

Former Burger King Out Pad to Super Wal Mart Center

1130 S Main St, Bowling Green, OH 43402

FOR SALE/LEASE

\$799,000

AVAILABLE



Former Burger King Out Pad to Super Wal Mart

- **Excellent Retail Corridor w/ High Volume Consumer Exposure**
- **Close Proximity to Major Traffic Generators & Fwy Off Ramps**
- **Freestanding Building w/ Existing Drive Thru**
- **±2,934 SF Available on ±1.51 acres Surrounded with Quality Tenants**
- **Existing Highly Visible Wired Monument Signage**
- **Great Visibility, Convenient Parking & Easy Access to Off/On Ramps**

FOR MORE INFORMATION PLEASE CONTACT:

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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NEWLOVE
REALTY, INC.

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Property Information:

Total Size: ±2,934 Sq Ft	Lot Size: 65,776 Sq Ft	Year Built: 1996	Construction: Block & Metal	Zoning: General Retail
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Sale Price: ~~\$925,000~~ ~~\$875,000~~ \$799,000

Lease Rate: \$5,500/Month NNN (\$1.87 /SF)

Parking Spaces: 43 free Surface Spaces

Traffic Counts:

I-75 SB:	±37,061 (ADT)
I-75 NB:	±46,453 (ADT)
US-6 WB:	±12,402 (ADT)
US-6 EB:	±14,822 (ADT)
<u>Total:</u>	<u>±110,738 Cars Per Day</u>

Frontage: 232' on Powers Dr & 166' on Bernard Dr on APN B08-510-360201019004

Demographics:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Total Spending	\$244,257	\$248,600	\$9,979,986	\$60,560,577
Food Spending	\$68,909	\$73,832	\$2,786,384	\$20,292,056
Med Household Inc (Local)	\$34,999	\$34,999	\$35,278	\$29,157

Comments: Former Burger King restaurant with drive thru access in large parking area. Highly visible out pad location w/ powered freeway pole sign included. Bowling Green is the county seat of Wood County and home to Bowling Green State University with over 20,000 students. Outparcel to Super Wal-Mart. Natural resting spot for locals, travelers, and commuters to and from major Ohio destinations. Very affordable employment. Just minutes away from University. New freeway upgrades in progress. Seller open to a lease, lease with option, traditional sale, seller-carry, conventional financing, etc.

Location: Ideally located outparcel to Super Wal Mart. Main Street location. Close to SR 6 and I-75 Interchanges. The Subject Property is well-positioned on a highly active commercial corridor that harbors a great deal of both local and national retailers including: Wendys, McDonalds, Pizza Hut, Hobby Lobby, Advance Auto Parts, Home Depot, Dollar General, TJ Maxx, Sallys Beauty, Maurices, Rue 21, PetCo, Hertz, AutoZone, Aaron's, Game Stop, Sherwin-Williams, Valvoline, & more in Bowling Green, Ohio 43402.

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Property Information

Located in the heavily traveled University City, Bowling Green is the largest city and the County seat in Wood County. The population of Wood County is 125,488 and is ideally part of the Toledo Metropolitan Area with a 620 square mile trade area including Northwood, Fostoria, Findlay, Rossford, & Perrysburg. Situated in the lush rural heartland of Ohio, the city boasts strategic transportation links. The vantage point is along the U.S. 6 and I-75 corridor, with the major east-west conduit, I-80/90, only 16 miles to the north. Bowling Green is located less than two hours from Cleveland and Columbus. Detroit, Ann Arbor, and Toledo also provide many opportunities close by.

The Center

Approximately ±220,508 Sq. Ft. of the Wal-Mart Super Center consisting of retail, lifestyle, convenience, fast-service restaurants and services on ± 29.90 acres.

Shopping Center is situated in fast-growing south Bowling Green and is near the largest power center in Bowling Green. This shopping center is strategically positioned adjacent to U.S. 6 at the signalized intersection of S Main Street and W Gypsy Lane, near residential developments, top-tier schools, business parks and retail centers. This location benefits from prominent visibility and immediate access via U.S. 6, which carry approximately 27,224 cars per day in addition to the 83,514 cars per day on I-75. New I-75 3rd lane by property completion January 2017.

The Shopper

The average person is 30 years old and earns an average household income of \$44,442, within 5 miles of the shopping center. 50,502 people live within ten miles of the shopping center, with 23.7% population growth from 2000 to 2011.



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An aerial photograph of a large commercial parking lot and surrounding area. A red outline highlights a specific building complex within the lot, which includes a Burger King. A red arrow points from a box labeled "Subject Property" to this outlined area. Four sets of double-headed red arrows indicate access points or boundaries: one at the top left, one at the bottom left, one at the bottom center, and one on the right side near a road labeled "S Main St". A Walmart logo is visible at the bottom center of the image.

Subject Property

Gypsy Lane Rd

S Main St

To Perrysburg / I-90

To Mansfield / I-71

To Fort Wayne/ I-69

To Findlay / US-30

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Competition Map:



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KW COMMERCIAL

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Detailed Demographics:

Radius	1 Mile	3 Mile	5 Mile	10 Mile
Population:				
2019 Projection	6,026	31,588	31,588	51,719
2014 Estimate	5,776	30,732	35,996	50,502
2010 Census	5,365	29,040	34,194	49,061
Growth 2014-2019	4.33%	2.79%	3.61%	2.41%
Growth 2010-2014	7.66%	5.83%	5.27%	2.94%
2014 Population Hispanic Origin	501	1,719	1,968	2,741
Daytime Population:				
Total Businesses 2014	197	1,500	1,680	2,015
Total Employees 2014	2,452	28,550	30,479	33,335
Specified Consumer Spending (\$):				
2019 Projection	\$ 58,531	\$ 288,986	\$ 333,377	\$ 502,834.00
2014 Estimate	\$ 54,489	\$ 270,635	\$ 312,490	\$ 472,972
Households:				
2019 Projection	2,997	12,140	13,572	19,015
2014 Estimate	2,876	11,747	13,154	18,498
2010 Census	2,680	11,379	12,833	18,318
Growth 2014-2019	4.21%	3.35%	3.18%	2.79%
Growth 2010-2014	7.31%	3.23%	2.50%	98.00%
Owner Occupied	684	4,791	5,893	10,375
Renter Occupied	2,192	6,956	7,261	8,123
2014 Avg Household Income:	\$ 50,627	\$ 44,299	\$ 49,763	\$ 61,822
2014 Med Household Income:	\$ 33,882	\$ 31,290	\$ 35,027	\$ 45,302
2014 Households by Household In:				
<\$25,000	1,127	4,441	4,744	5,617
\$25,000 - \$50,000	983	2,712	2,991	4,192
\$50,000 - \$75,000	313	1,493	1,829	2,977
\$75,000 - \$100,000	232	1,207	1,411	2,165
\$100,000 - \$125,000	127	824	945	1,570
\$125,000 - \$150,000	68	479	544	857
\$150,000 - \$200,000	20	336	392	712
\$200,000+	5	253	298	408

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