

2601 Parrish Ave W | Owensboro, KY 42301

**For Lease****\$16.00 SF/yr (NNN)**

Lease Rate

**NEGOTIABLE****OFFERING SUMMARY**

Building Size: 16,394 SF  
 Available SF: 1,000 - 3,600 SF  
 Lot Size: 1.647 Acres  
 Year Built: 2016  
 Zoning: B4 - General Commercial

**PROPERTY OVERVIEW**

Lease terms of three (3) to Five (5) years NNN. Current tenants include Donato's Pizza, Mi Ranchito, Step Stone, Edward Jones Financial and E-Cig Thai Food Owensboro. Space available from 1,000-3,600 sq. ft.

**LOCATION OVERVIEW**

Newest Retail strip center located along on West Parrish Avenue corridor. Close proximity to Moonlite Bar-B-Q. Ideal space available for Office, Nail Salon, Insurance agent, Bakery etc....

**PROPERTY HIGHLIGHTS**

- West Parrish Avenue
- New retail Center
- Space can be build to suit



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**For Lease****| \$16.00 SF/yr (NNN)****LEGEND**

Unavailable

**LEASE INFORMATION**

|              |              |             |               |
|--------------|--------------|-------------|---------------|
| Lease Type:  | -            | Lease Term: | Negotiable    |
| Total Space: | Fully Leased | Lease Rate: | \$16.00 SF/yr |

**AVAILABLE SPACES**

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-------|--------|------|------|------|-------------|
|-------|--------|------|------|------|-------------|



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**AVAILABLE SPACES**

| SUITE  | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION  |
|--|--------|-----------|------------|---------------|--|
| Suite G - Former StepStone Family & Youth Services | -      | 1,200 SF  | NNN        | \$17.00 SF/yr | Waiting room with receptionist window. 4 Private offices. Breakroom. Perfect set up for Insurance agent, Mortgage Company, real estate company, Counseling center etc... |



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➤ For Lease

| Negotiable



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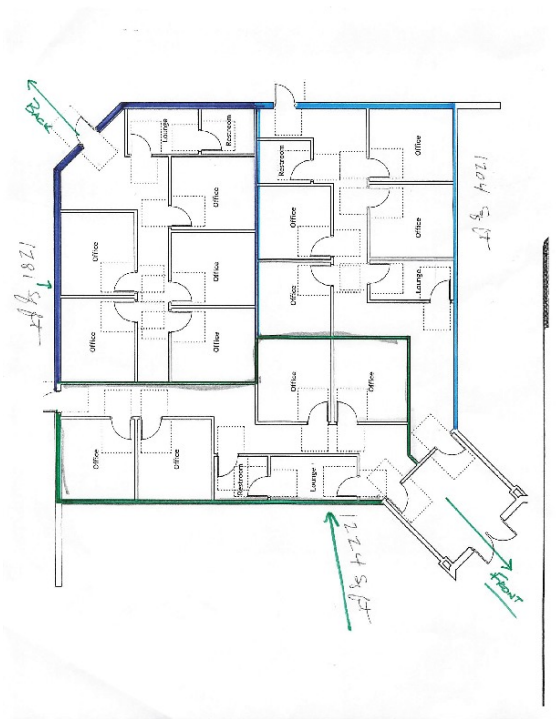
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For Lease



Negotiable



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AVAILABLE SPACES

| SUITE  | TENANT             | SIZE (SF)        | LEASE TYPE | LEASE RATE    | DESCRIPTION   |
|--|--------------------|------------------|------------|---------------|---|
| Suite D - Shell Space - Elbow unit 3,600 sq. ft. | West Parrish Place | 1,204 - 3,600 SF | NNN        | \$16.00 SF/yr | This elbow unit could be split into as many as 3 different spaces and accessed from the front and the rear of the property. |

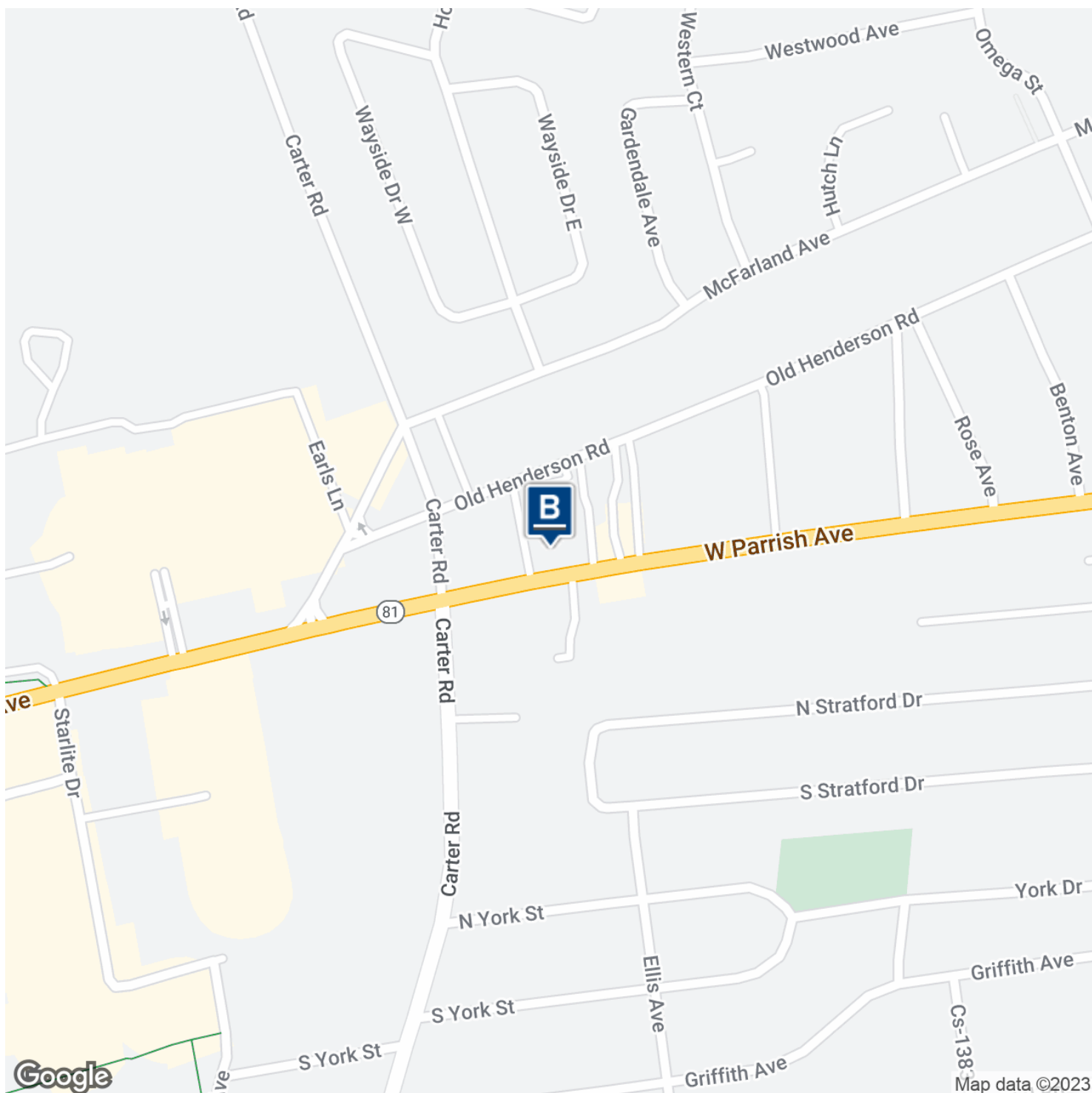


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**For Lease****\$16.00 SF/yr (NNN)**COMMERCIAL  
GROUP**BO BARRON, CCIM** Managing Director  
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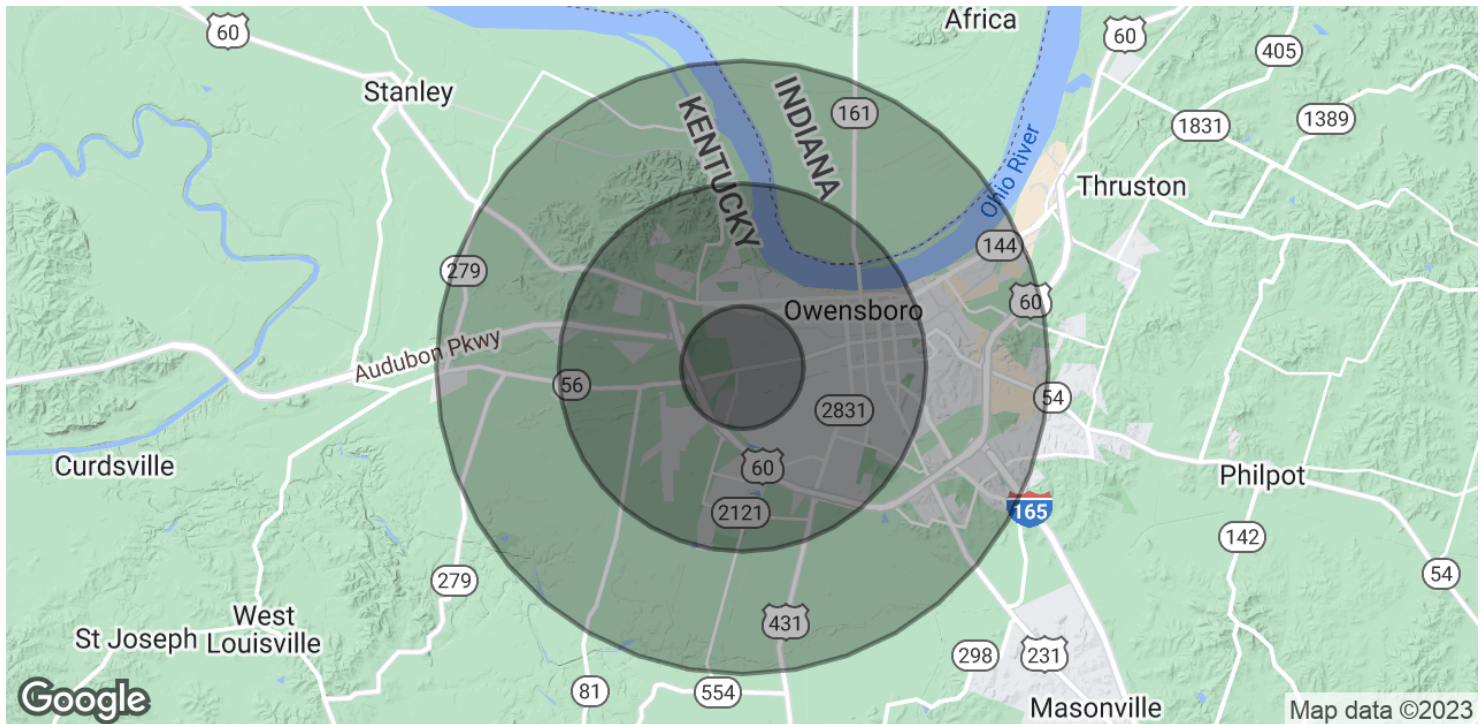
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**For Lease****\$16.00 SF/yr (NNN)****POPULATION****1 MILE****3 MILES****5 MILES**

|                      |       |        |        |
|----------------------|-------|--------|--------|
| Total Population     | 9,455 | 42,755 | 67,872 |
| Average age          | 42.5  | 40.7   | 39.5   |
| Average age (Male)   | 37.7  | 36.4   | 36.1   |
| Average age (Female) | 46.1  | 44.4   | 42.4   |

**HOUSEHOLDS & INCOME****1 MILE****3 MILES****5 MILES**

|                     |          |           |           |
|---------------------|----------|-----------|-----------|
| Total households    | 4,045    | 18,518    | 29,114    |
| # of persons per HH | 2.3      | 2.3       | 2.3       |
| Average HH income   | \$51,322 | \$47,005  | \$46,779  |
| Average house value | \$93,992 | \$108,333 | \$105,722 |

\* Demographic data derived from 2020 ACS - US Census



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