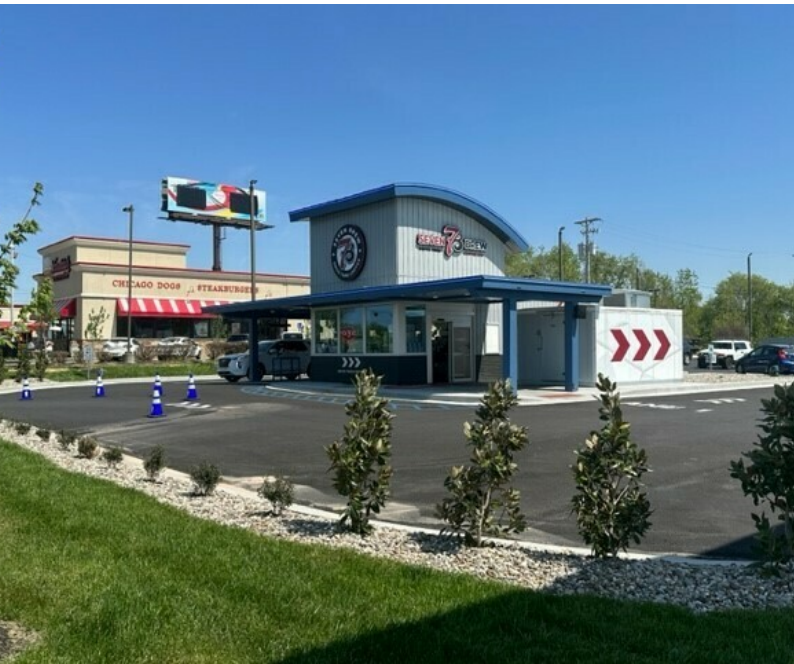




7 Brew Bowling Green

2962 Scottsville Rd., Bowling Green, KY 42101



Offering Summary

Sale Price:	\$2,300,000
Building Size:	584 SF
Available SF:	
Lot Size:	1 Acres
Number of Units:	1
Price / SF:	\$52.80
Cap Rate:	5.0%
NOI:	\$115,000
Year Built:	2023
Zoning:	Highway Business
Market:	Bowling Green

Property Overview

This investment is the sale of a new ground lease for a new 7 Brew location in Bowling Green, KY. This is 7 Brew's first of many locations in the State of Kentucky. This location is owned and operated by one of the largest franchisees in the 7 Brew system. This sale includes the ground lease for the 7 Brew and is NNN with zero responsibility of the owner.

Property Highlights

- *One of the best sites in Bowling Green
- *NNN
- *No LL responsibility
- *Nice rental bump beginning at year 6 of the Lease.

EXCLUSIVELY MARKETING BY

WILL DUNCAN

wduncan@duncancre.com
OFFICE: 502.292.5464
CELL: 502.905.3107

J. TODD WHITCHURCH

twhitchurch@duncancre.com
OFFICE: 502.292.5464 x5456
CELL: 502.523.4455

150 Thierman Lane
Louisville, KY 40207

Visit our website to see other properties

www.duncancre.com

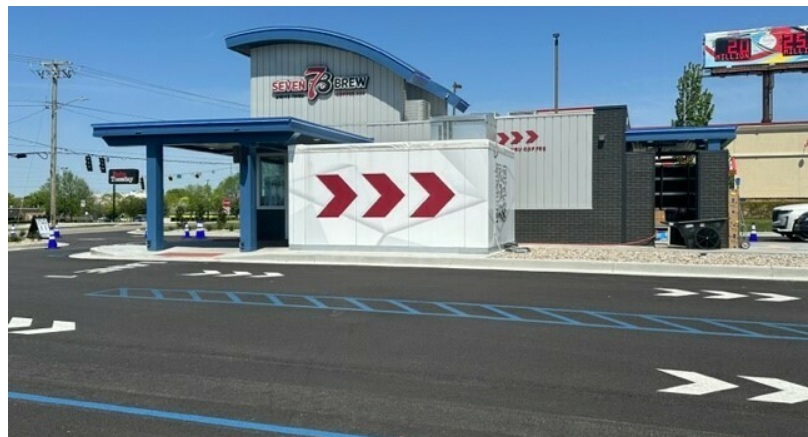


This information has been obtained from reliable sources. Broker has no reason to doubt its accuracy but it may contain errors or omissions. Broker makes no representation, warranties or guarantees with respect to this information and Buyer should review all of it.



7 Brew Bowling Green

2962 Scottsville Rd., Bowling Green, KY 42101



EXCLUSIVELY MARKETING BY

WILL DUNCAN

wduncan@duncancre.com

OFFICE: 502.292.5464

CELL: 502.905.3107

J. TODD WHITCHURCH

twhitchurch@duncancre.com

OFFICE: 502.292.5464 x5456

CELL: 502.523.4455

150 Thierman Lane

Louisville, KY 40207

Visit our website to see other properties

www.duncancre.com

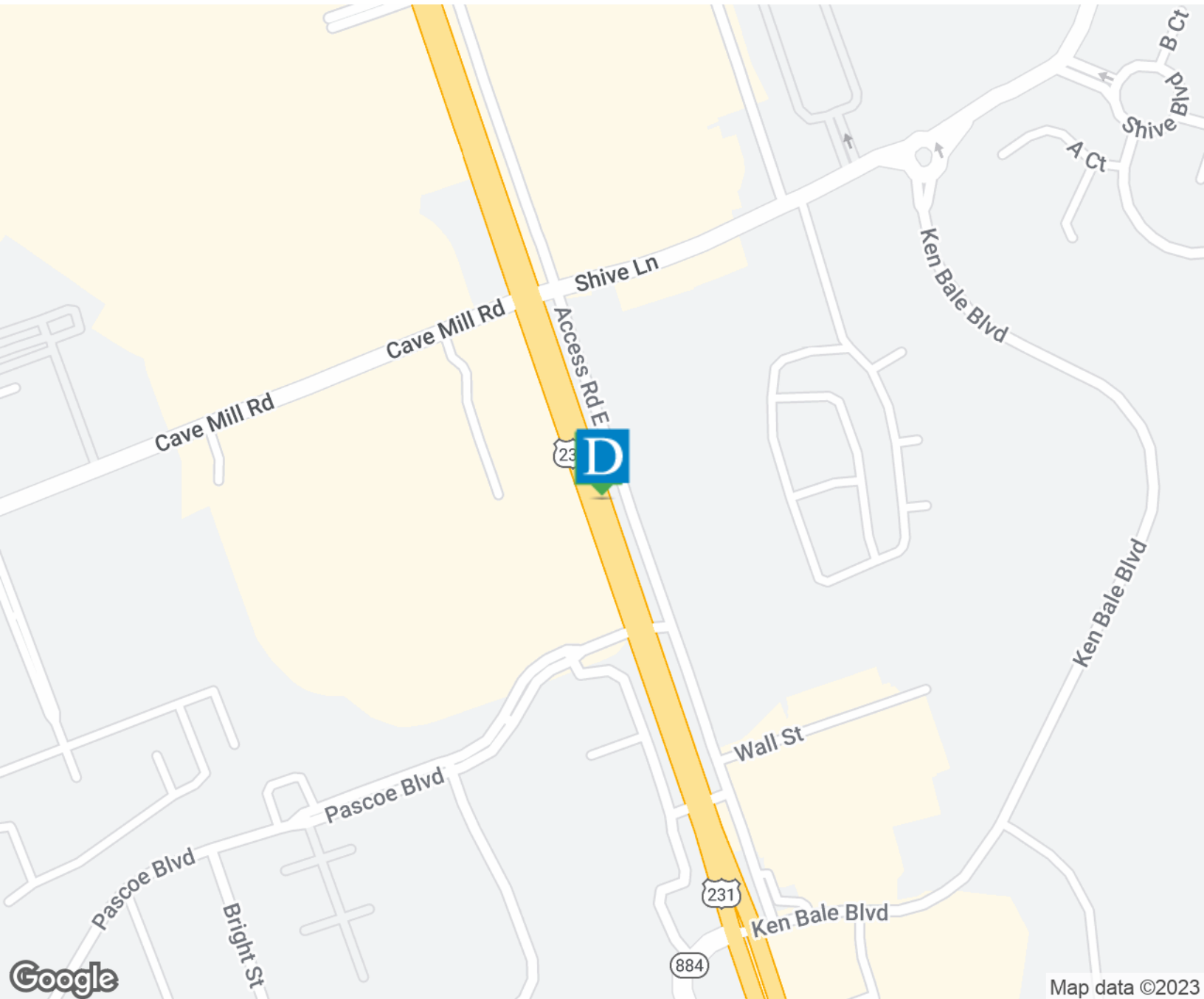


This information has been obtained from reliable sources. Broker has no reason to doubt its accuracy but it may contain errors or omissions. Broker makes no representation, warranties or guarantees with respect to this information and Buyer should review all of it.



7 Brew Bowling Green

2962 Scottsville Rd., Bowling Green, KY 42101



EXCLUSIVELY MARKETING BY

WILL DUNCAN

wduncan@duncancre.com

OFFICE: 502.292.5464

CELL: 502.905.3107

J. TODD WHITCHURCH

twhitchurch@duncancre.com

OFFICE: 502.292.5464 x5456

CELL: 502.523.4455

150 Thierman Lane

Louisville, KY 40207

Visit our website to see other properties

www.duncancre.com

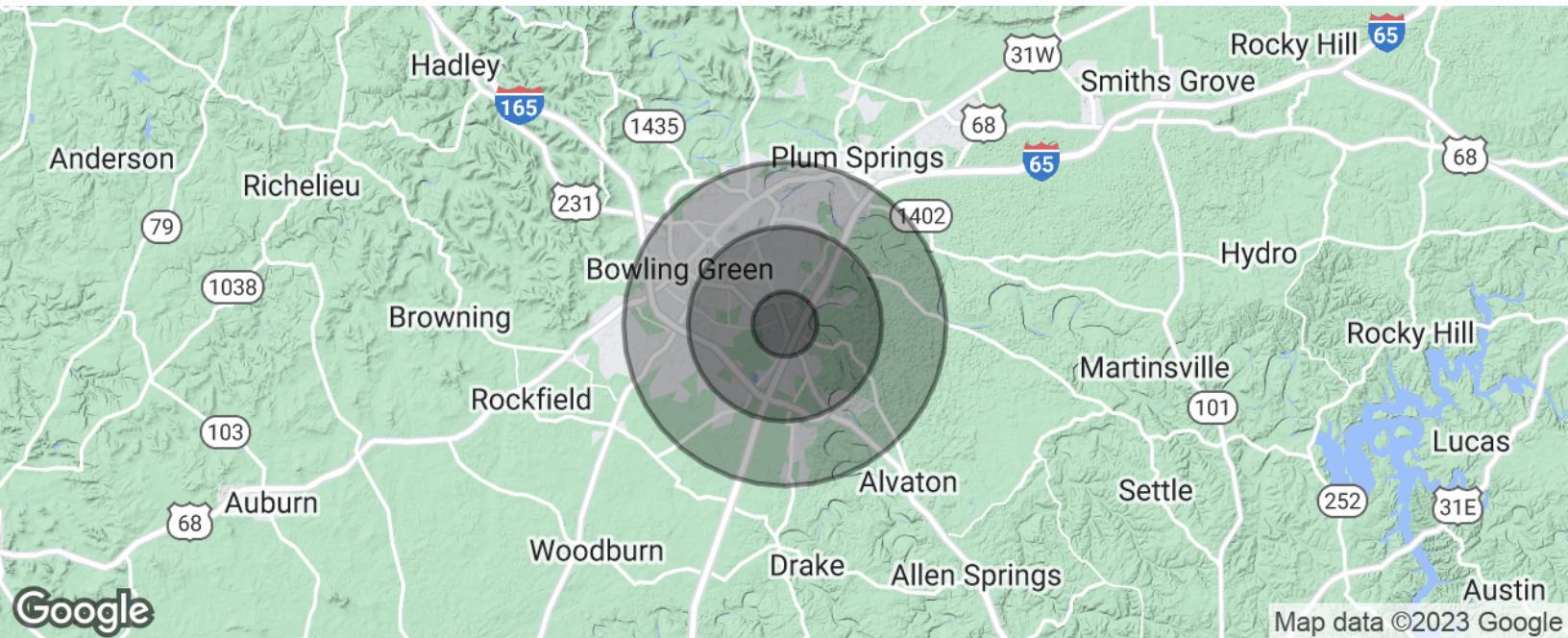


This information has been obtained from reliable sources. Broker has no reason to doubt its accuracy but it may contain errors or omissions. Broker makes no representation, warranties or guarantees with respect to this information and Buyer should review all of it.



7 Brew Bowling Green

2962 Scottsville Rd., Bowling Green, KY 42101



Population	1 Mile	3 Miles	5 Miles
Total Population	8,363	39,821	89,271
Average Age	33.4	37.0	33.4
Average Age (Male)	34.2	35.7	31.9
Average Age (Female)	33.4	38.9	35.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,994	18,055	36,718
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$60,772	\$82,555	\$72,771
Average House Value	\$97,897	\$196,120	\$180,322

* Demographic data derived from 2020 ACS - US Census

EXCLUSIVELY MARKETING BY

WILL DUNCAN

wduncan@duncancre.com

OFFICE: 502.292.5464

CELL: 502.905.3107

J. TODD WHITCHURCH

twhitchurch@duncancre.com

OFFICE: 502.292.5464 x5456

CELL: 502.523.4455

150 Thierman Lane

Louisville, KY 40207

Visit our website to see other properties

www.duncancre.com



This information has been obtained from reliable sources. Broker has no reason to doubt its accuracy but it may contain errors or omissions. Broker makes no representation, warranties or guarantees with respect to this information and Buyer should review all of it.



7 Brew Bowling Green

2962 Scottsville Rd., Bowling Green, KY 42101



EXCLUSIVELY MARKETING BY

WILL DUNCAN

wduncan@duncancre.com

OFFICE: 502.292.5464

CELL: 502.905.3107

J. TODD WHITCHURCH

twhitchurch@duncancre.com

OFFICE: 502.292.5464 x5456

CELL: 502.523.4455

150 Thierman Lane

Louisville, KY 40207

Visit our website to see other properties

www.duncancre.com



This information has been obtained from reliable sources. Broker has no reason to doubt its accuracy but it may contain errors or omissions. Broker makes no representation, warranties or guarantees with respect to this information and Buyer should review all of it.