

## RETAIL PROPERTY FOR LEASE

# FORMER CORNER BAKERY

1951 Scottsville Road, Bowling Green, KY 42104



### PROPERTY DESCRIPTION

Stand-alone restaurant constructed in 2014 with a covered patio and drive-thru. Situated on 1.12 acres with 75 parking spaces. Desirable location with 32,000 daily vehicle traffic count and abundant retail located in the immediate area. Existing furniture, fixtures & equipment remains.

### PROPERTY HIGHLIGHTS

- Stand Alone Restaurant
- Covered Patio
- Drive-Thru
- 75 Parking Spaces

### OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
Number of Units:	1
Available SF:	4,700 SF
Lot Size:	1.12 Acres
Building Size:	4,700 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	128	499	2,470
Total Population	244	1,004	5,074
Average HH Income	\$75,497	\$80,919	\$78,850

## Alex Nottmeier, CCIM, SIOR

Principal Broker  
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**Neal Turner Realty**  
Commercial and Industrial Brokerage

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# EXTERIOR PICTURES

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INTERIOR DINING PICTURES

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# RETAIL MAP

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