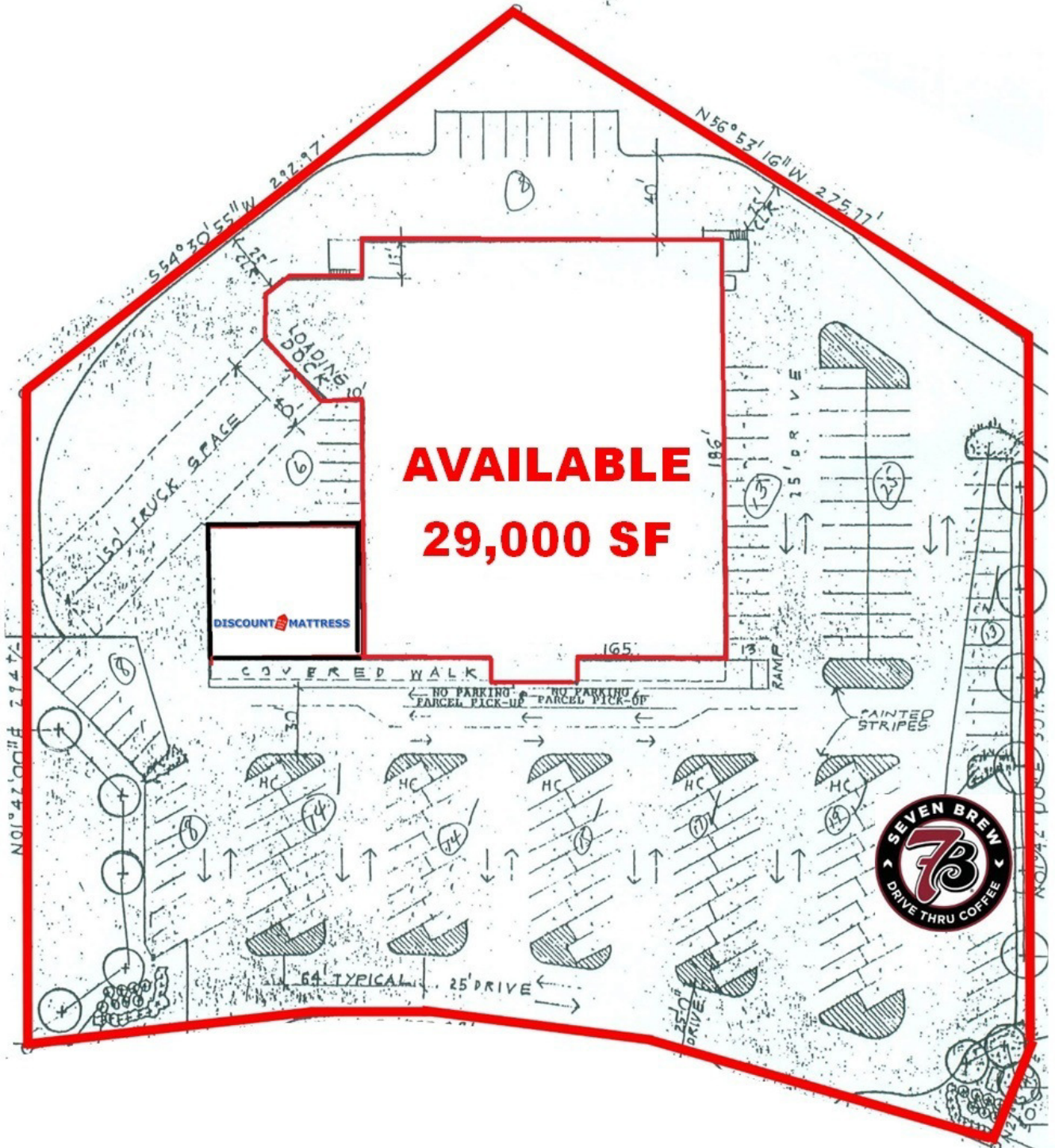
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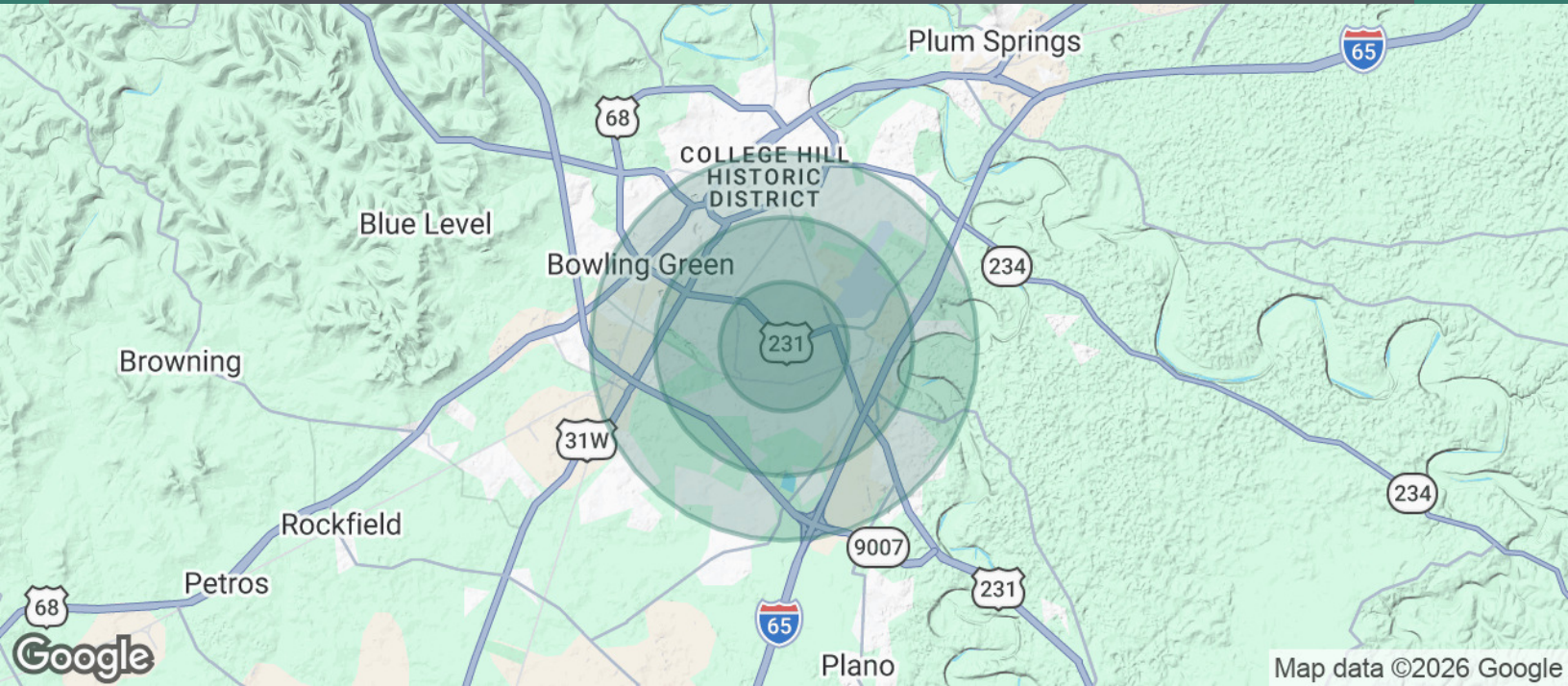
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POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 8,874 | 27,946 | 59,224 |
| Average Age | 40.2 | 37.7 | 33.9 |
| Average Age (Male) | 34.1 | 34.3 | 31.9 |
| Average Age (Female) | 45.5 | 40.5 | 35.4 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,086 | 12,383 | 24,119 |
| # of Persons per HH | 2.2 | 2.3 | 2.5 |
| Average HH Income | \$76,325 | \$81,966 | \$84,126 |
| Average House Value | \$363,271 | \$322,391 | \$314,184 |

2023 American Community Survey (ACS)

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