

OFFICE BUILDING FOR LEASE

EVERY CENTER

941 Lehman Ave, Bowling Green, KY 42103



PROPERTY DESCRIPTION

Modified Gross Lease with Tenants paying utilities direct to utility company

PROPERTY HIGHLIGHTS

- Professional Office Space
- Shared Parking Lot
- Well Maintained Exterior
- Convenient Location
- 9' Ceilings
- 5' hallways

OFFERING SUMMARY

Lease Rate:	\$1,995.00 per month (MG)
Number of Units:	2
Available SF:	1,287 SF
Lot Size:	0.7 Acres
Building Size:	3,864 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	134	1,154	5,052
Total Population	385	3,172	12,066
Average HH Income	\$96,188	\$93,685	\$78,933

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

ntrcommercial.com



OFFICE BUILDING FOR LEASE

AVERY CENTER

941 Lehman Ave, Bowling Green, KY 42103



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

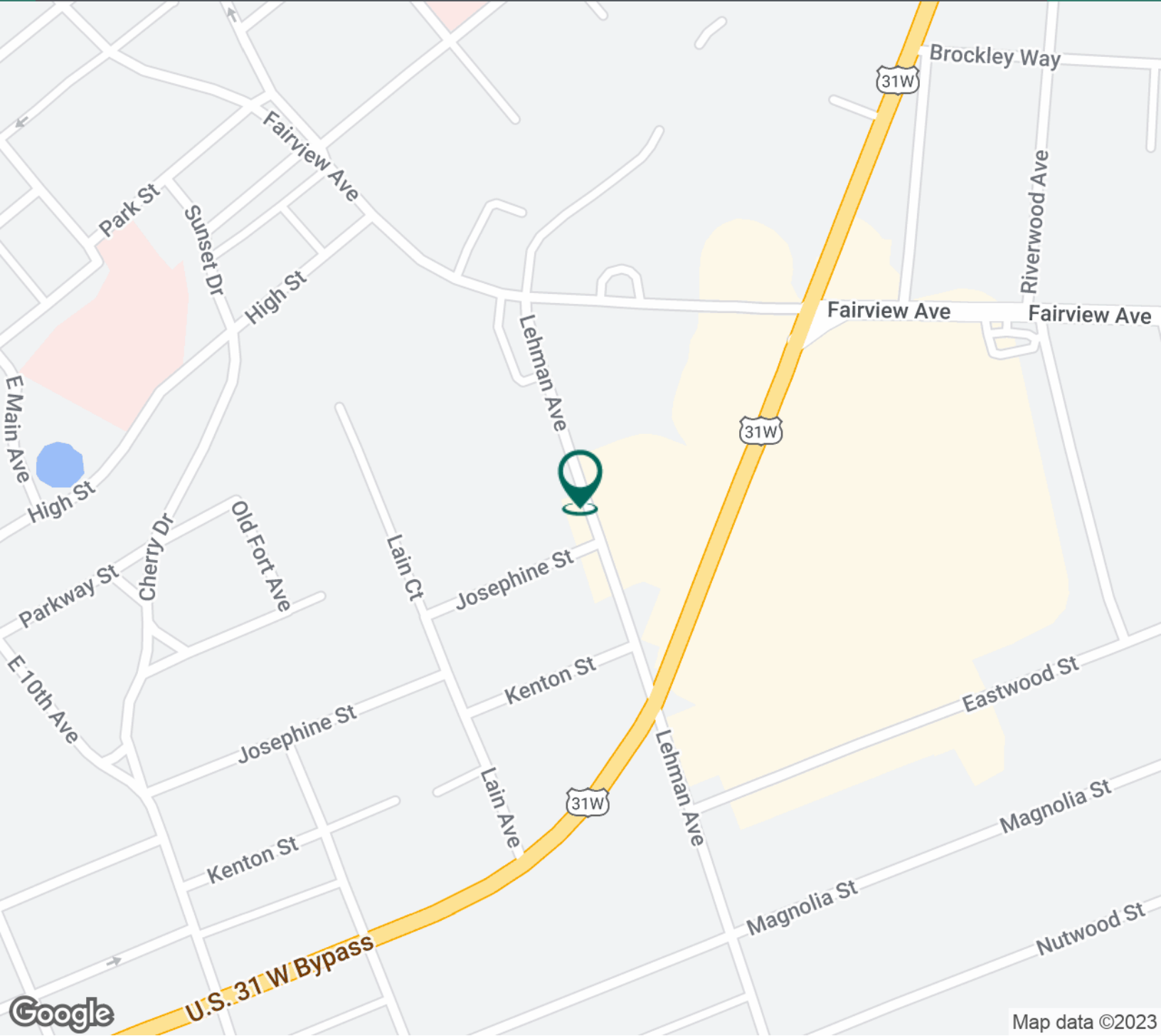
ntrcommercial.com



OFFICE BUILDING FOR LEASE

EVERY CENTER

941 Lehman Ave, Bowling Green, KY 42103



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

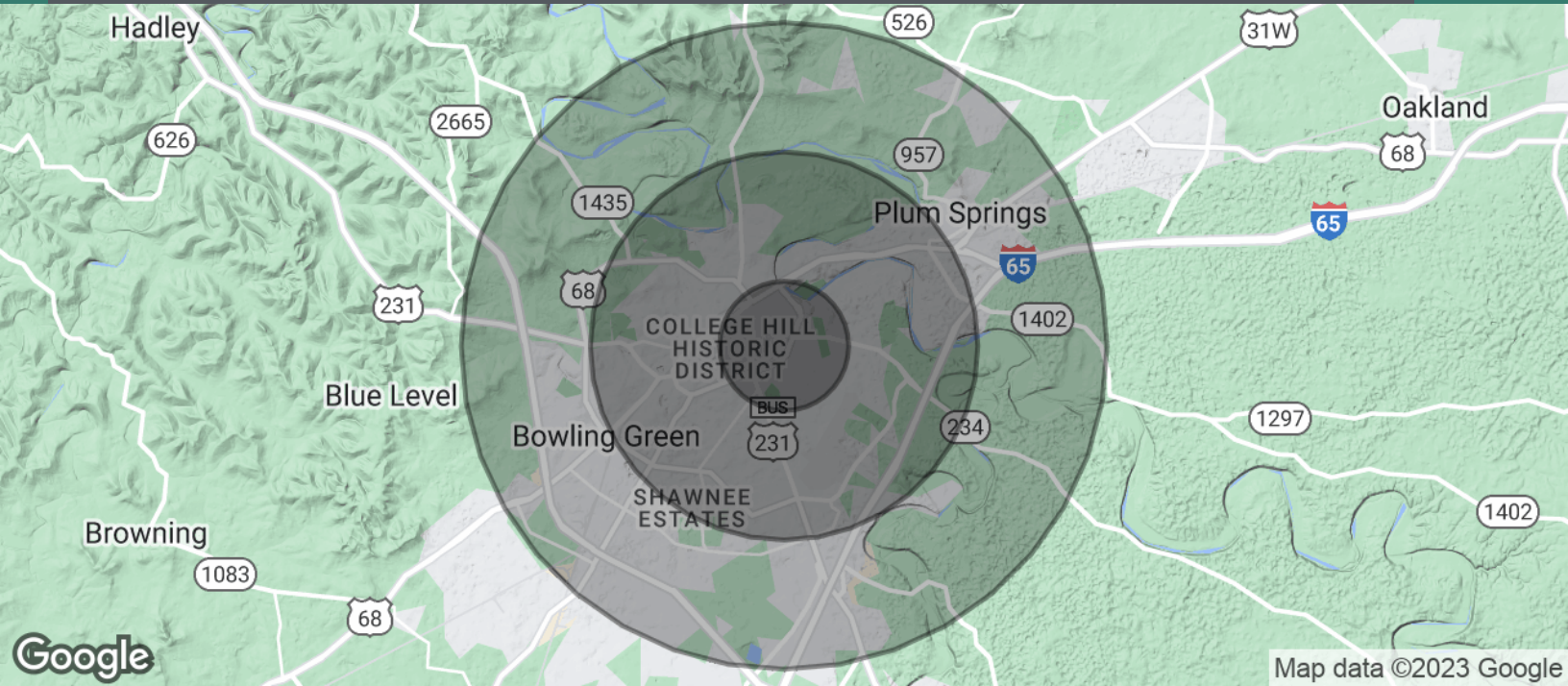
ntrcommercial.com



OFFICE BUILDING FOR LEASE

EVERY CENTER

941 Lehman Ave, Bowling Green, KY 42103



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	385	3,172	12,066
Average Age	44.7	44.5	40.7
Average Age (Male)	35.2	35.0	37.1
Average Age (Female)	46.1	46.6	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	134	1,154	5,052
# of Persons per HH	2.9	2.7	2.4
Average HH Income	\$96,188	\$93,685	\$78,933
Average House Value	\$169,666	\$177,886	\$196,620

* Demographic data derived from 2020 ACS - US Census

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

ntrcommercial.com

