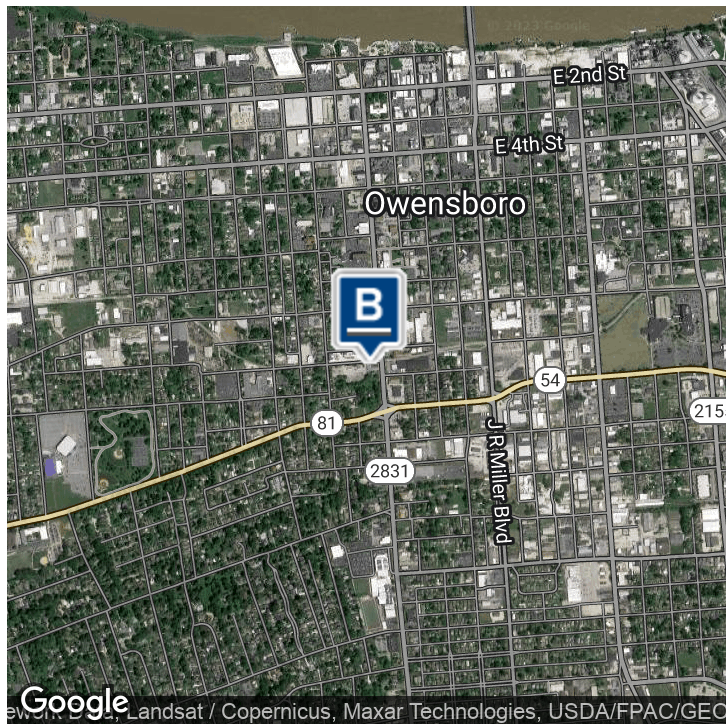


1100 Frederica St. | Owensboro, KY 42301

 **For Lease**

N/A

**OFFERING SUMMARY**

Lease Rate: N/A

Building Size: 1,800 SF

Available SF: Fully Leased

Lot Size: 0.372 Acres

Year Built: 1973

Zoning: B4 - General Commercial

PROPERTY OVERVIEW

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.

PROPERTY HIGHLIGHTS

- Flexible space for office or retail
- New Roof
- Available August 29, 2019
- Across the street from Union Station
- Just south of the Midtown Building
- On the fringe of downtown



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➤ For Lease

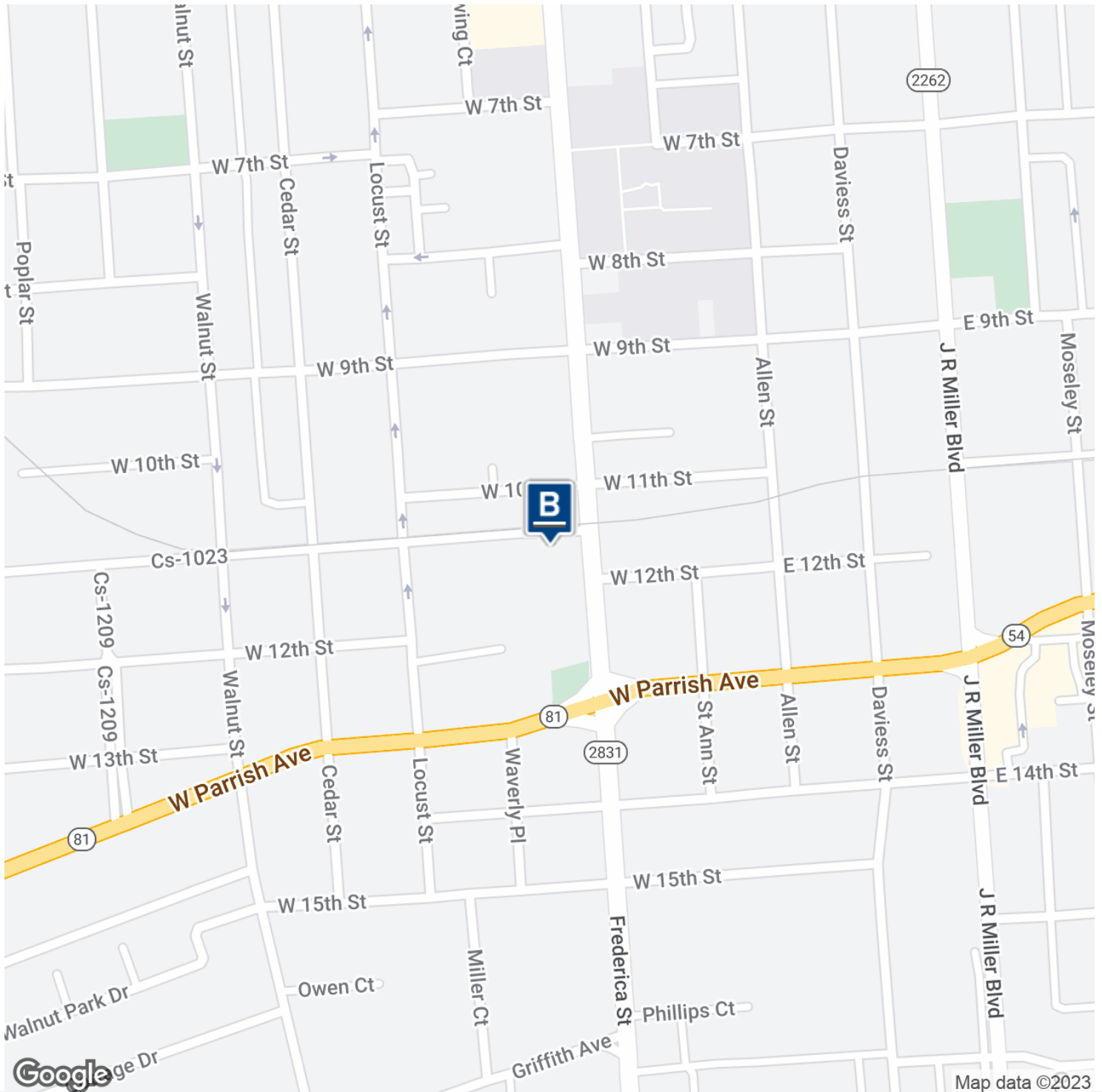
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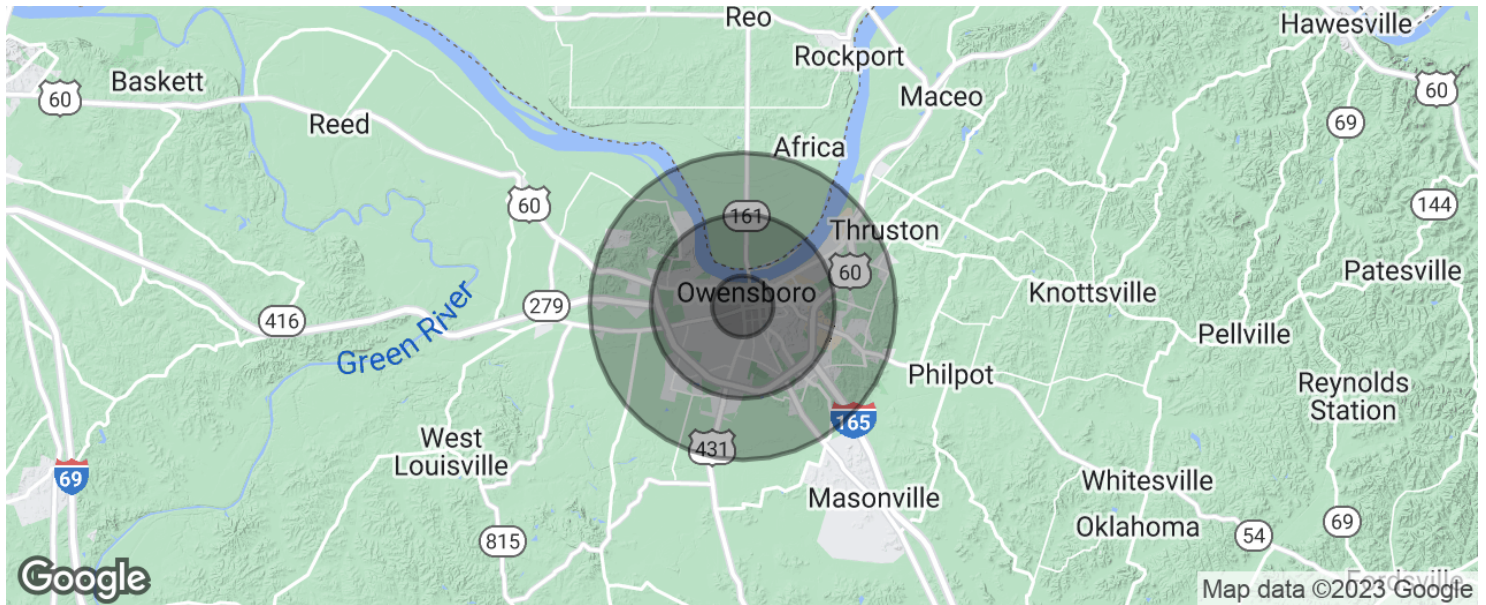
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1100 Frederica St. | Owensboro, KY 42301

 **For Lease**

N/A

**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
Total households	3,842	23,118	30,845
# of persons per HH	2.2	2.3	2.4
Average HH income	\$41,938	\$46,191	\$49,217
Average house value	\$79,752	\$102,997	\$117,625

* Demographic data derived from 2020 ACS - US Census



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