

123 W 2nd St. | Owensboro, KY 42303

 **For Lease**

| N/A

**OFFERING SUMMARY**

Lease Rate: N/A

Building Size: 4,796 SF

Available SF: Fully Leased

Lot Size: 3,366 SF

Year Built: 1875

Zoning: B2 - Central Business

PROPERTY OVERVIEW

This downtown office space has housed government offices and attorneys. It has 4 large offices and a 5th that could be an office or a conference room. It also has a large break room, a full bath, and a half bath. It has stairway access from the front and rear of the building.

LOCATION OVERVIEW

This property is downtown on Main St (2nd St.) just one block off of the Ohio River. The rear office has a view of the river and the historic Glover Cary Blue Bridge. Downtown Owensboro has come to life in the last decade, and this property is in the middle of new development, retail, restaurants, and professional offices.

PROPERTY HIGHLIGHTS

- Downtown Professional Office Space
- 4-5 Large Offices
- Spacious Break Room & Full Bath
- A Part of Bustling Downtown Owensboro
- The Best Value Downtown



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LEASE TYPE

| -

TOTAL SPACE

| Fully Leased

LEASE TERM

| Negotiable

LEASE RATE

| N/A



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor Retail Space	-	2,742 SF	NNN	\$2,500 per month
2nd Floor Professional Office Space	-	1,575 SF	NNN	\$1,000 per month



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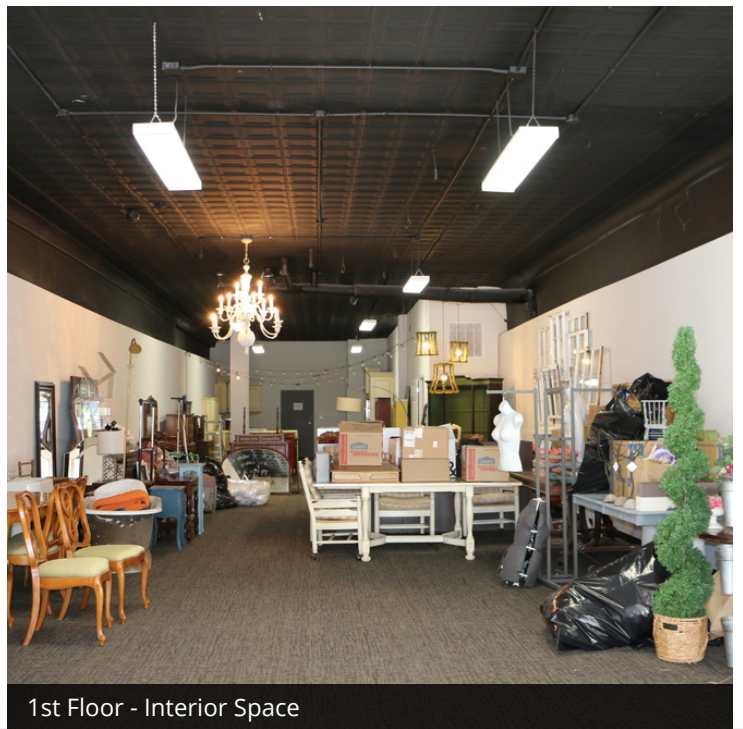
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Retail Store Front



Interior View of 2nd St



1st Floor - Interior Space



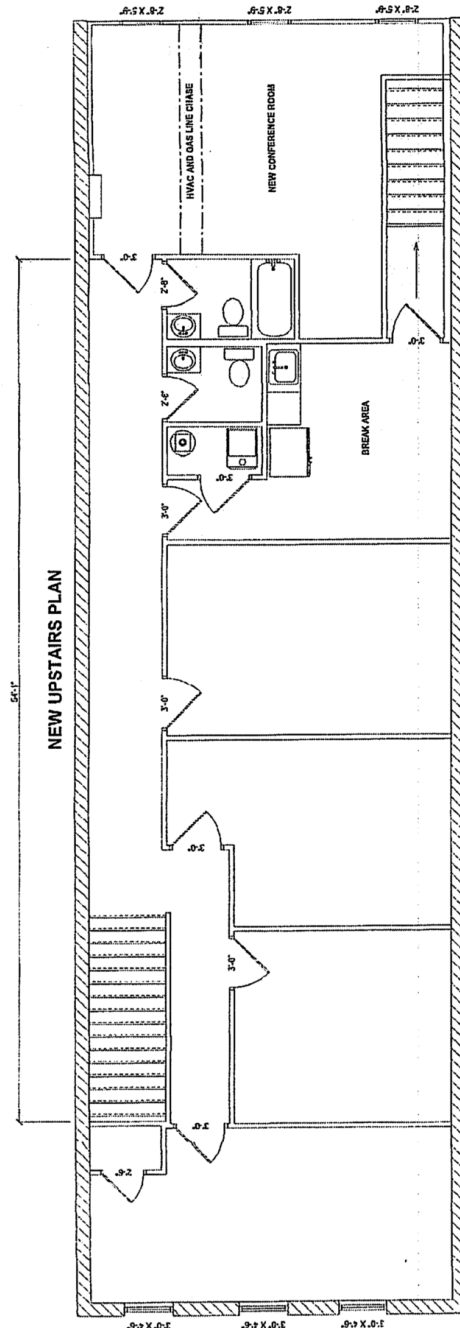
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2nd Floor - Floor Plan



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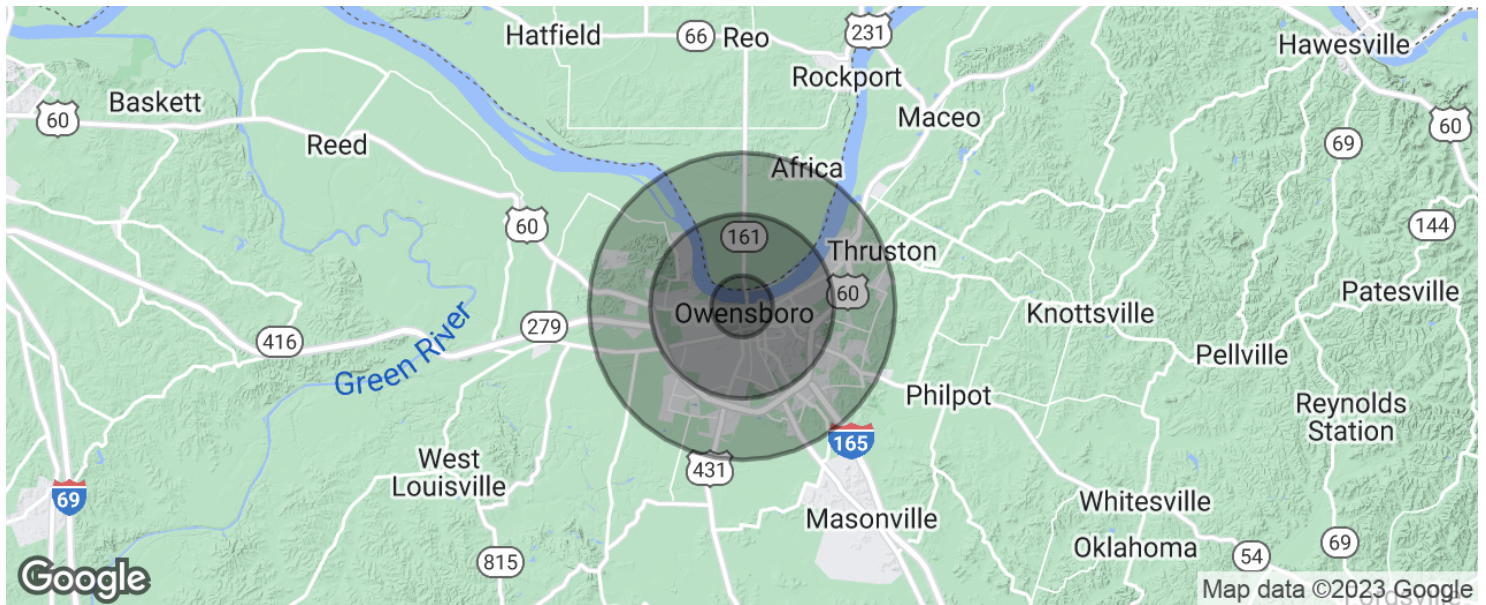
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total population	5,659	45,795	71,885
Median age	36.9	40.4	39.7
Median age (Male)	35.2	36.7	36.5
Median age (Female)	35.1	43.1	42.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,234	19,923	30,253
# of persons per HH	2.5	2.3	2.4
Average HH income	\$34,703	\$44,649	\$48,994
Average house value	\$77,508	\$101,203	\$116,915

* Demographic data derived from 2020 ACS - US Census



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