

809 S. MAIN STREET  
BOWLING GREEN, OH 43402

COMMERCIAL BUILDING FOR LEASE  
3,300 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

## BOWLING GREEN COMMERCIAL



### GENERAL INFORMATION

Lease Rate:	\$6.00 per square foot NNN
Space Available:	3,300 square feet
Building Size:	3,300 square feet
Number of Stories:	One
Year Constructed:	1956
Condition:	Needs work
Lot Dimensions:	68.76' x 260.7'
Acreage:	.419 acres
Closest Cross Street:	Napoleon Road
County:	Wood
Zoning:	IE – Innovation & Employment Zone
Parking:	30± spaces
Curb Cuts:	One
Street:	4 lane with center turn



For more information, please contact:

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7150 Granite Circle, Suite 200  
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 809 S. Main Street, Bowling Green, OH 43402

## Commercial Building For Lease

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Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Exterior Walls:	Vinyl siding/brick
Structural System:	Block/wood
Roof:	Flat
Floors:	Concrete
Floor Coverings:	Tile
Ceiling Height:	8'±
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp – 2 panels
Restrooms:	1 men's/1 women's
Security System:	No
Overhead Doors:	No
Sprinklers:	No
Signage:	Per code

### BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Lockbox – arrange with agent

### LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvements Allowance:	As is
Tenant Responsible For:	Utilities, snow, lawn, maintenance & NNN expenses. Est. NNN = \$3.50/SF.

### 2025 REAL ESTATE TAXES

Parcels:	B07-511-300303019000 B07-511-300303021000 B07-511-300303023000 B07-511-300303020000 B07-511-300303022000 B07-511-300303024000
Total Taxes:	\$5,101.96

### Comments:

- Former bar with bar counter, tall top, stage, open seating areas and built in coolers.

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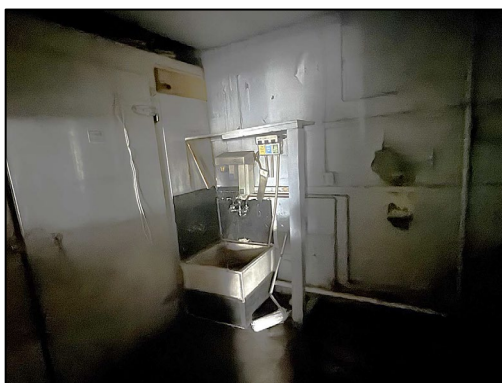
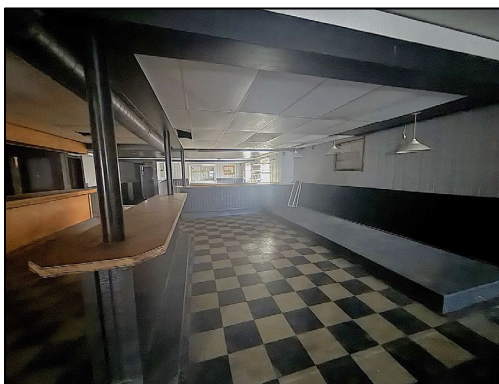
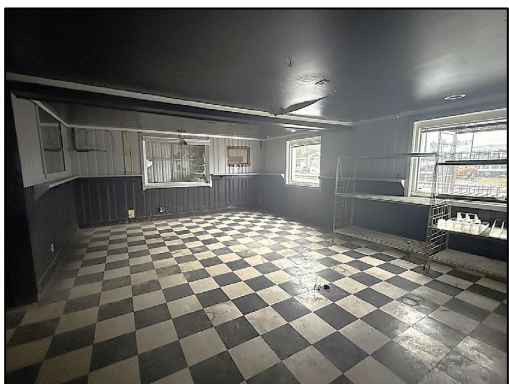
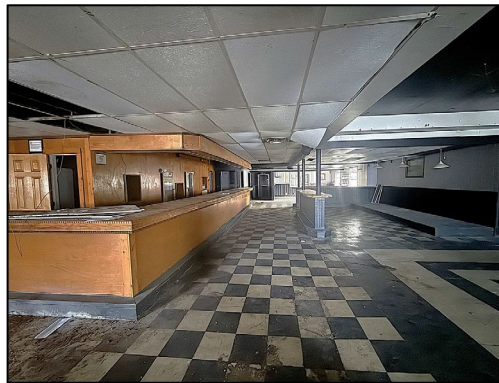
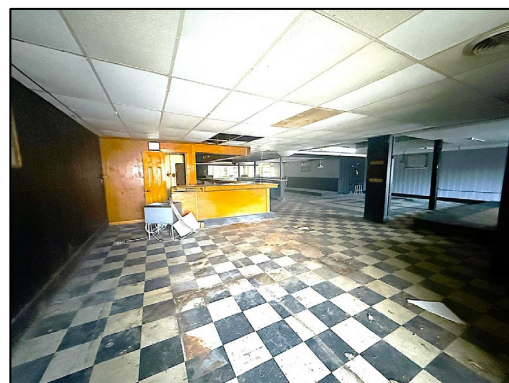
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DEMOGRAPHICS		
	POPULATION	MED. HH INCOME
1 MILE	10,928	\$50,275
3 MILE	31,347	\$58,169
5 MILE	34,690	\$60,360

TRAFFIC COUNTS (TWO-WAY)	
MAIN STREET	17,842 (2024)
NAPOLEON ROAD	5,192 (2024)

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