

1633 US 31 West

BOWLING GREEN, KY

- Lot Size: 0.81 Acres
- Rental Rate: **\$1.50 USD/SF/YR**
- Lease Term: Negotiable
- Property Type: Commercial Land
- Concrete pad and parking lot in good condition
- Former successful QSR location (Que Bueno's)
- Located at the doorstep of Western Kentucky University
- Build to Suit option available
- High visibility on US 31W Bypass/Nashville Road
- 47 parking spots
- HWY 31 West **18,431** Average Daily Traffic



FAHR JUNEJA

PARTNER & PRINCIPAL BROKER

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CLEVELAND SIMPSON

AGENT

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HOUSTON NATCHER

AGENT

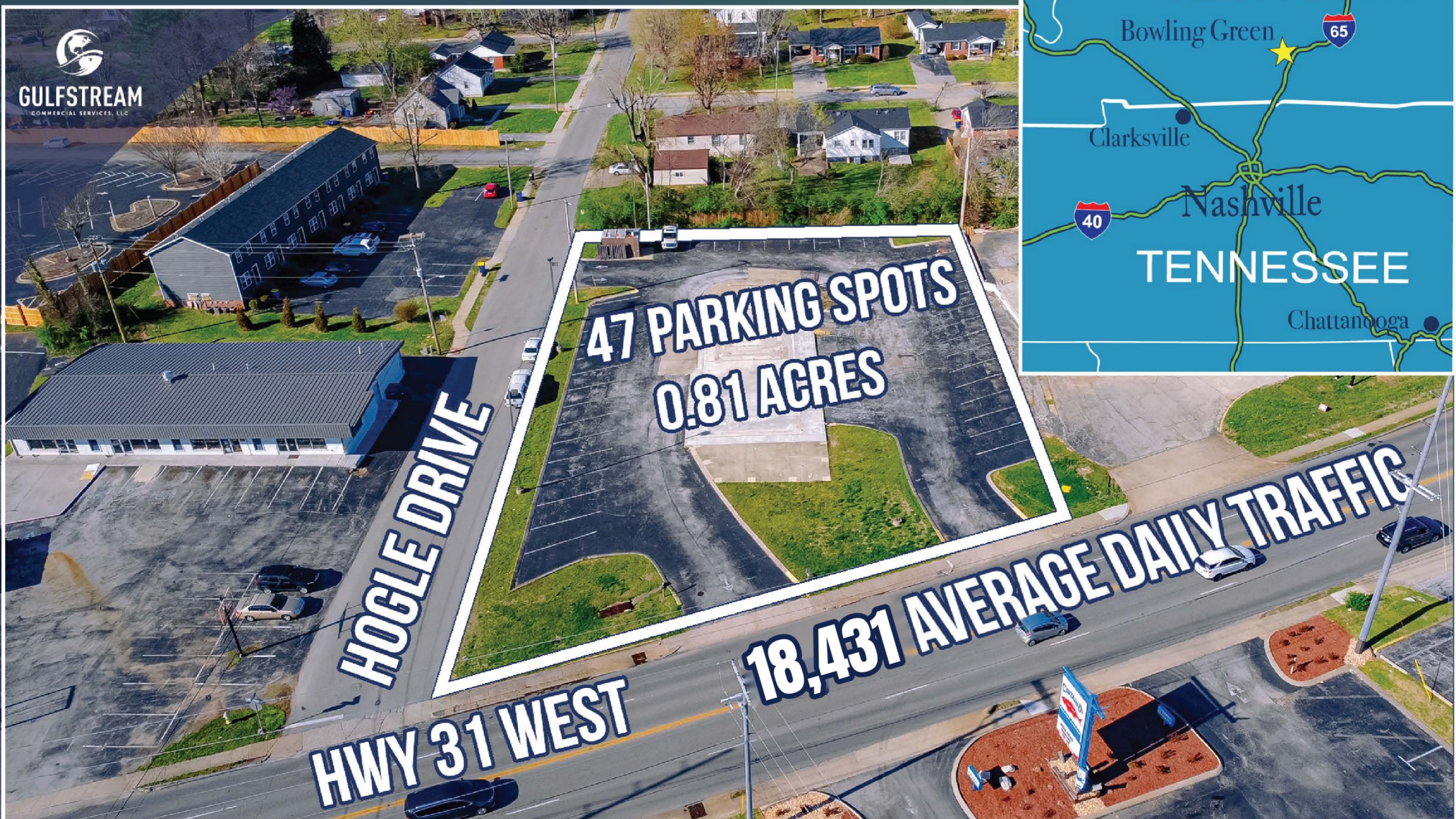
Bowling Green, KY
(270) 790-995
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GULFSTREAM

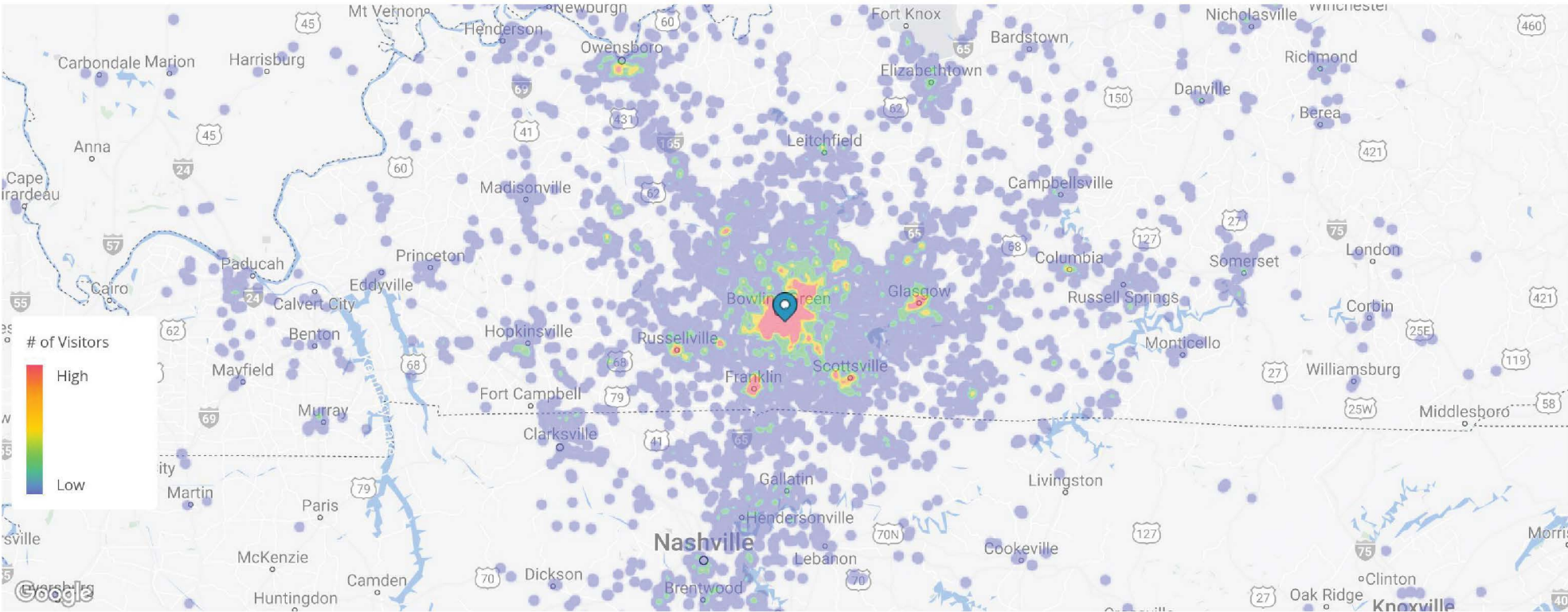
COMMERCIAL SERVICES, LLC

CRE Brokerage, Management, Development,
and **Investment Partners** from the ground up.



Trade Area

1633 US 31-W Bypass (Nearby Activity 750 ft)
1633 US 31-W Bypass, Bowling Green, KY 42101-3013



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

May 1st, 2023 - Apr 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Metrics

1633 US 31-W Bypass (Nearby Act...
1633 US 31-W Bypass, Bowling Green, KY 421...

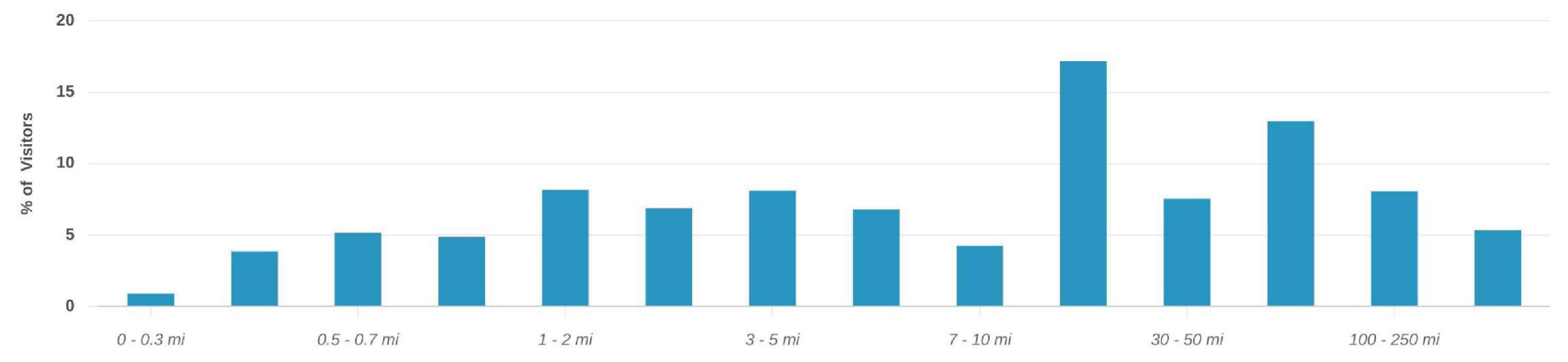
Visits	654.1K	Avg. Dwell Time	25 min
Visitors	132.1K	Sales	N/A
Visit Frequency	4.95		

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Trade Area Coverage by Distance

1633 US 31-W Bypass (Nearby Act...
1633 US 31-W Bypass, Bowling Green, KY 421...



Home Location | % of Visitors | Min Visits: 1 | May 1st, 2023 - Apr 30th, 2024
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