

0.85 ACRES FOR SALE OR LEASE

1098 N MAIN ST

BOWLING GREEN, OH

HALLECK
AUTO SALES

BOWLING GREEN
AUTO SALES

CIRCLE K

Aaron's

MAIN ST 16,168 (2024)



SITE

Kroger
FRESH FOR EVERYONE™

F&M

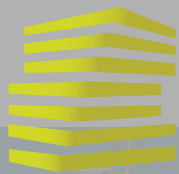
Little
Caesars

goodwill

T Mobile



LOCATION.
commercial real estate

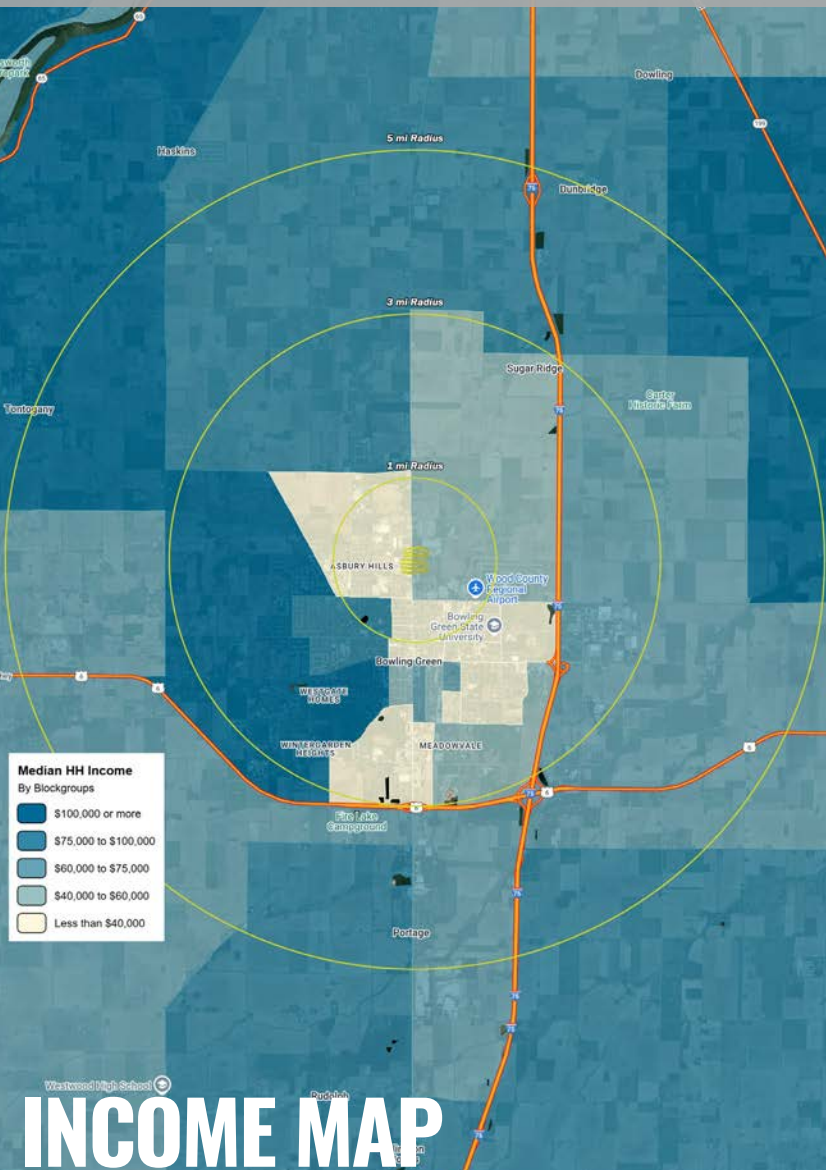


1098 N MAIN STREET

NEIGHBORHOOD VIBE

URI STARR | TONY CAROSELLO

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TRADE AREA OVERVIEW

BOWLING GREEN IS A VIBRANT COLLEGE TOWN LOCATED IN NORTHWEST OHIO, APPROXIMATELY 25 MILES SOUTH OF TOLEDO AND EASILY ACCESSIBLE VIA I-75. AS THE COUNTY SEAT OF WOOD COUNTY, BOWLING GREEN SERVES AS A REGIONAL CENTER FOR EDUCATION, GOVERNMENT, AND AGRICULTURE. THE CITY BLENDS SMALL-TOWN CHARM WITH A DYNAMIC STUDENT POPULATION AND GROWING COMMERCIAL SECTOR.

AT THE HEART OF BOWLING GREEN IS BOWLING GREEN STATE UNIVERSITY (BGSU), A PUBLIC RESEARCH INSTITUTION WITH MORE THAN 18,000 STUDENTS. THE UNIVERSITY IS A MAJOR DRIVER OF THE LOCAL ECONOMY, SUPPORTING THOUSANDS OF JOBS AND FUELING YEAR-ROUND ACTIVITY IN THE CITY'S CORE. THE PRESENCE OF BGSU BRINGS A YOUTHFUL ENERGY, DIVERSE POPULATION, AND STEADY DEMAND FOR HOUSING, RETAIL, DINING, AND SERVICES.

MAJOR EMPLOYERS IN THE AREA INCLUDE WOOD COUNTY HOSPITAL, BG PRODUCTS, INC., HUNTINGTON BANK'S REGIONAL OPERATIONS, AND THE BOWLING GREEN CITY SCHOOL DISTRICT. THE CITY ALSO BENEFITS FROM STRONG TIES TO REGIONAL LOGISTICS, LIGHT MANUFACTURING, AND AGRICULTURAL BUSINESSES.

BOWLING GREEN FEATURES A WALKABLE DOWNTOWN DISTRICT FILLED WITH LOCAL SHOPS, RESTAURANTS, AND ENTERTAINMENT VENUES. THE CITY IS KNOWN FOR ITS ACTIVE COMMUNITY EVENTS CALENDAR, INCLUDING THE BLACK SWAMP ARTS FESTIVAL, NATIONAL TRACTOR PULLING CHAMPIONSHIPS, AND SEASONAL BGSU ATHLETIC EVENTS THAT DRAW SIGNIFICANT FOOT TRAFFIC.

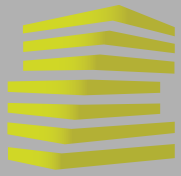
WITH ITS STRATEGIC LOCATION ALONG I-75, A STABLE EMPLOYMENT BASE, AND A STRONG UNIVERSITY PRESENCE, BOWLING GREEN OFFERS A RESILIENT TRADE AREA WELL-POSITIONED FOR SUSTAINED COMMERCIAL AND RETAIL GROWTH.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	6,806	31,597	34,786
HOUSEHOLDS	2,342	12,566	13,729
EMPLOYEES	2,784	13,871	15,371
MED HH INCOME	\$33,443	\$58,965	\$61,311

AREA RETAIL | RESTAURANTS





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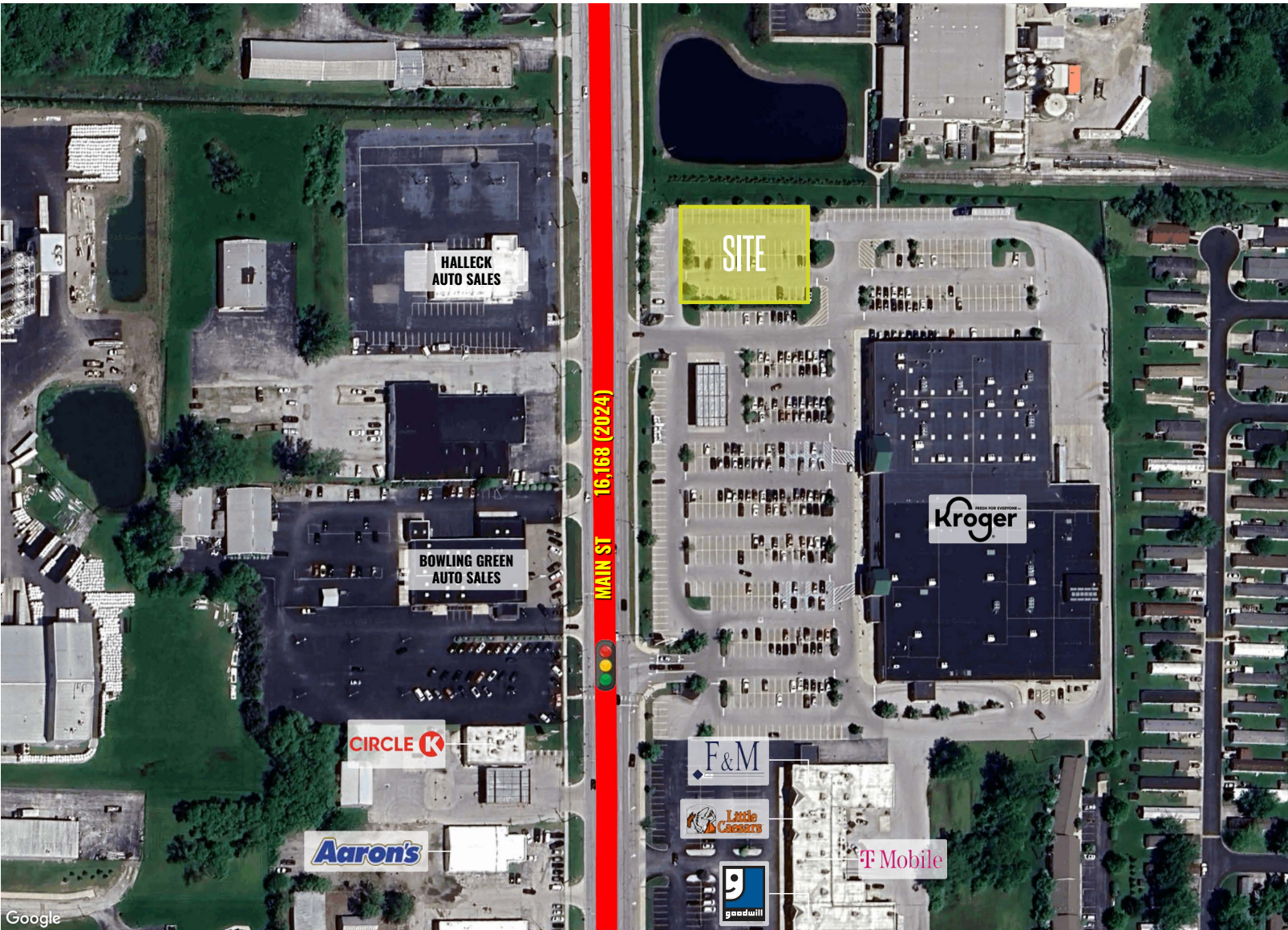
ZOOM AERIAL & DETAILS

URI STARR

TONY CAROSELLO

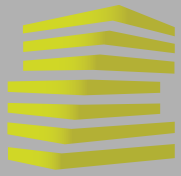
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- **0.85 ACRES FOR SALE OR FOR LEASE**
- **HIGH VISIBILITY & FOOT TRAFFIC FROM KROGER, TOP GROCERY DRAW IN AREA**
- **CO-TENANCY WITH A DAILY NEEDS DESTINATION BOOSTS DEMAND FROM QSRs, SERVICE RETAILERS, AND MEDICAL USERS**
- **LOCATED ALONG MAIN RETAIL CORRIDOR, NEAR I-75**
- **BOWLING GREEN IS THE COUNTY SEAT FOR WOOD COUNTY, WITH REGIONAL PULL FROM NEARBY RURAL TOWNS**
- **NORTH MAIN IS A KEY RETAIL & COMMUTER CORRIDOR, LINKING UNIVERSITY-GOERS, RESIDENTS, AND TRAVELERS TOWARD I-75 AND TOLEDO**
- **BOWLING GREEN STATE UNIVERSITY (20,000+ STUDENTS & STAFF) KEEPS THE AREA VIBRANT YEAR-ROUND**
- **CALL BROKER FOR PRICING**

Google



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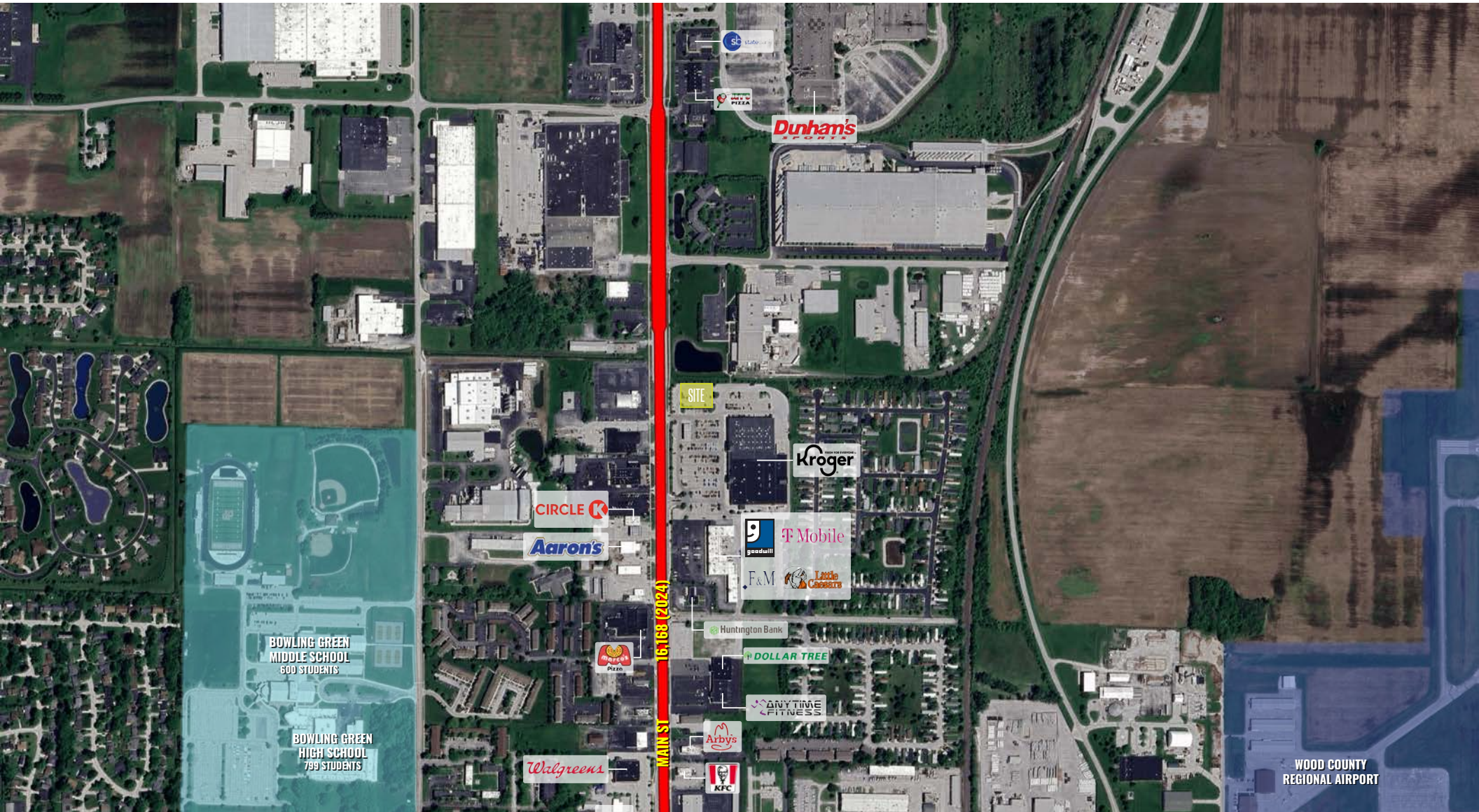
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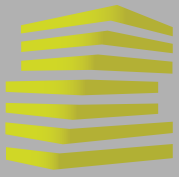
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MARKET AERIAL

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