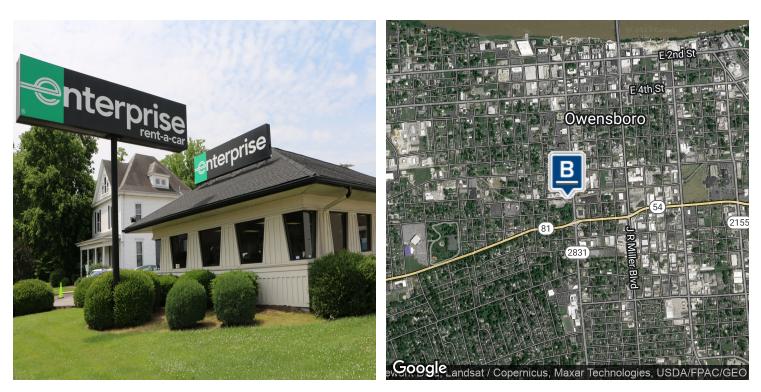
### 1100 Frederica St. | Owensboro, KY 42301



**For Lease** 

N/A

OFFERING SUMMARY		PROPERTY OVERVIEW
Lease Rate:	N/A	Originally a Pizza Hut, this property has been the Downtown Owensboro location for Enterprise Rent-A-Car for approximately a decade. It is a well known location on the main North/South highway - Frederica St./Hwy 431. This space is ideal for any small retail or office use.
Building Size:	1,800 SF	PROPERTY HIGHLIGHTS
		Flexible space for office or retail
Available SF:	Fully Leased	New Roof
		• Available August 29, 2019
Lot Size:	0.372 Acres	Across the street from Union Station
		Just south of the Midtown Building
Year Built:	1973	On the fringe of downtown
Zoning:	B4 - General Commercial	

BO BARRON, CCIM Managing Director bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or otther conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

1100 Frederica St. | Owensboro, KY 42301



**For Lease** 

N/A



# BARRON COMMERCIAL GROUP

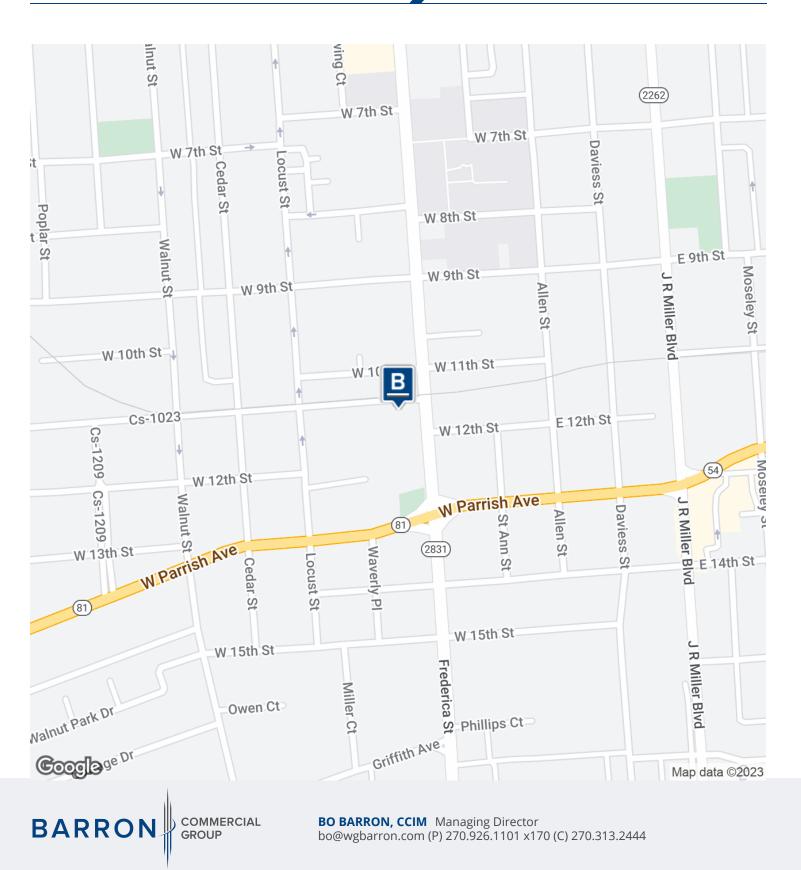
**BO BARRON, CCIM** Managing Director bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

### 1100 Frederica St. | Owensboro, KY 42301

**For Lease** 

N/A



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or otther conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

## 1100 Frederica St. | Owensboro, KY 42301

## **For Lease**

N/A

Reo Hawesville Rockport Baskett 60 60 Maceo (69 Reed Africa 60 (144) 161 Thruston 60 \$ Patesville Green River Owensboro Knottsville (279) (416) Pellville Philpot Reynolds Station 165 West 431 Louisville 69 Whitesville Masonville (69) Oklahoma (54) (815) Map data ©2023 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,622	53,190	73,378
Median age	41.9	40.2	39.6
Median age (Male)	39.0	36.6	36.5
Median age (Female)	43.5	43.1	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total households	<b>1 MILE</b> 3,842	<b>3 MILES</b> 23,118	<b>5 MILES</b> 30,845
Total households	3,842	23,118	30,845

\* Demographic data derived from 2020 ACS - US Census

BARRON

COMMERCIAL GROUP **BO BARRON, CCIM** Managing Director bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or otther conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction