

**8,140 SF RESTAURANT SPACE AVAILABLE**

*for lease*

Former Logan's Roadhouse in Bowling Green, KY



## OVERVIEW

**ADDRESS** 2920 Scottsville Road  
Bowling Green, KY 42104

**SPACE** 8,140 SF

**YEAR BUILT** 2001

**PARKING** 10:1000 (84 spaces)

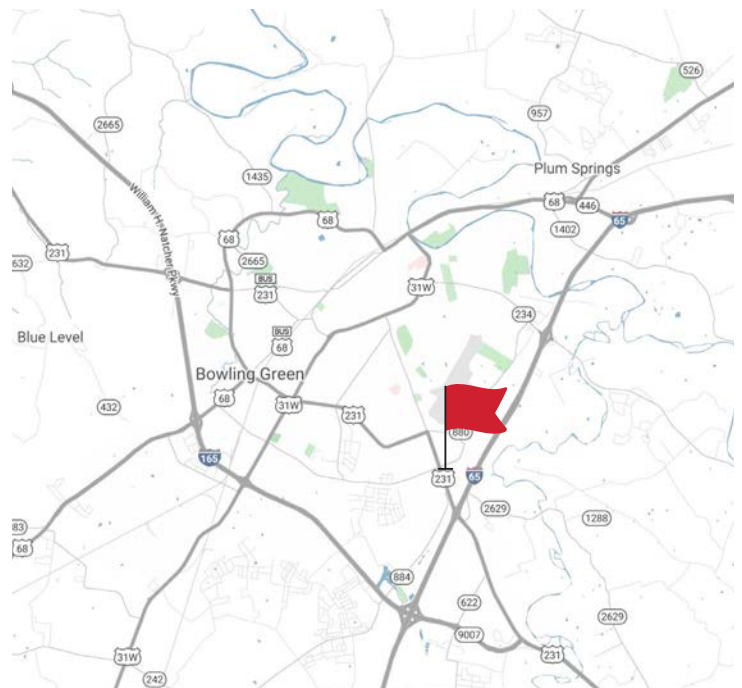
**RATE** \$32.00 NNN

- All existing equipment included
- Possible to divide space into smaller 5,100 SF and 3,200 SF to create a 2-tenant building

## HIGHLIGHTS

- The property benefits from its excellent visibility on the highly trafficked Scottsville Road, with average daily traffic counts of 41,000 vehicles at the primary intersection of Scottsville Road and Cave Road/ Shive Lane.
- Dense retail corridor within close proximity to Walmart, Lowe's, Home Depot, Target, etc and is located across from Greenwood Mall, an 87,400 square foot enclosed retail destination with over 100 stores.
- Less than 1 Mile from I-65 Major North/South.

## LOCATION

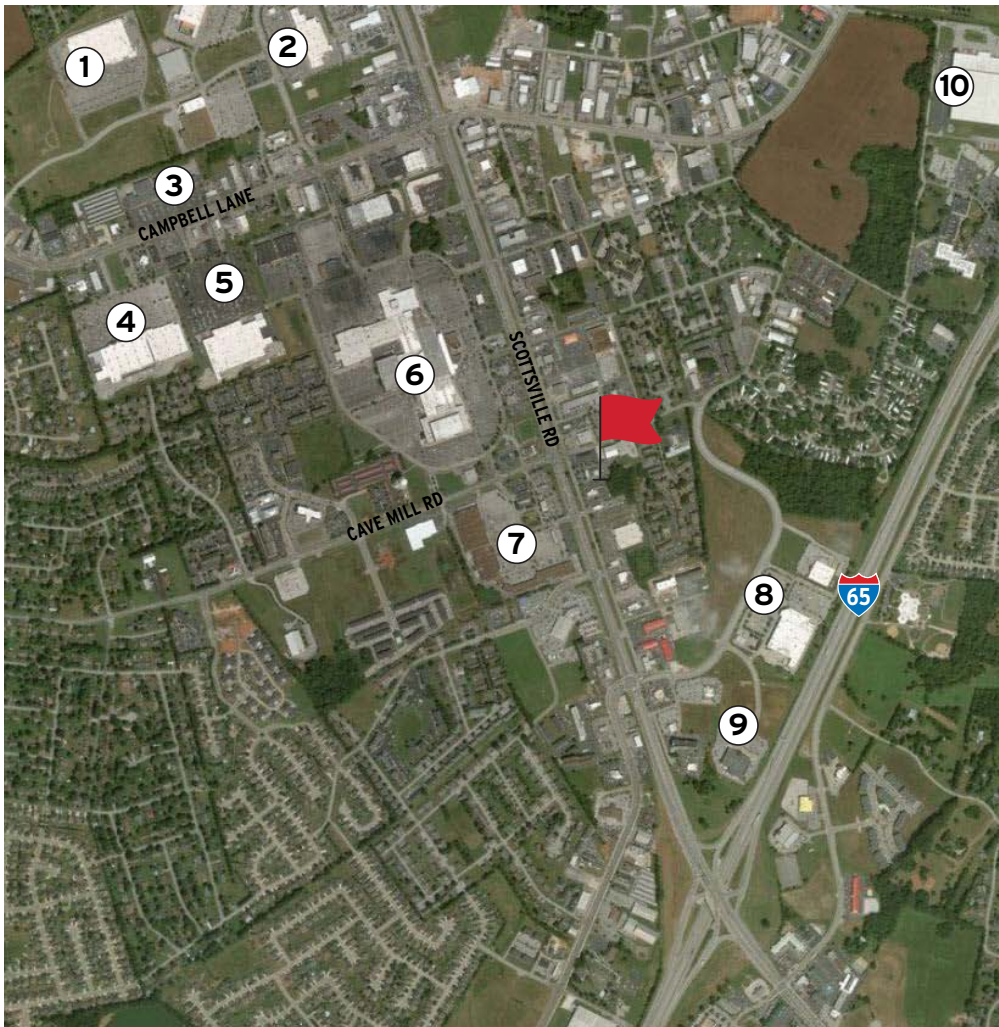


*for more information, contact*

## DEMOGRAPHICS

- POPULATION: 35,000 within a 3-mile radius and 81,000 within a 5-mile radius.
- Bowling Green is located in the southeast terminus of Kentucky and is the third most populous city in the state.
- General Motors Manufacturing Plant, Holley Performance Products, Houchens Industries, SCA, Camping World, Fruit of the Loom, Russell Brands, and other major industries call Bowling Green home. It has also attracted new industries, such as Bowling Green Metalforming, a division of Magna International, Inc and Halton Company, which chose to expand their worldwide companies into Bowling Green.
- Bowling Green serves as an education hub for the South Central Kentucky region and is home to the state's second largest public university, Western Kentucky University.
- In addition, the city plays an integral part as the leading medical and commercial center.

## POINTS OF INTEREST



- 1 MEIJER, HOME DEPOT
- 2 DICK'S SPORTING GOODS, PETSMAST, KIRKLAND'S
- 3 TJ MAXX, BARNES & NOBLE
- 4 TARGET, LOWE'S
- 5 WALMART
- 6 GREENWOOD MALL: DILLARDS, JC PENNY, BELK, OCHARLEY'S, BUFFALO WILD WINGS, RED LOBSTER
- 7 HOBBY LOBBY, KROGER, FAZOLI'S
- 8 SAMS CLUB
- 9 CABELA'S, OLIVE GARDEN, OUTBACK, CHUY'S
- 10 FRUIT OF THE LOOM

*for more information, contact*