

RETAIL PROPERTY FOR LEASE

651 U.S. 31 WEST BYPASS

Bowling Green, KY 42101



PROPERTY DESCRIPTION

Potential for buildout of inline former drive-thru lanes. Other condos in the center include Penn Station Subs, Care First Urgent Care, Novo Dolce restaurant, AZZIP Pizza, Steel Mill Boutique, and Hairitage Barber Shop.

PROPERTY HIGHLIGHTS

- Near The Medical Center and Graves Gilbert Clinic
- Close to Kroger Center
- 2 Miles to I-65, Exit 26

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	1,356 SF
Building Size:	1,365 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	254	959	3,627
Total Population	517	1,948	7,855
Average HH Income	\$69,326	\$67,099	\$73,948

Debby Peeples, CCIM

Senior Commercial Real Estate Advisor
Office: 270.781.8000 x4
Cell: 270.996.2872
debby@ntrcommercial.com



ntrcommercial.com

RETAIL PROPERTY FOR LEASE

651 U.S. 31 WEST BYPASS

Bowling Green, KY 42101



Debby Peeples, CCIM

Senior Commercial Real Estate Advisor

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

NTR | COMMERCIAL

ntrcommercial.com

RETAIL PROPERTY FOR LEASE

651 U.S. 31 WEST BYPASS

Bowling Green, KY 42101

Neal Turner Realty

Commercial and Industrial Brokerage



Debby Peeples, CCIM

Senior Commercial Real Estate Advisor

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

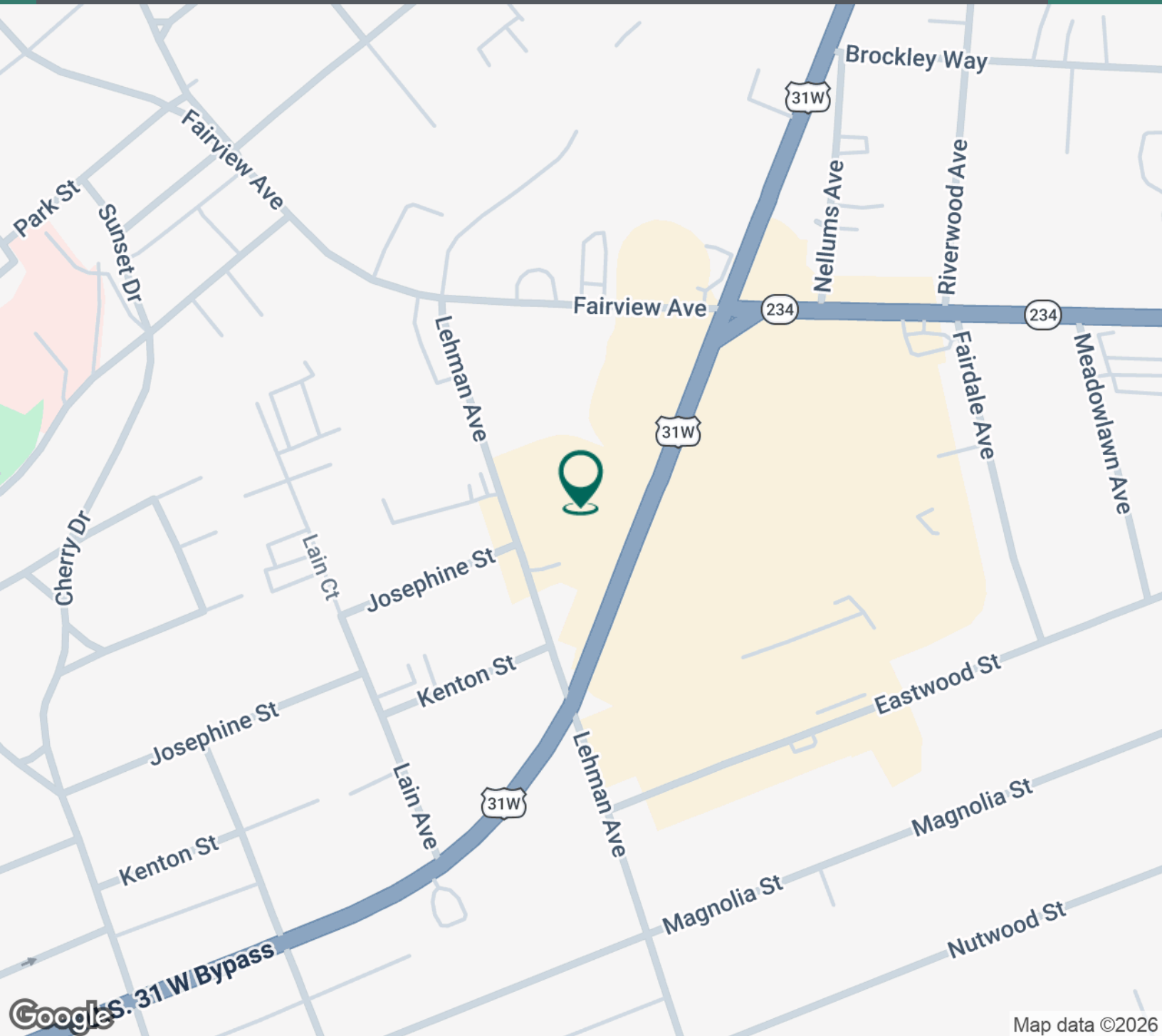
NTR | COMMERCIAL

ntrcommercial.com

RETAIL PROPERTY FOR LEASE

651 U.S. 31 WEST BYPASS

Bowling Green, KY 42101



Debby Peeples, CCIM

Senior Commercial Real Estate Advisor

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

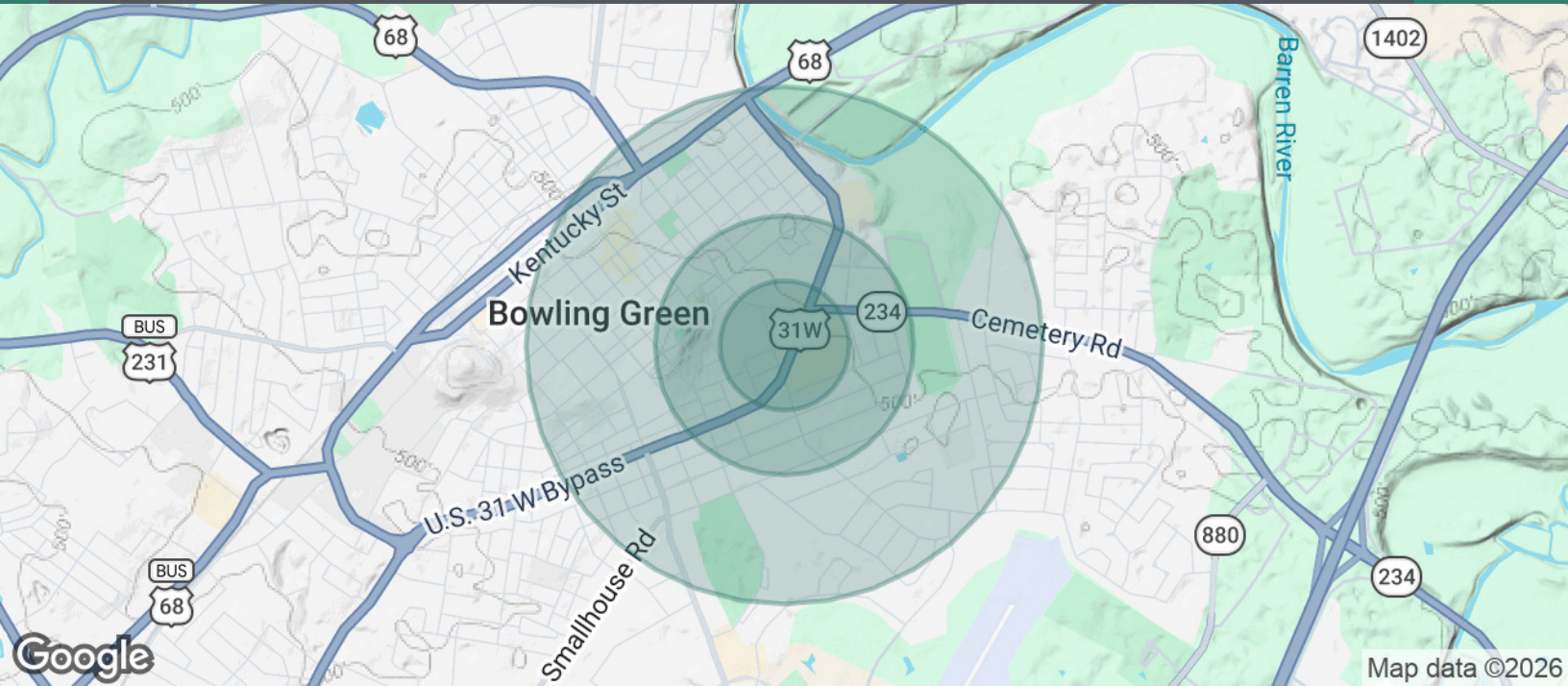
NTR | COMMERCIAL

ntrcommercial.com

RETAIL PROPERTY FOR LEASE

651 U.S. 31 WEST BYPASS

Bowling Green, KY 42101



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	517	1,948	7,855
Average Age	27.6	28.0	32.1
Average Age (Male)	29.6	29.4	31.3
Average Age (Female)	26.5	28.3	32.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	254	959	3,627
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$69,326	\$67,099	\$73,948
Average House Value	\$247,608	\$233,230	\$258,305

2023 American Community Survey (ACS)

Debby Peeples, CCIM

Senior Commercial Real Estate Advisor
Office: 270.781.8000 x4
Cell: 270.996.2872
debby@ntrcommercial.com



ntrcommercial.com