

630 Emory Dr | Owensboro, KY 42301

 **For Lease**

N/A

**PROPERTY DESCRIPTION**

Lease terms available from 5-10 years.
NNN
12 dollars per square foot

PROPERTY HIGHLIGHTS

- Located adjacent Wesleyan Park Plaza
- Kroger Shadow Anchored
- Newly renovated interior and parking lot
- Ten thousand dollar flooring allowance
- Hoods in kitchen

OFFERING SUMMARY

Lease Rate:	N/A
Number of Units:	1
Available SF:	6,189 SF
Lot Size:	0.979 Acres
Building Size:	6,189 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,666	23,256	31,050
Total Population	11,990	53,421	73,663
Average HH Income	\$50,361	\$47,625	\$49,259



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➤ For Lease

| N/A



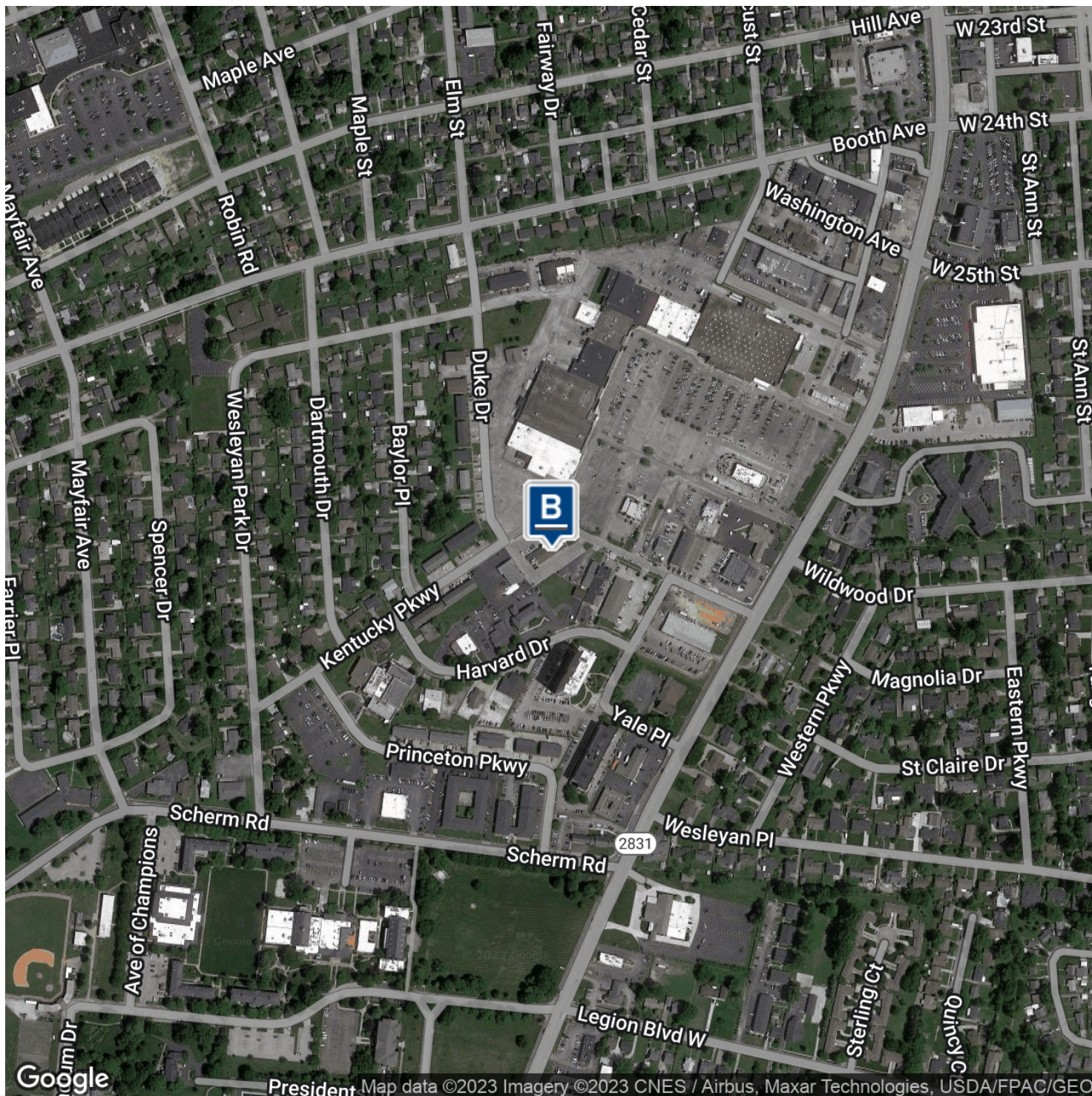
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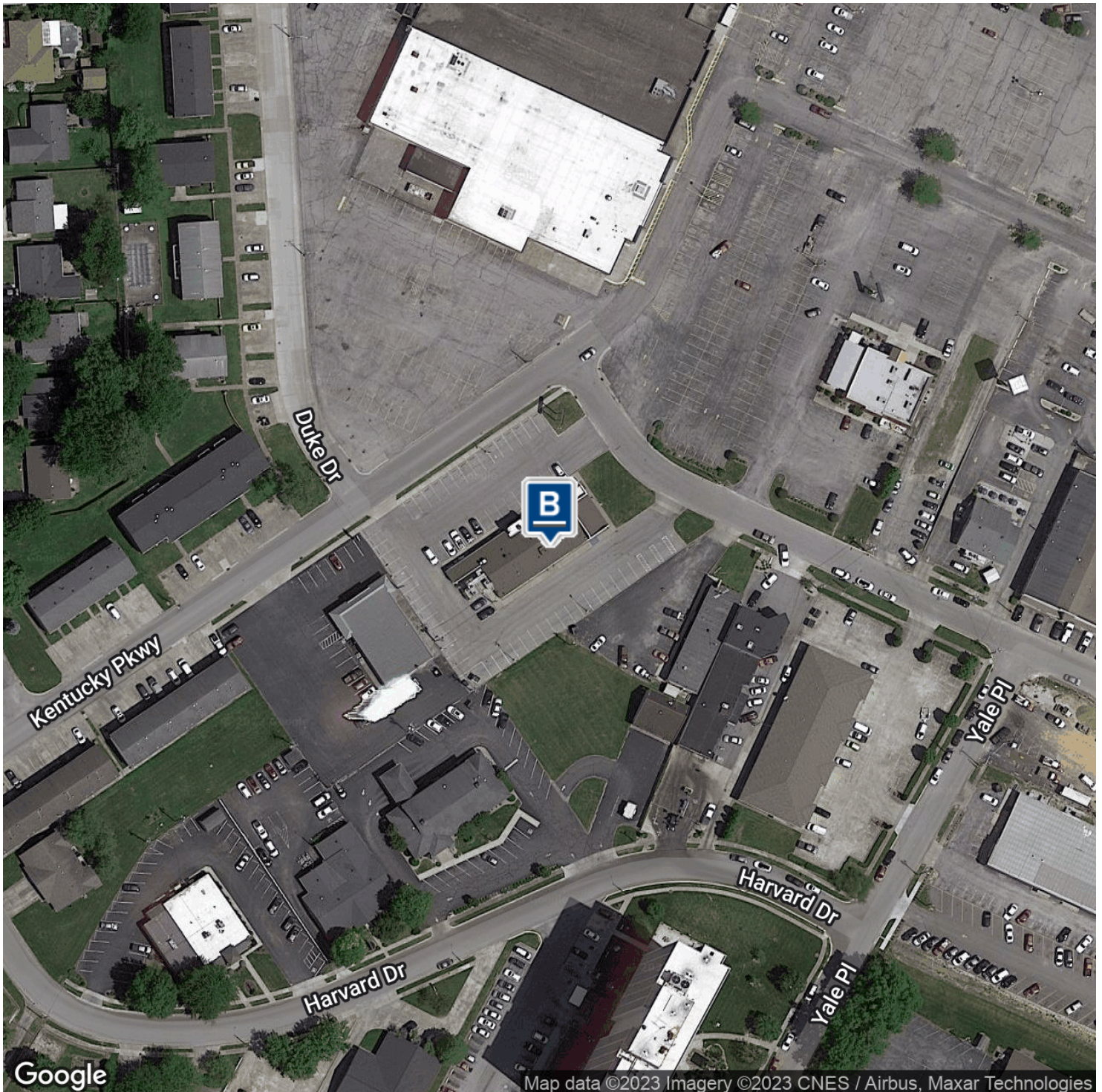
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Map data ©2021 Imagery ©2021, Maxar Technologies, USDA Farm Service Agency



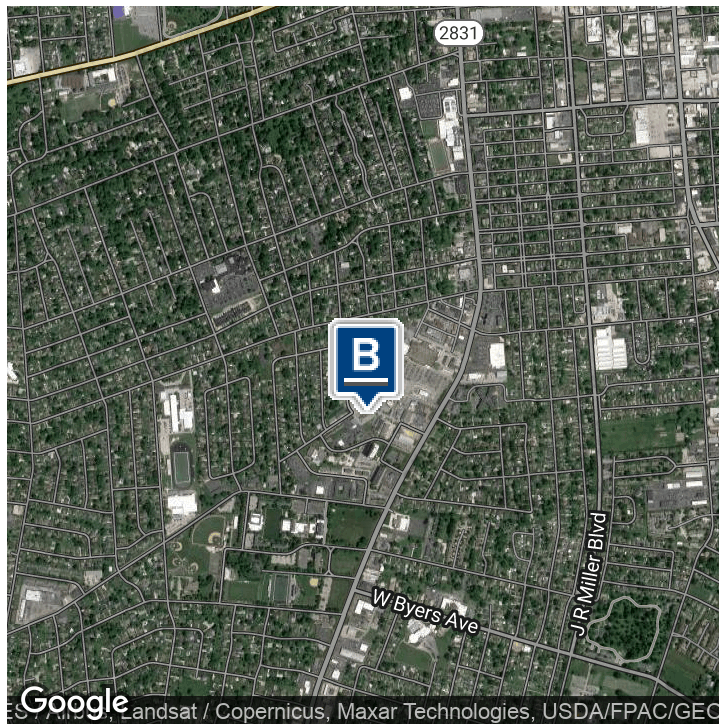
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**OFFERING SUMMARY**

Sale Price:	\$890,000
Lease Rate:	N/A
Building Size:	6,189 SF
Available SF:	6,189 SF
Lot Size:	0.979 Acres
Year Built:	1970
Renovated:	2018
Zoning:	B-4

PROPERTY OVERVIEW

Lease terms available from 5-10 years.
NNN
12 dollars per square foot

PROPERTY HIGHLIGHTS

- Located adjacent Wesleyan Park Plaza
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Sale Price

\$890,000

PROPERTY INFORMATION

Property Type

Retail

Property Subtype

Restaurant

APN #

004-16-12-004-00-000

Corner Property

Yes

Waterfront

Yes

Power

Yes

Lease Rate

N/A

PARKING & TRANSPORTATION

Street Parking

Yes

LOCATION INFORMATION

Building Name

Former El Toribio Restaurant

Street Address

630 Emory Dr

City, State, Zip

Owensboro, KY 42301

County

Daviess

Signal Intersection

Yes

UTILITIES & AMENITIES

Security Guard

Yes

Handicap Access

Yes

Freight Elevator

Yes

Centrix Equipped

Yes

Leed Certified

Yes

Gas / Propane

Yes

Irrigation

Yes

Water

Yes

Telephone

Yes

Cable

Yes

Sewer

Yes

BUILDING INFORMATION

Tenancy

Single

Ceiling Height

10 ft

Minimum Ceiling Height

9 ft

Number of Floors

1

Year Built

1970

Year Last Renovated

2018

Free Standing

Yes

**BO BARRON, CCIM** Managing Director

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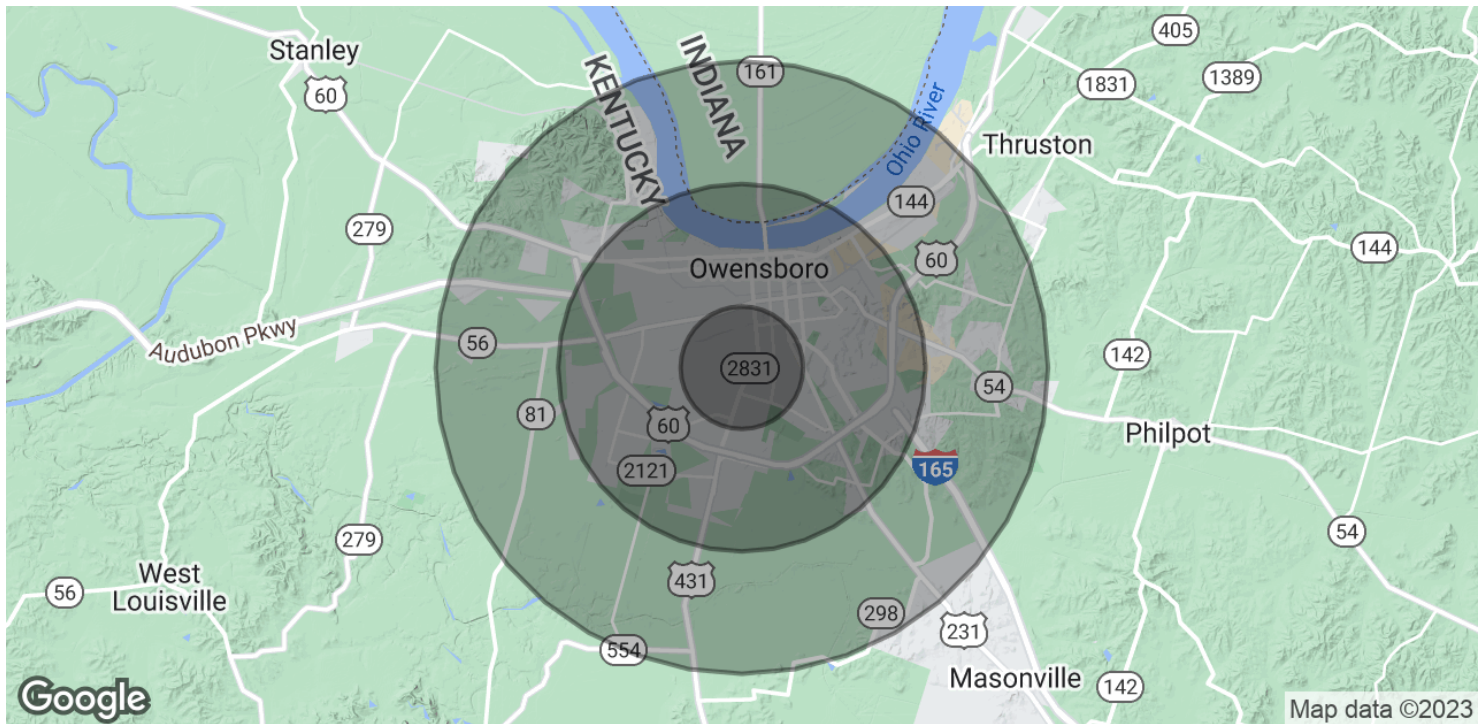
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	11,990	53,421	73,663
Average age	44.0	40.4	39.6
Average age (Male)	39.3	36.7	36.5
Average age (Female)	49.6	43.2	42.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,666	23,256	31,050
# of persons per HH	2.1	2.3	2.4
Average HH income	\$50,361	\$47,625	\$49,259
Average house value	\$110,218	\$101,798	\$117,409

* Demographic data derived from 2020 ACS - US Census



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