

RETAIL PROPERTY FOR LEASE

710 US 31W BYPASS

Bowling Green, KY 42101



PROPERTY DESCRIPTION

Current O'Reilly's store which is relocating just one block away to a larger footprint which speaks to the potential of this location. Freestanding 8,000 SF retail building in a diverse mix of shopping, dining, service, and entertainment options in a long established consumer market. Near The Medical Center at Bowling Green and Graves Gilbert Clinic and many other medical providers. Located beside CVS at the signalized intersection of 31W Bypass and Lehman Avenue. New mixed use under construction one lot away.

PROPERTY HIGHLIGHTS

- 8,000 SF Stand Alone Retail
- Overhead Door in Rear
- Zoned HB Allowing for Many Potential Uses
- 36 Onsite Parking Spaces in Lit Parking Lot
- 3 Ingress/Egress Options on Bypass/Lehman

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Number of Units:	1
Available SF:	8,000 SF
Lot Size:	35,879 SF
Building Size:	8,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	249	935	3,674
Total Population	477	1,826	8,036
Average HH Income	\$71,962	\$72,082	\$76,229

Debby Peeples, CCIM

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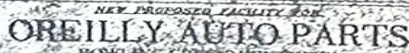
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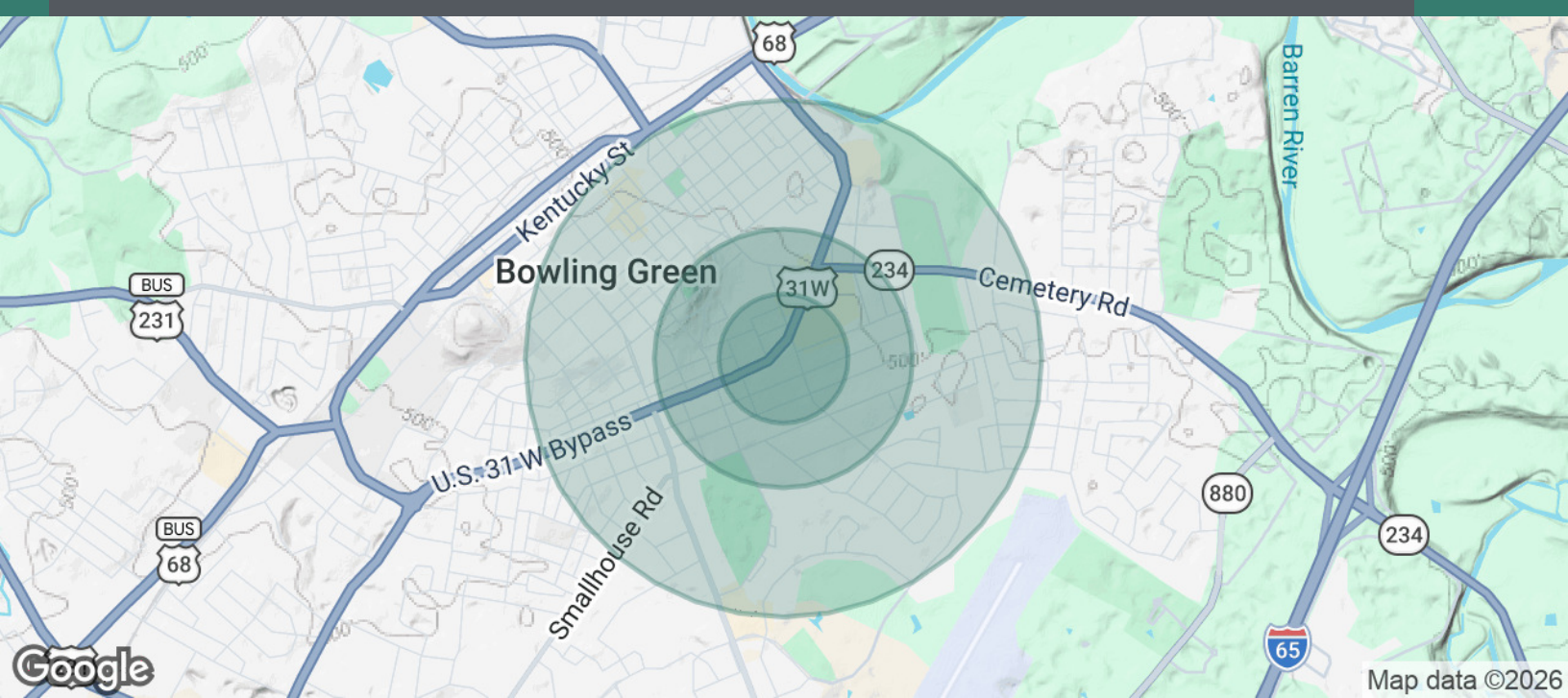
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	477	1,826	8,036
Average Age	28.9	29.5	32.8
Average Age (Male)	30.9	31.0	32.6
Average Age (Female)	27.0	28.4	32.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	249	935	3,674
# of Persons per HH	1.9	2.0	2.2
Average HH Income	\$71,962	\$72,082	\$76,229
Average House Value	\$233,964	\$242,847	\$255,408

2023 American Community Survey (ACS)

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