



68-ACRE DEVELOPMENT
AT
BALE BOULEVARD

BALE BOULEVARD
& SCOTTSVILLE ROAD
BOWLING GREEN, KENTUCKY

JEFFERSON
DEVELOPMENT
GROUP



PROJECT OVERVIEW & MAP

BALE BOULEVARD

This 68-acre development is located on Bale Boulevard near the intersection of Interstate 65 and Scottsville Road in Bowling Green, Kentucky. A Sam's Club is surrounded by a 25-acre parcel, a 16-acre parcel and eight outparcels ranging from .6 acres to 2.0 acres each. Located just over ½ mile from Greenwood Mall with access to Scottsville Road and frontage on Interstate 65, this development promises to be a regional destination for retail, dining and hospitality.



SITE AERIAL



GREENWOOD MALL

SCOTTSVILLE ROAD 26,800 ADT

16 ACRES

25 ACRES

BALE BLVD

1.7 ACRES

1.7 ACRES

2.0 ACRES

TREY CT.

1.1 ACRES

1.3 ACRES

1.2 ACRES

55,100 ADT



.6 ACRES

1.1 ACRES



DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Miles	10 Miles
2007 Population	4,619	11,830	27,118	67,430	91,967
% Population Growth, 5-Year Forecast	5.7%	4.5%	7.3%	5.9%	6.0%
Total Employees – Daytime Population	4,111	11,874	18,811	45,531	54,523
2007 Households	2,269	5,223	11,780	27,288	36,920
% Household Growth, 5-Year Forecast	7.9%	6.8%	9.4%	8.3%	8.3%
2007 Average Household Income	\$51,073	\$61,423	\$68,055	\$55,670	\$55,077
2007 Median Household Income	\$38,828	\$48,092	\$51,055	\$41,699	\$44,020
2007 Median Age	31	35	38	32	33
Food Away From Home (Average 2007 HH Exp)	\$2,680	\$3,064	\$3,286	\$2,860	\$2,850



Chip Hamm
Vice President of Retail and Leasing
chamm@jeffersondevelopmentgroup.com
1706 Bardstown Road, Suite 200
Louisville, Kentucky 40205
www.jeffersondevelopmentgroup.com

502-896-2888