

COMMERCIAL LOT, ZONED HI BE, BOWLING GREEN

1491 RIVER STREET | BOWLING GREEN, KY 42101

1.37 ACRES OF COMMERCIAL LAND



PROPERTY INFORMATION

1491 River St

Sale Price:	\$850,000
Property Size:	1.37 Acres
Property Type:	Land
Zoning:	HI BE
Nearest Highway:	I-65
Vehicles per day:	19,346
Water:	Yes
Electric:	Yes
Sewer:	Yes
Topography:	Level
County:	Warren

Highlights:

- This site is located minutes from I-65 and downtown Bowling Green.
- Positioned near the Riverfront Park redevelopment area.
- Suitable for a range of commercial applications, subject to binding elements.
- On-site storage building includes overhead door for easy access.

Property Description:

This property offers a clean canvas for a variety of commercial needs, with strong visibility, easy access, and a 27' x 30' functional storage structure already in place.

The lot provides wide frontage along River Street, giving the property a strong presence within an established commercial corridor. The surrounding area continues to see ongoing improvements associated with the Riverfront Park redevelopment area.

All development or operational details must comply with the binding elements associated with the site.



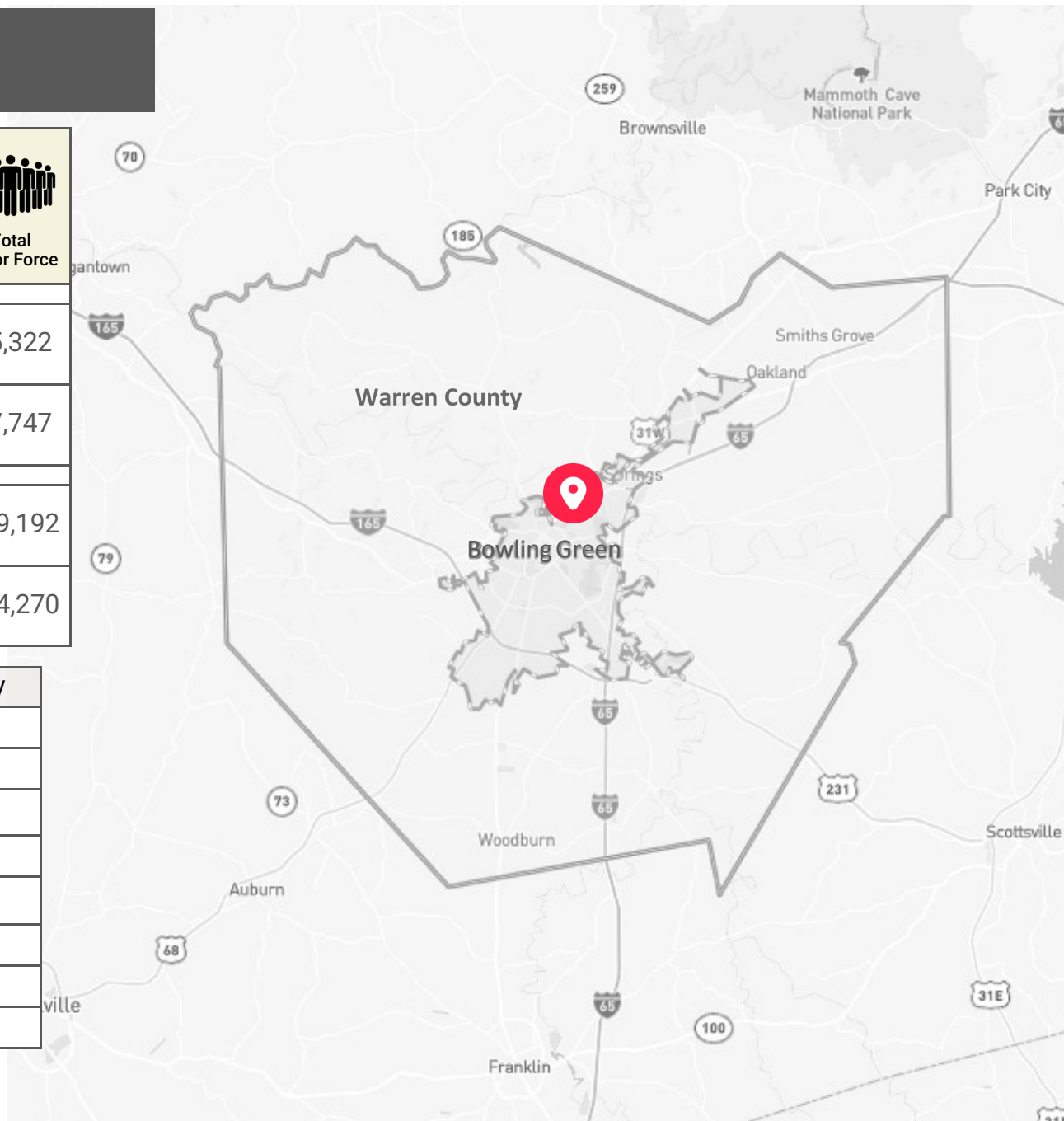
DEMOGRAPHICS

1491 River St

		 Total Population	 Total Households	 Median Household Income	 Total Labor Force
Bowling Green City	2024	79,083	32,870	53,609	65,322
	2020	72,294	27,504	42,044	57,747
Warren County	2024	147,936	58,212	66,534	119,192
	2000	134,554	49,880	54,325	104,270

Other Statistics - 2024	City	County
EDUCATION:		
% Less than high school graduate	12%	12.4%
% High school graduate	31.9%	34.2%
% Some college or assoc. degree	38.1%	36.8%
% Bachelor degree or higher	18%	16.5%
OWN VS. RENT:		
Own	11,282	30,775
Rent	21,588	27,437

Data sourced from the U.S. Census Bureau. All figures are estimates and provided for general market insight.

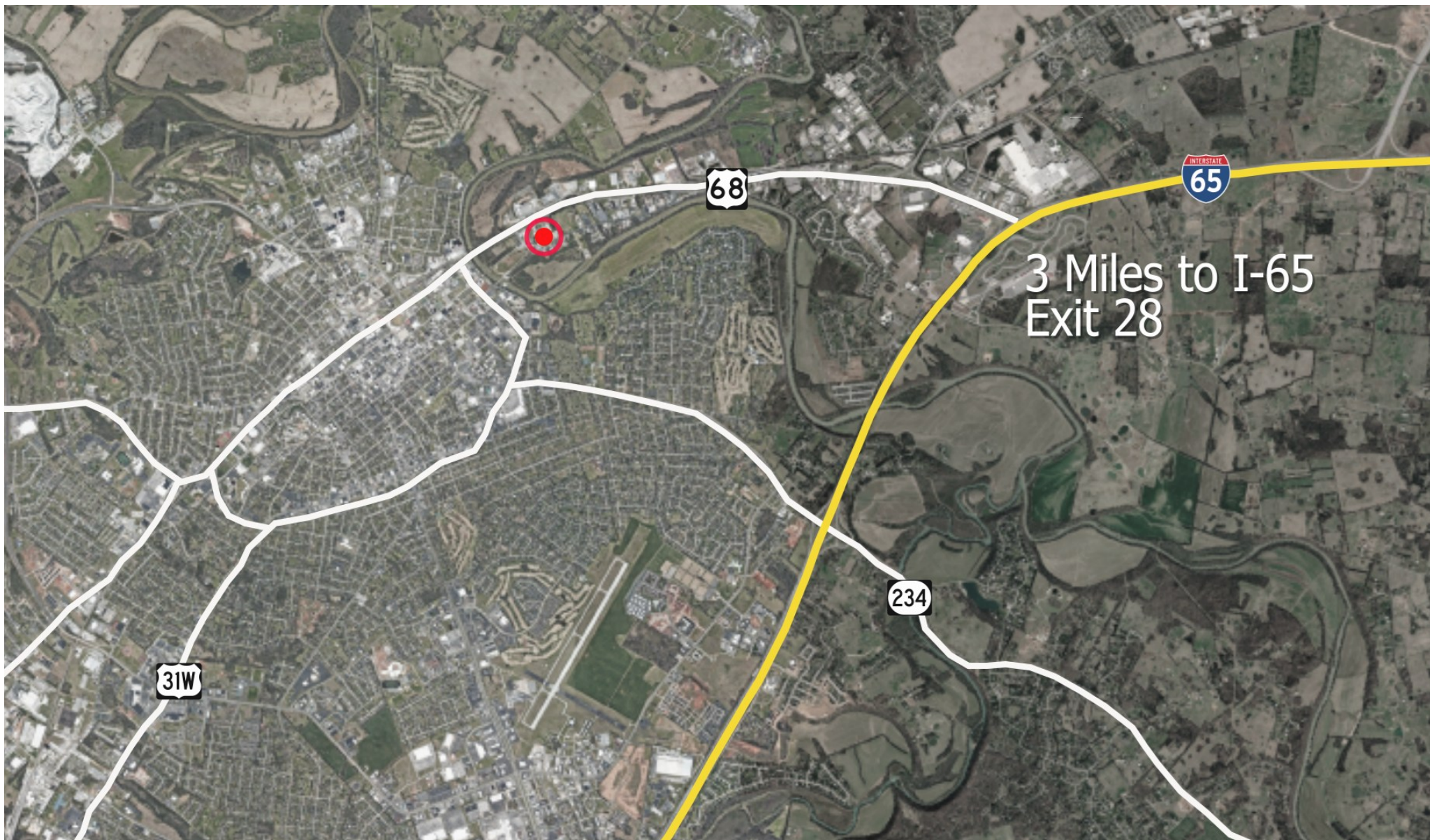


1053A Lovers Lane
Bowling Green, KY 42103
Office: 270.745.9900
Huntsells.com

PERRY THESSSEN, REALTOR®
270.796.7550
pthessen1@gmail.com

LOCATION MAP

1491 River St



1053A Lovers Lane
Bowling Green, KY 42103
Office: 270.745.9900
Huntsells.com

PERRY THESSSEN, REALTOR®

270.796.7550

pthessen1@gmail.com

RETAIL MAP

1491 River St



1053A Lovers Lane
Bowling Green, KY 42103
Office: 270.745.9900
Huntsells.com

PERRY THESSSEN, REALTOR®
270.796.7550
pthessen1@gmail.com

PLANNED DEVELOPMENT MAP

1491 River St



1053A Lovers Lane
Bowling Green, KY 42103
Office: 270.745.9900
Huntsells.com

PERRY THESSSEN, REALTOR®
270.796.7550
pthessen1@gmail.com

CONCEPT PLAN

1491 River St



1053A Lovers Lane
Bowling Green, KY 42103
Office: 270.745.9900
Huntsells.com

PERRY THESSSEN, REALTOR®
270.796.7550
pthessen1@gmail.com