

LAND FOR SALE & LEASE

110 KELLY COURT

Bowling Green, KY 42101



PROPERTY DESCRIPTION

Zoned heavy industrial, this 19.30-acre parcel is strategically located near Exit 31 (access to I-65), Transpark, General Motors Corvette Assembly Line, and Scotty's Industrial Park. Ability to subdivide, land lease, purchase or build to suit. Existing 3 +- gravel pad exists on the property. Electric, water, and sewer to the property. Over 1,000 feet of frontage along with Kelly Court. There is currently no gas service to the property.

PROPERTY HIGHLIGHTS

- Over 1,000 feet of Frontage along Kelly Court
- Subdividable
- Existing 3 Acre Gravel Pad
- Zoned Heavy Industrial
- Electric, Water and Sewer to the Property
- Located near Transpark, I-65 Access and GM
- Subdividable

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Available SF:	19.3 Acres
Lot Size:	19.3 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	157	4,706	36,873
Total Population	388	11,951	96,401
Average HH Income	\$45,247	\$70,515	\$55,732

Alex Nottmeier

Broker
Office: 270.781.8000 x1
Cell: 270.796.0011
alex@ntrcommercial.com

Eric St. John, CCIM

Senior Commercial Real Estate Advisor
Office: 270.781.8000 x3
Cell: 270.779.0017
eric@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

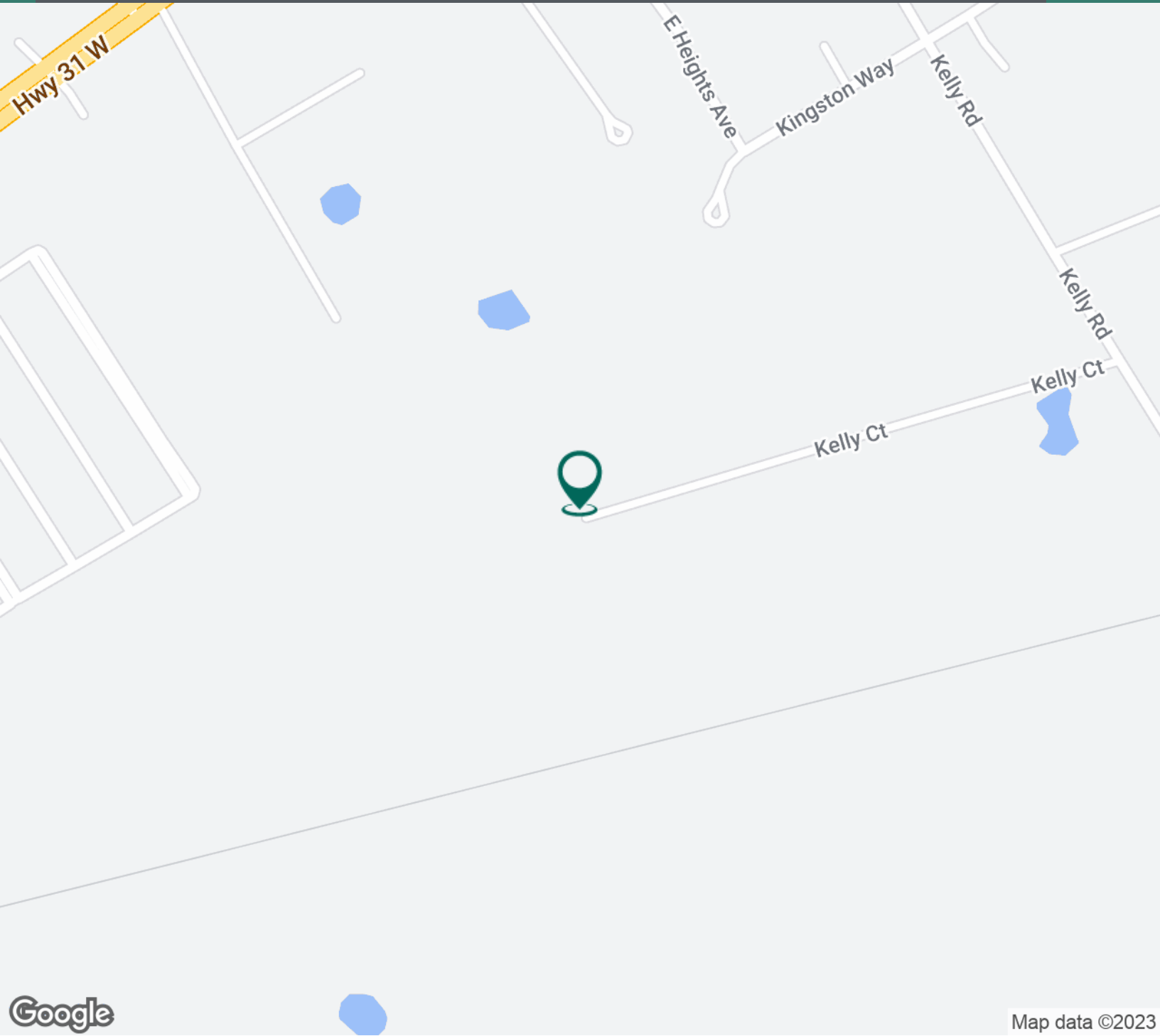
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Google

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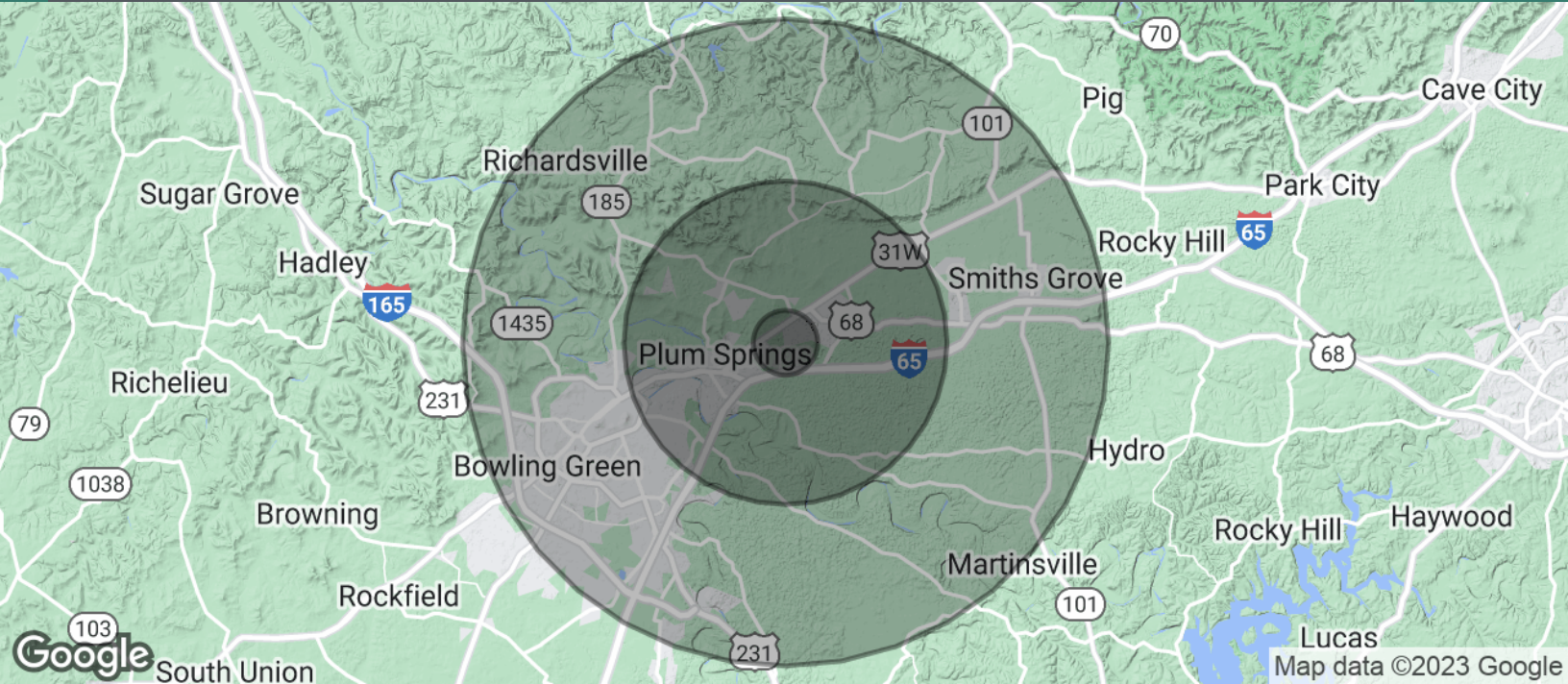
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	388	11,951	96,401
Average Age	32.6	37.3	33.3
Average Age (Male)	33.8	38.1	32.4
Average Age (Female)	30.6	36.6	34.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	157	4,706	36,873
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$45,247	\$70,515	\$55,732
Average House Value	\$116,597	\$181,581	\$164,917

* Demographic data derived from 2020 ACS - US Census

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