

**LEASE**

# Bowling Green New Construction Retail Centers

**6034 NASHVILLE ROAD**

Bowling Green, KY 42104

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	14,252 SF
ZONING:	Commercial

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market two new construction retail centers, strategically positioned along the rapidly expanding Nashville Road. With three drive-thru end caps, these retail centers are being built spec currently based on the need base of retail on Nashville Road in Kentucky's highest potential market.

Located in the immediate area is South Warren High School, Bowling Green's largest high school, Five Star Gas, and a significant amount of multifamily behind the site and more coming on line.

For more information please contact Weston Lockhart at [weston.lockhart@svn.com](mailto:weston.lockhart@svn.com) // 859.317.3538 or Nathan Dilly at [nathan.dilly@svn.com](mailto:nathan.dilly@svn.com) // 859.420.5492.

## PROPERTY HIGHLIGHTS

- New Construction Retail Centers
- Several Drive-Thru End Caps Available for Lease, only "spoken for" space in the center is National Sandwich Tenant
- On high growth Nashville Road Corridor

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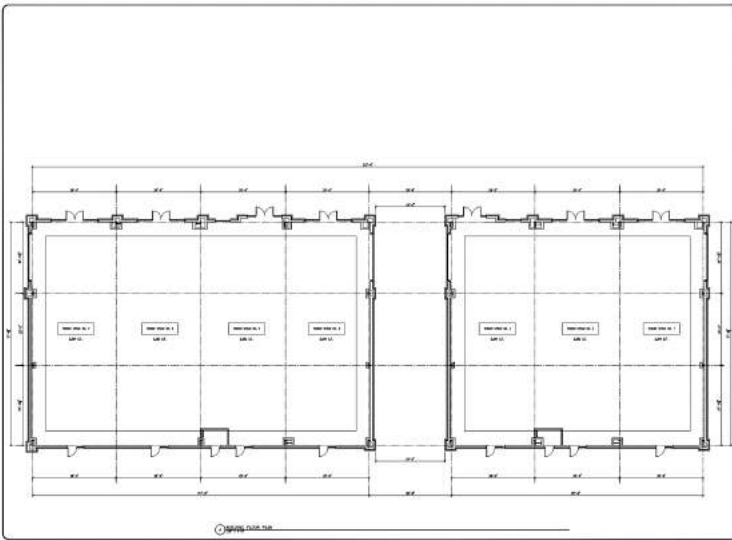
FLOOR PLANS



A COMPOSITE OF BUILDING 1 AND BUILDING 2 FRONT ELEVATIONS  
1/2" = 1'-0"



PRELIM. FOR REVIEW  
SOUTH MARKET RETAIL CENTER  
BOWLING GREEN, KY  
A3.1



PRELIM. FOR REVIEW  
SOUTH MARKET RETAIL CENTER  
BOWLING GREEN, KY  
BUILDING FLOOR PLAN  
A1.0

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LAND MARK *ENGINEERING*



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## PROPERTY AERIAL



**WESTON LOCKHART**

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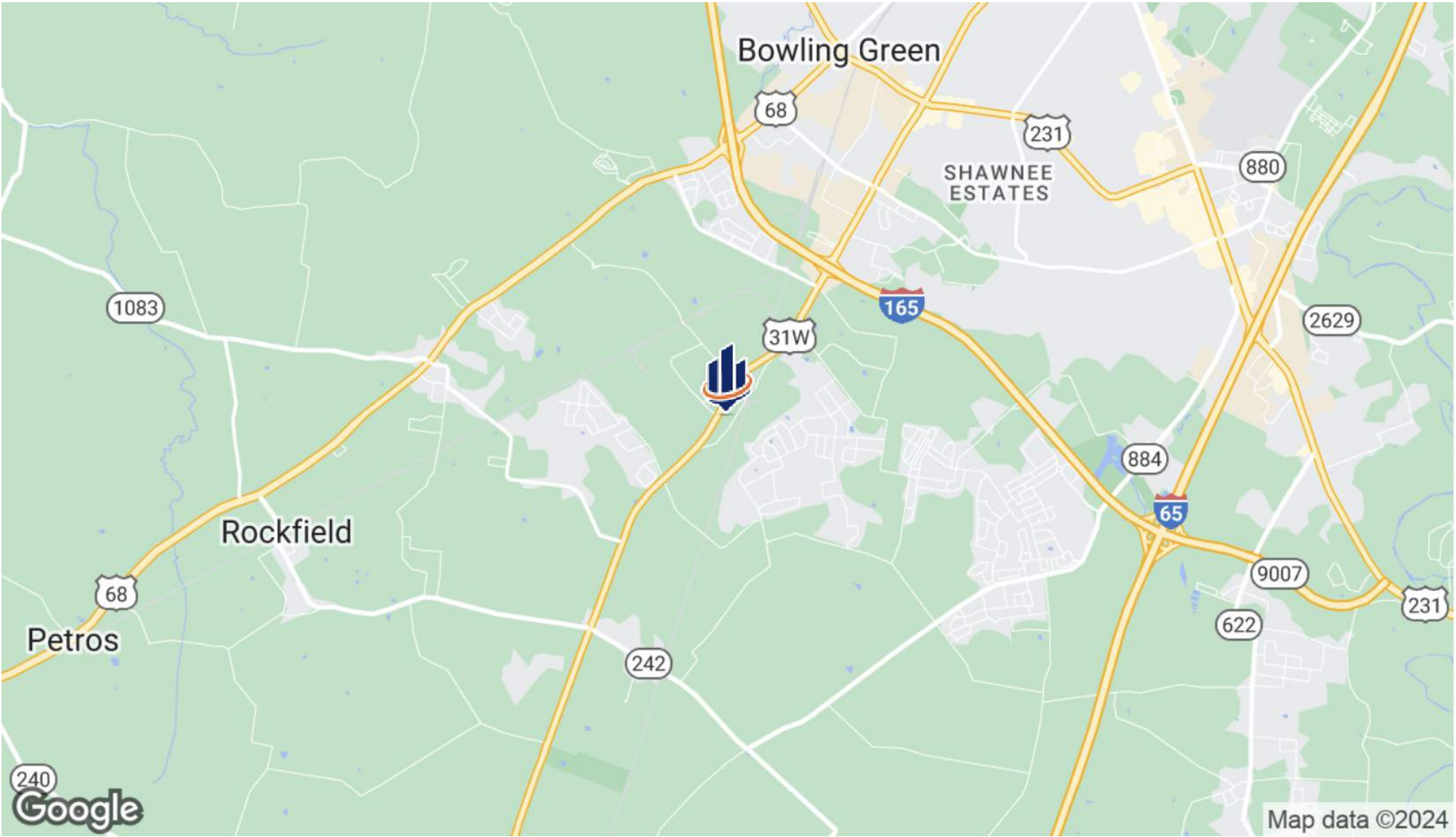
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LOCATION MAP



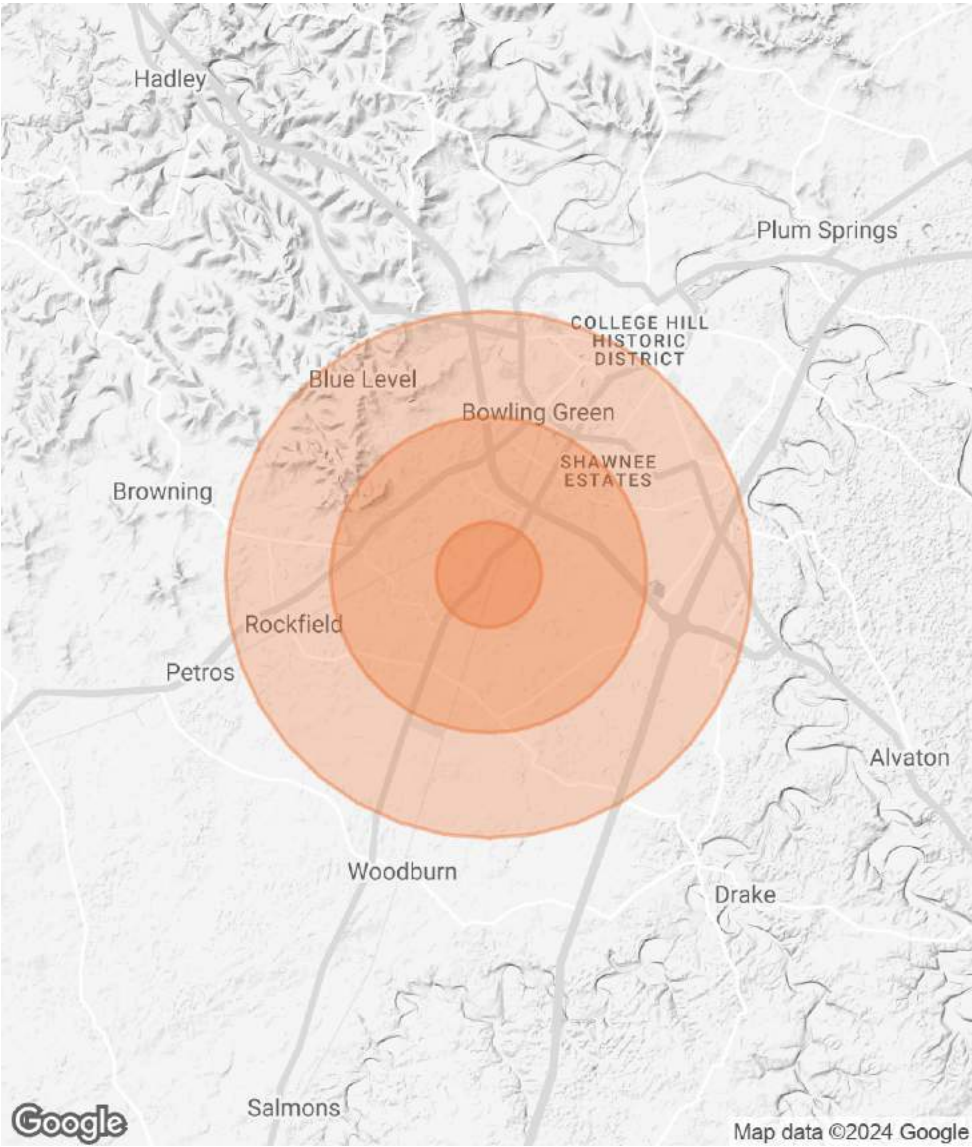
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,105	18,622	65,334
AVERAGE AGE	34.4	35.6	33.3
AVERAGE AGE (MALE)	30.9	33.5	32.1
AVERAGE AGE (FEMALE)	38.6	38.2	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	671	7,498	26,287
# OF PERSONS PER HH	3.1	2.5	2.5
AVERAGE HH INCOME	\$119,889	\$79,474	\$66,770
AVERAGE HOUSE VALUE	\$292,577	\$204,905	\$162,702

2020 American Community Survey (ACS)



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