

Retail Land Development

6425 Fortuna Ave, Bowling Green, KY 42104

Ground Lease | Build-to-Suit Opportunity

Leasing Brochure

±1.16 AC

MATTHEWS™

Point Of Contact



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Project Scope

±1.16 AC
Available

±23,499 VPD
Nashville Rd

±25,650 VPD
I-165

Project Scope

- **Ground Lease/Built to Suit Opportunity** - This prime 1.16-acre ground lease or build-to-suit opportunity is exceptionally positioned in a high-velocity growth corridor. Surrounded by rapid residential expansion and major national retail development, the site offers a highly flexible footprint ideal for quick-service restaurants (QSR), bank branches, or retail tenants seeking robust daily exposure and strong demographic fundamentals.
- **Efficiently Sized Parcel:** At 1.16 acres, the lot dimensions offer maximum flexibility for a variety of freestanding retail tenants, drive-thru concepts, or multi-tenant strip configurations.
- **High-Visibility Frontage:** The site boasts excellent exposure and fundamentals, benefiting from strong daily traffic counts exceeding 22,000 vehicles per day (VPD).
- **Shadow-Anchored by National Retailers:** The property is strategically located adjacent to a brand-new, under-construction Publix-anchored shopping center. The immediate retail corridor is fortified by proven national brands, including McDonald's, Speedway, and Fifth Third Bank, ensuring sustained consumer draw to the immediate area.
- **Accelerated Market Growth:** Situated in a densely expanding submarket, the parcel sits directly adjacent to a newly developed 216-unit high-end apartment community. Furthermore, the immediate trade area is experiencing exponential residential density, with over 750 multi-family units either proposed or actively under construction within a 2-mile radius over the trailing 12 months.

Nearby Retailer Developments

Publix®





New Development

Publix



Future Residential



The Orchard
±48 Units



The Nash
±48 Units

DOLLAR
GENERAL



Subject Property

Nashville Rd ± 23,499 VPD

South Warren Storage



Retail Land Development

MATTHEWS™

6425 Fortuna Ave

Bowling Green, KY 42104



Nashville Rd ± 23,499 VPD



Fortuna Ct



Bowling Green, KY

Market Demographics

78,505

Total Population

\$48,873

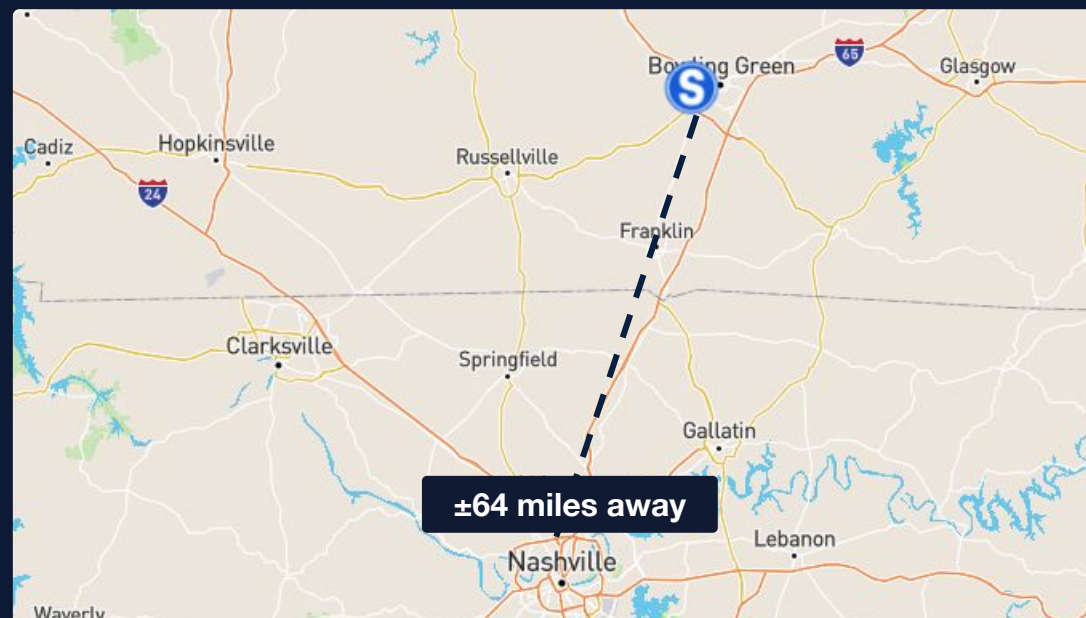
Median HH Income

36,900

Employed Population

30,633

of Households



Local Market Overview

Bowling Green serves as the economic center of South Central Kentucky, combining sustained population expansion with a diversified employment base anchored by manufacturing, healthcare, education, retail, and logistics. The city's population is estimated at 78,505, up approximately 8.6% from the 2020 population base, reflecting continued household formation and regional migration. Western Kentucky University adds a significant student and employment presence, while major manufacturing operations and healthcare providers broaden the area's daytime population and consumer base. The city's location along Interstate 65 also connects Bowling Green directly with the broader Nashville-Louisville economic corridor.

Bowling Green's commercial profile is reinforced by continued private investment and infrastructure expansion. South Central Kentucky recorded 24 announced economic-development projects representing more than \$326 million of capital investment during 2024, followed by additional investment during the first half of 2025. Warren County's manufacturing concentration, expanding employment base, comparatively short commute times, university presence, and proximity to Nashville support demand across residential and commercial uses.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,208	22,735	63,793
Current Year Estimate	4,543	20,238	59,531
2020 Census	3,364	17,290	53,100
Growth Current Year-Five-Year	14.64%	12.34%	7.16%
Growth 2020-Current Year	35.05%	17.05%	12.11%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,832	8,452	25,500
Current Year Estimate	1,568	7,383	23,489
2020 Census	1,189	6,258	21,148
Growth Current Year-Five-Year	16.79%	14.48%	8.56%
Growth 2020-Current Year	31.88%	17.96%	11.07%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$124,548	\$116,279	\$91,154

Nashville, TN MSA

Nashville is experiencing steady population growth, fueled by a strong economy, expanding job opportunities, and a thriving cultural scene. A growing tech sector, a resilient housing market, and a world-renowned music and tourism industry contribute to the city's appeal. Additionally, continued investment in infrastructure and business development is attracting new residents and companies from across the country.

With its blend of economic strength and cultural vibrancy, Nashville has become a premier destination for both residents and investors, offering long-term potential for growth and development. The city's diverse economy and strong quality of life position it well for sustained success, making it an attractive market for future investment and expansion.

Total Population

1,008,485

Annual Visitors

17.1 Million

Tourism Economic Impact

\$10.84 Billion

GDP

\$204.9 Billion



Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **6425 Fortuna Ave , Bowling Green, KY, 42104** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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