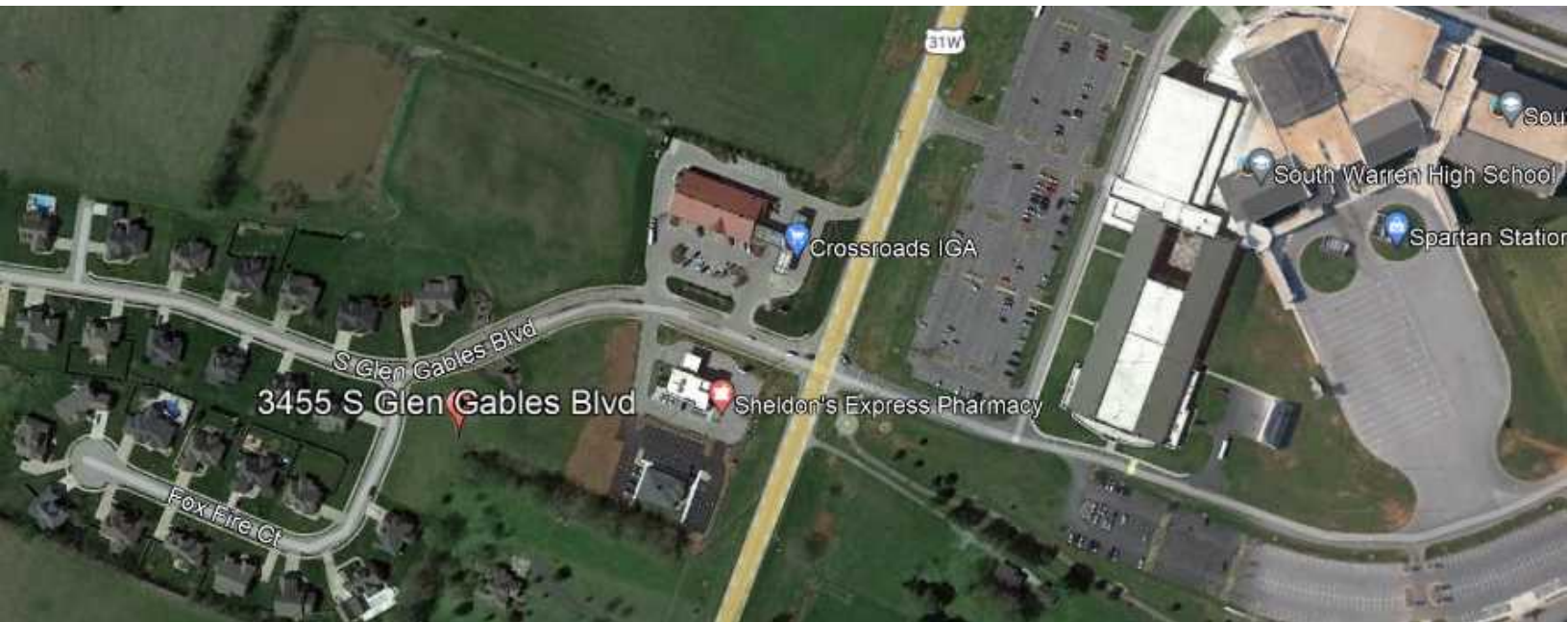


# LAND FOR SALE

## 3450-3455 SOUTH GLEN GABLES BLVD

3450 SOUTH GLEN GABLES BOULEVARD, BOWLING GREEN, KY 42101

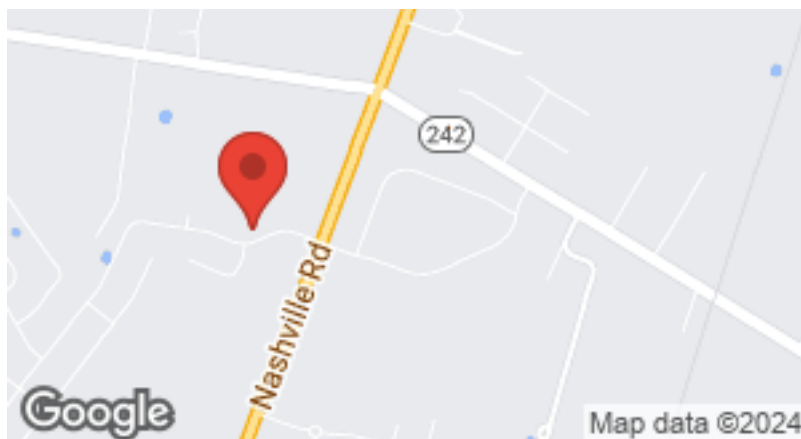


### OFFERING SUMMARY

<b>PRICE:</b>	\$670,000 - 1,700,000
<b>LOT SIZE:</b>	1.49 - 3.79 Acres
<b>ZONING:</b>	HB BE
<b>CROSS STREETS:</b>	Nashville Rd (31 W)
<b>TRAFFIC COUNT:</b>	12,133 AADT
<b>APN:</b>	031A-16B-003; 031A-16B-004

### PROPERTY OVERVIEW

Community of Richpond:  
Lot 3: 1.49 Ac for \$670,000  
Lot 4 : 3.79 Ac for \$1,700,000  
- Adjacent to South Glen Gables Residential Subdivision and CrossRoads IGA (Groceries/Shell Fuel/Subway Restaurant)  
- Across from Sheldon's Express Pharmacy, Richpond Dental Studio, South Warren Middle School and High School Campus  
- Close to Richpond Elementary School  
- Approximately 1.1 miles from Chaney's Dairy Barn / Michael O Buchanan park



#### HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St  
Evansville, IN 47711



#### JOE KIEFER

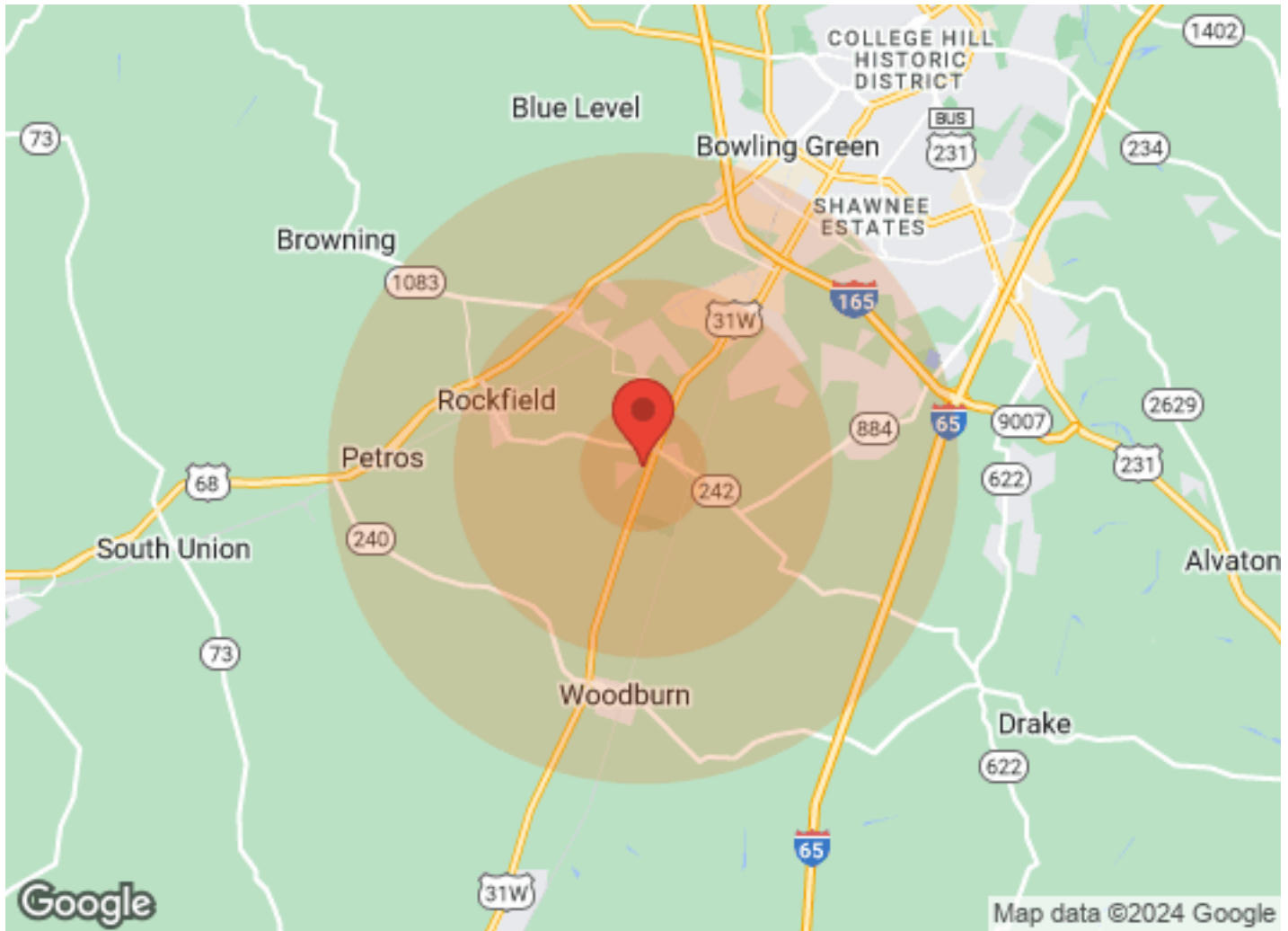
President / Managing Broker  
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jkiefer@hahnkiefer.com  
License #: RB14037711, Indiana

#### CORKY BEYKE

Sales Associate  
office: 270-791-9797  
corky@hahnkiefer.com  
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# DEMOGRAPHICS

3450 SOUTH GLEN GABLES BOULEVARD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	1,228	8,824	Median	N/A	\$45,528	\$53,652
Female	N/A	1,234	8,939	< \$15,000	N/A	145	558
Total Population	N/A	2,462	17,763	\$15,000-\$24,999	N/A	82	618
				\$25,000-\$34,999	N/A	73	442
				\$35,000-\$49,999	N/A	209	1,055
				\$50,000-\$74,999	N/A	241	1,144
				\$75,000-\$99,999	N/A	41	1,101
				\$100,000-\$149,999	N/A	73	1,163
				\$150,000-\$199,999	N/A	13	273
				> \$200,000	N/A	46	238
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	480	3,694	Total Units	N/A	958	6,870
Ages 15-24	N/A	361	2,529	Occupied	N/A	906	6,538
Ages 25-54	N/A	972	6,984	Owner Occupied	N/A	760	5,094
Ages 55-64	N/A	313	2,186	Renter Occupied	N/A	146	1,444
Ages 65+	N/A	336	2,370	Vacant	N/A	52	332
Race	1 Mile	3 Miles	5 Miles				
White	N/A	2,321	16,794				
Black	N/A	107	535				
Am In/AK Nat	N/A	5	14				
Hawaiian	N/A	N/A	N/A				
Hispanic	N/A	26	339				
Multi-Racial	N/A	46	610				

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