

# INDUSTRIAL FOR LEASE

## 900 CHURCH ST

900 CHURCH STREET, BOWLING GREEN, KY 42101



### PROPERTY OVERVIEW

- Located one block off of Veterans Memorial Blvd
- Convenient access to I-65 and I-165 (William H Natcher Parkway)
- Paved parking across the street for approx. 100 cars
- Heated warehouse space of - / + 80,000 SF
- Covered/enclosed dock area for up to 14 semi-trailers
- Dock area semi-trailer height with load leveler platforms
- Chain link fence enclosed service yard

### OFFERING SUMMARY

**LEASE RATE:** \$3.25 - \$6/ SF/ YR

**LEASE TYPE:** Triple Net (NNN)

**OFFICE SF:** 12,000 - 25,000

**WAREHOUSE SF:** 80,000



#### HAHN KIEFER REAL ESTATE SERVICES

1352 E Division St  
Evansville, IN 47711



#### JOE KIEFER

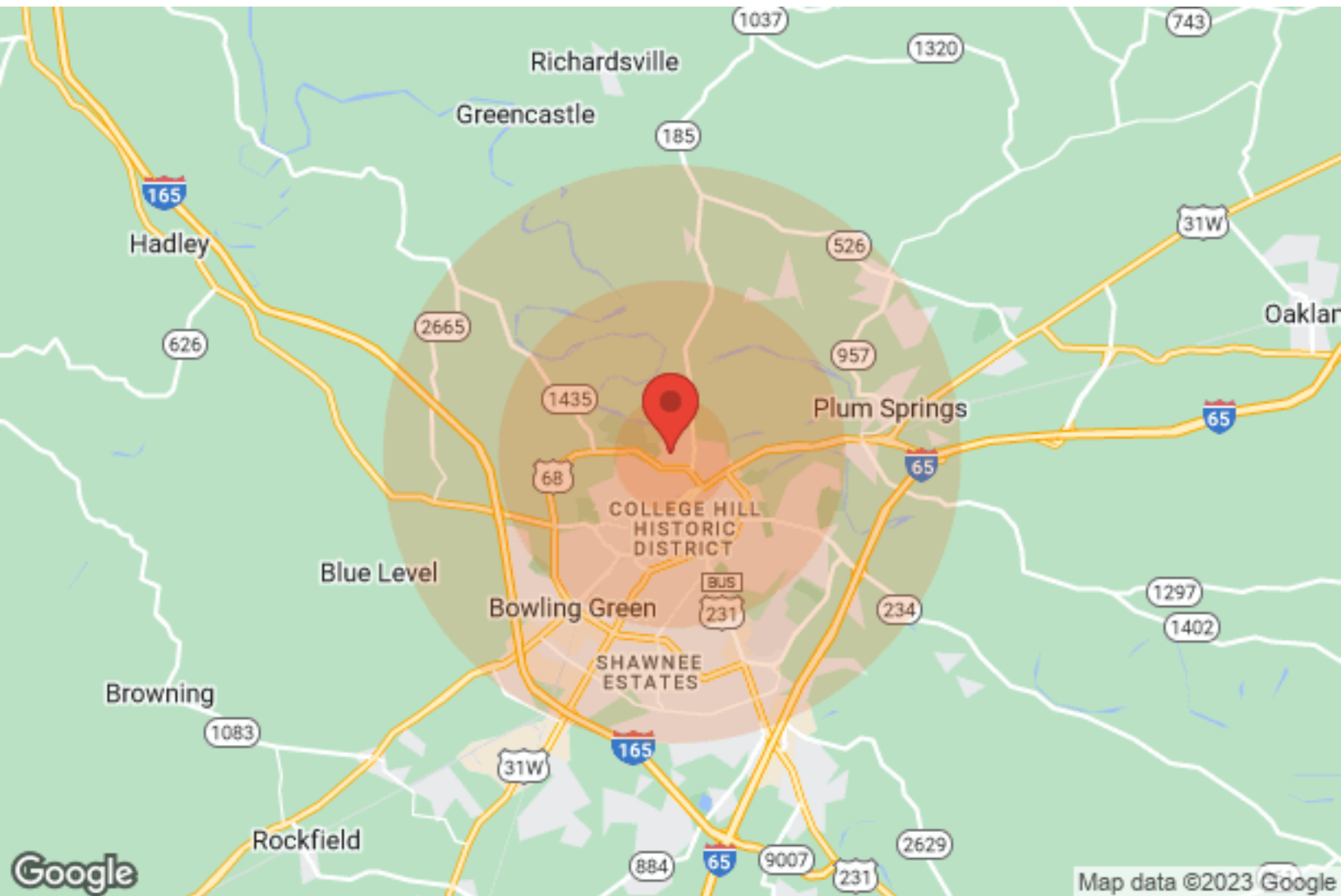
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# DEMOGRAPHICS

900 CHURCH STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,228	18,295	35,220	Median	\$19,292	\$28,800	\$33,643
Female	2,592	19,295	36,798	< \$15,000	691	3,516	5,681
Total Population	4,820	37,590	72,018	\$15,000-\$24,999	499	1,971	3,585
				\$25,000-\$34,999	267	2,115	4,158
				\$35,000-\$49,999	178	1,929	3,845
				\$50,000-\$74,999	70	1,929	4,648
				\$75,000-\$99,999	59	872	2,774
				\$100,000-\$149,999	N/A	822	2,134
				\$150,000-\$199,999	N/A	209	655
				> \$200,000	N/A	183	499
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,330	6,650	13,093	Total Units	1,961	16,084	32,052
Ages 15-24	819	4,533	8,907	Occupied	1,813	14,648	29,580
Ages 25-54	1,796	18,586	33,219	Owner Occupied	581	6,268	14,074
Ages 55-64	389	3,354	7,464	Renter Occupied	1,232	8,380	15,506
Ages 65+	486	4,467	9,335	Vacant	148	1,436	2,472
Race	1 Mile	3 Miles	5 Miles				
White	2,304	29,376	59,166				
Black	1,771	5,283	7,819				
Am In/AK Nat	N/A	21	44				
Hawaiian	N/A	19	39				
Hispanic	1,024	2,969	4,354				
Multi-Racial	1,368	4,558	6,996				

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