



MAIN ST W 1003-E

Glasgow, Kentucky 42142

Property Features

- Graded pad
- Ingress/Egress in place
- Curbs completed
- Walgreen's and traffic generating neighbors
- One lot removed from hard corner of Main and Main
- Affordable exposure



For more information:

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For Sale

Galsgow, KY Pad. Walgreens Adjacent



Property Summary

Sale Price:	\$169,700
Lot Size:	1.42 Acres
APN #:	G12-4-4 /54994
Zoning:	Commercial
Market:	Bowling Green- Glasgow
Sub Market:	Glasgow
Cross Streets:	N. L Roger Wells and Main
Traffic Count:	22,000

Property Overview

This retail/office pad site offers affordable main and main exposure, one lot removed from the hard corner of Hwy31 and Main Street Hwy 68. Over 35,000 cars pass by this Glasgow hub daily. Access, grading and curbs in place.

Immediately adjacent Walgreen's and in close proximity to major medical, Lowe's, banking and frontage retailers; this parcel offers traffic generating neighbors and exposure. Ideal for retail, medical or office uses with a need for visibility and easy to find location.

Location Overview

Pad site with ingress/egress and curbs provided(to be verified by Buyer) adjacent Walgreens and major medical at the Main and Main of Glasgow, KY

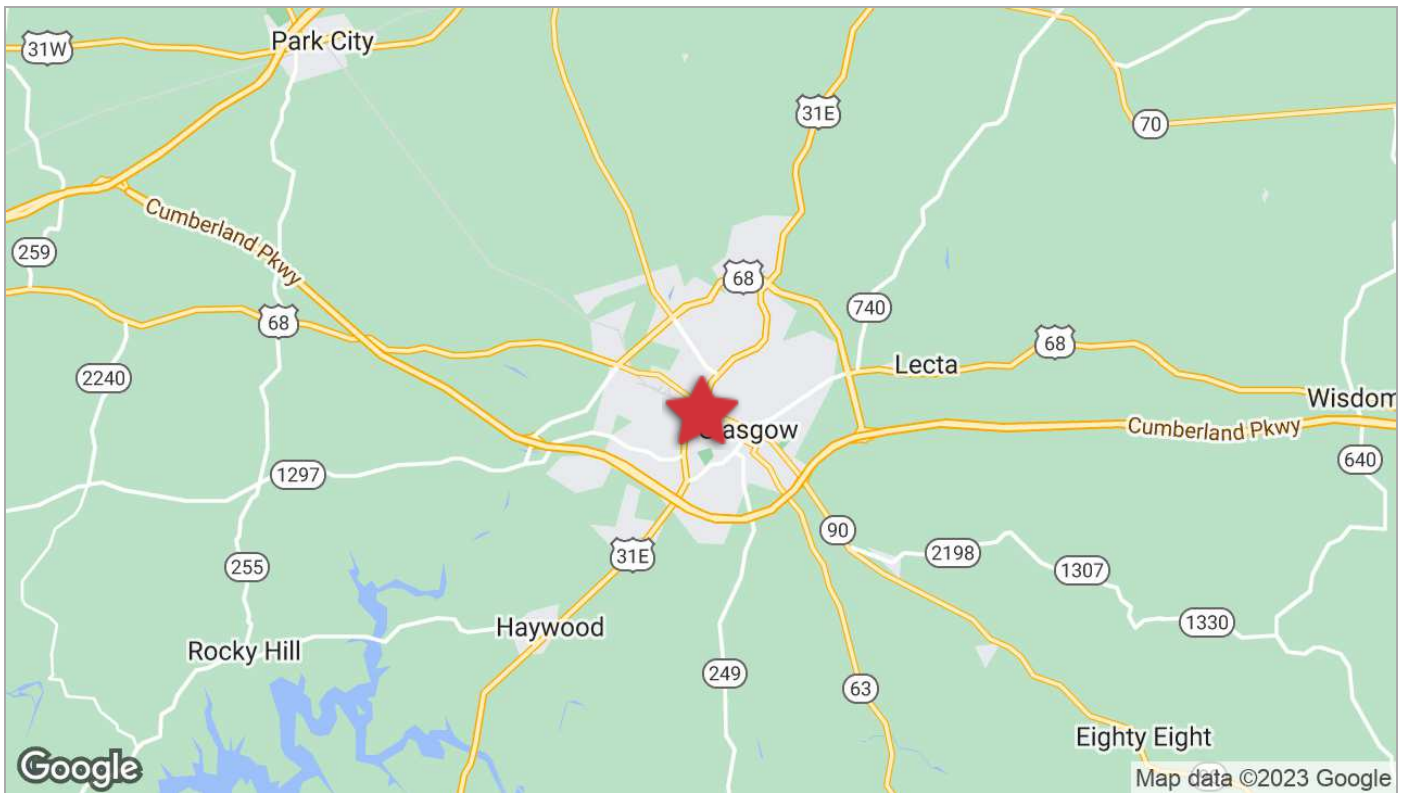
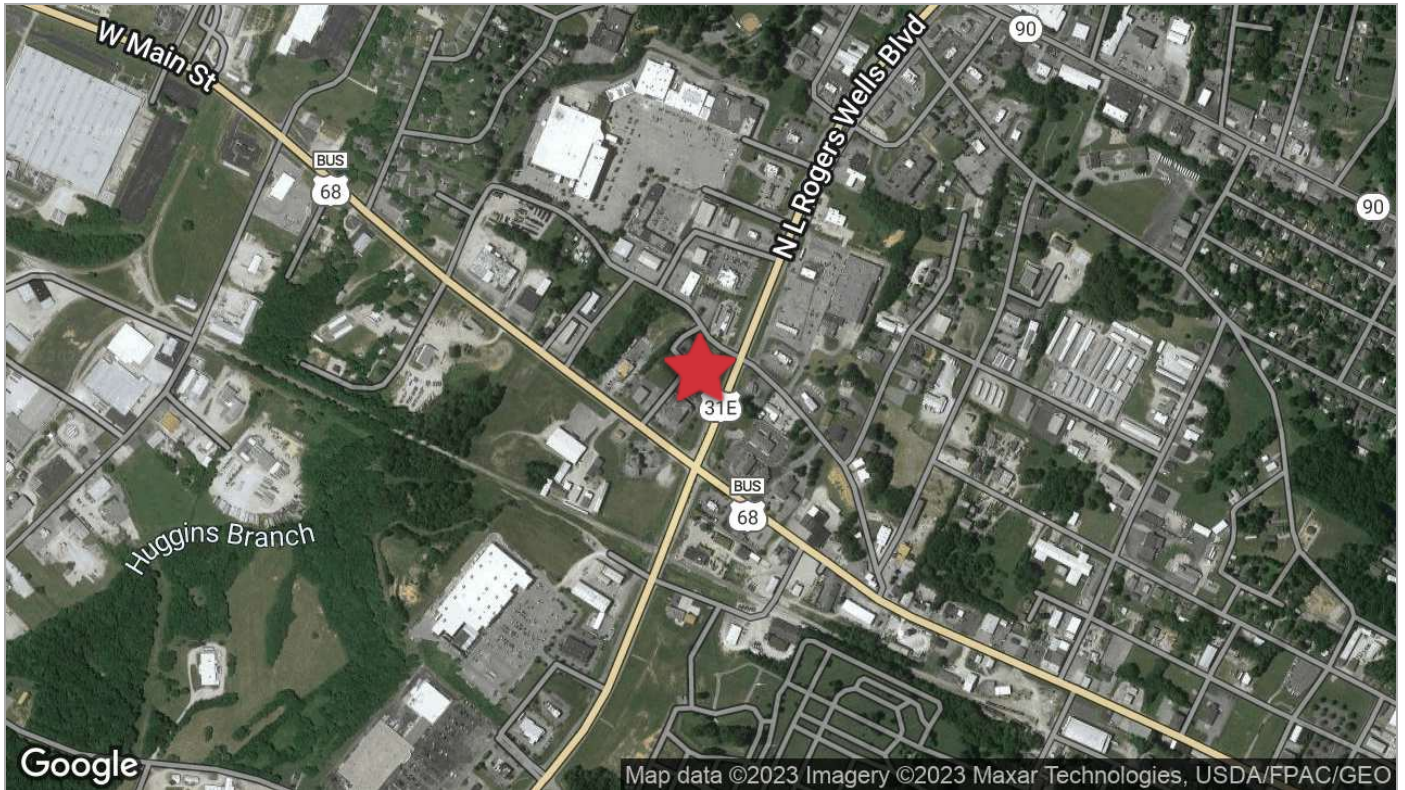
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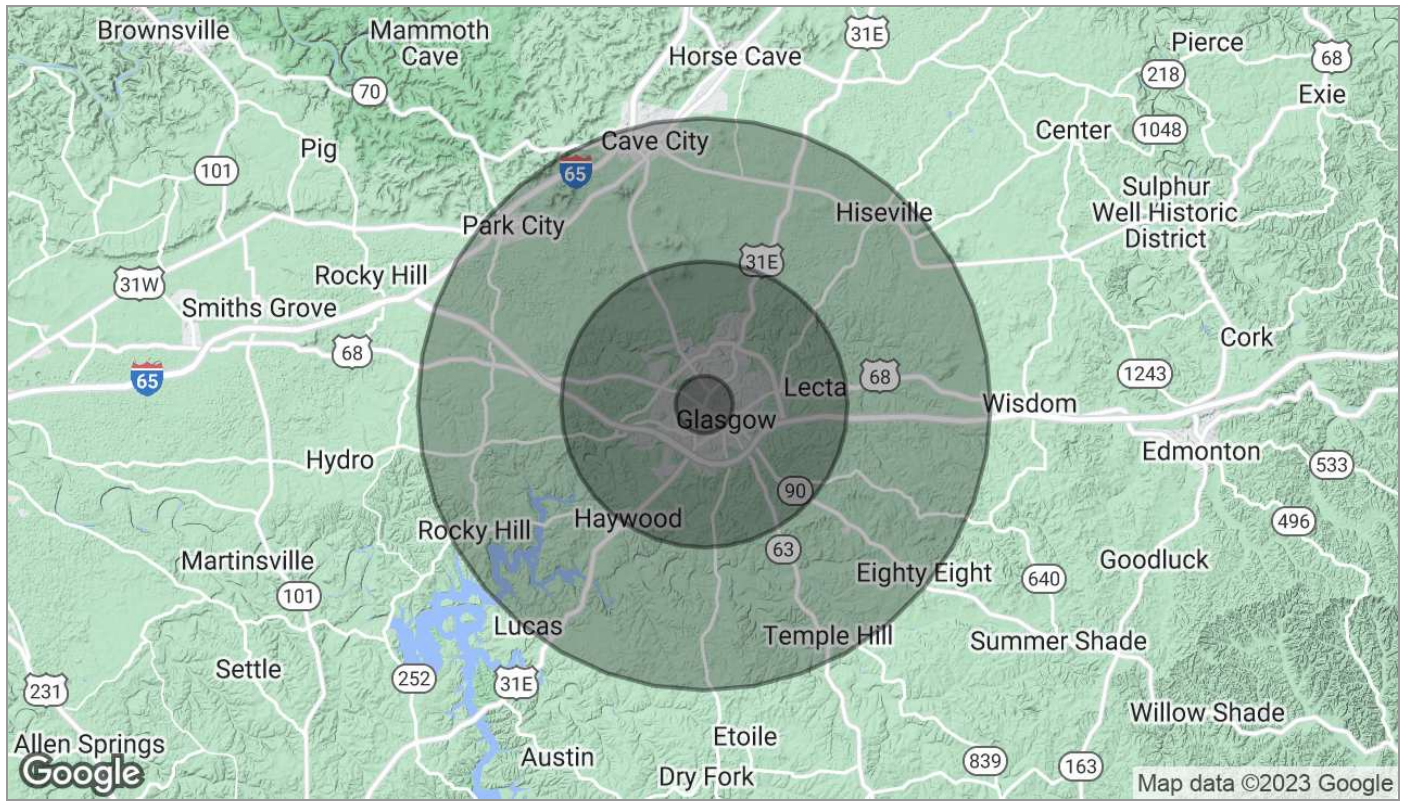
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Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,898	18,573	36,676
MEDIAN AGE	38.2	39.3	40.0
MEDIAN AGE (MALE)	36.6	37.7	38.5
MEDIAN AGE (FEMALE)	40.0	40.6	41.2
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	806	7,756	14,976
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$43,633	\$45,619	\$47,961
AVERAGE HOUSE VALUE	\$112,140	\$110,152	\$112,045

* Demographic data derived from 2020 ACS - US Census