

# FORMER RYAN'S RESTAURANT

1920 Mel Browning Street, Bowling Green, KY 42104

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

The site is located along Interstate 65 just south of the Scottsville Exit in Bowling Green, KY. The property has outstanding visibility to Interstate 65. Bowling Green, is located in South-central Kentucky 60 miles north of Nashville and 110 miles south of Louisville off Interstate 65 and is the third-most populous city in the state of Kentucky.

## PROPERTY HIGHLIGHTS

- Strategically located along I-65 at exit 22
- Space Available: 10,155 SF on 2.18 acres
- 173 Parking Spaces
- Traffic Counts: Interstate 65: 55,138 AADT

## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	33,904	82,833	106,830
Households	14,138	32,014	41,121
Avg HH Income (\$)	\$81,922	\$74,179	\$71,225



## EXCLUSIVE AGENT(S)

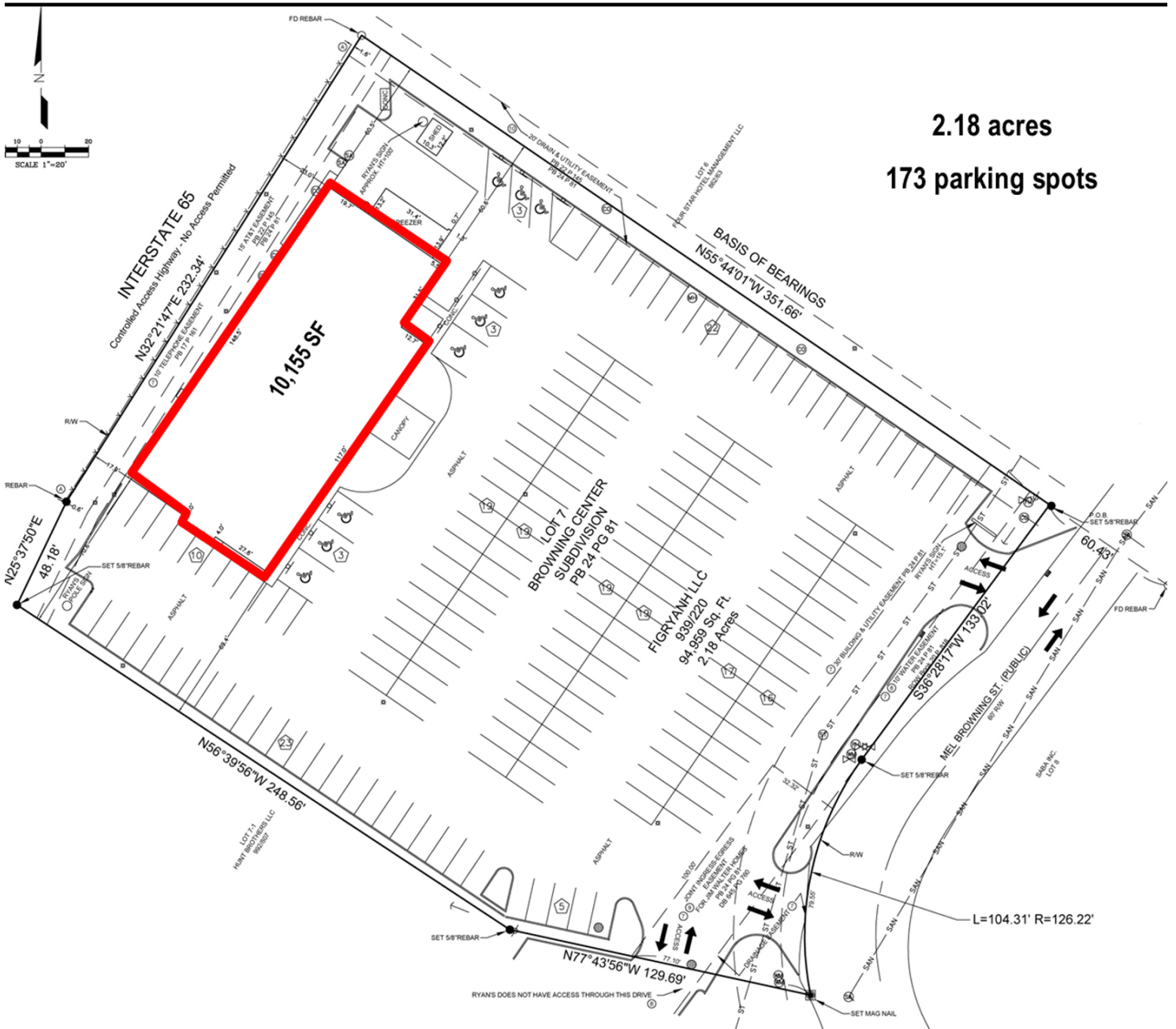
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## SITE PLAN



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**173 parking spots**

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