

630 Emory Dr | Owensboro, KY 42301



For Sale

\$890,000

**OFFERING SUMMARY**

Sale Price:	\$890,000
Building Size:	5,831 SF
Available SF:	Fully Leased
Lot Size:	0.979 Acres
Price / SF:	\$152.63
Year Built:	1970
Renovated:	2018
Zoning:	B-4

PROPERTY OVERVIEW

Newly renovated former Ponderosa restaurant. Free standing building with ample parking located in the heart of Owensboro. This property sits adjacent Wesleyan Park Plaza. Great retail area with restaurants. Some of the neighboring businesses include Kroger, Shoe Stop, McDonald's, Long John Silvers and many more. Owner to grant a \$10,000 flooring allowance to allow new owner to choose their flooring.

PROPERTY HIGHLIGHTS

- Newly renovated interior and Parking Lot
- Located at Wesleyan Park Plaza
- Kroger Shadow Anchored
- Former restaurant with hoods still in place in kitchen



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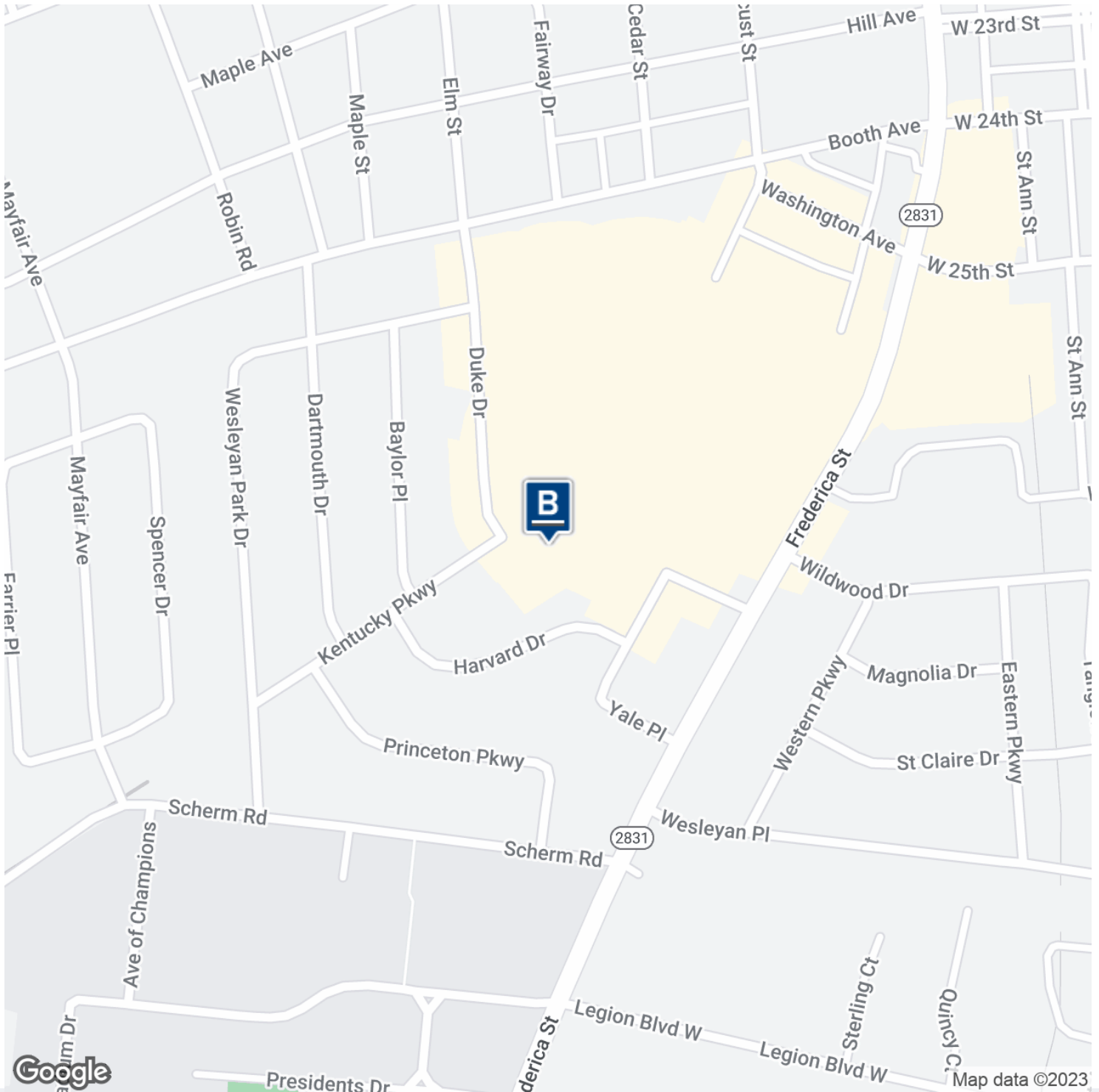


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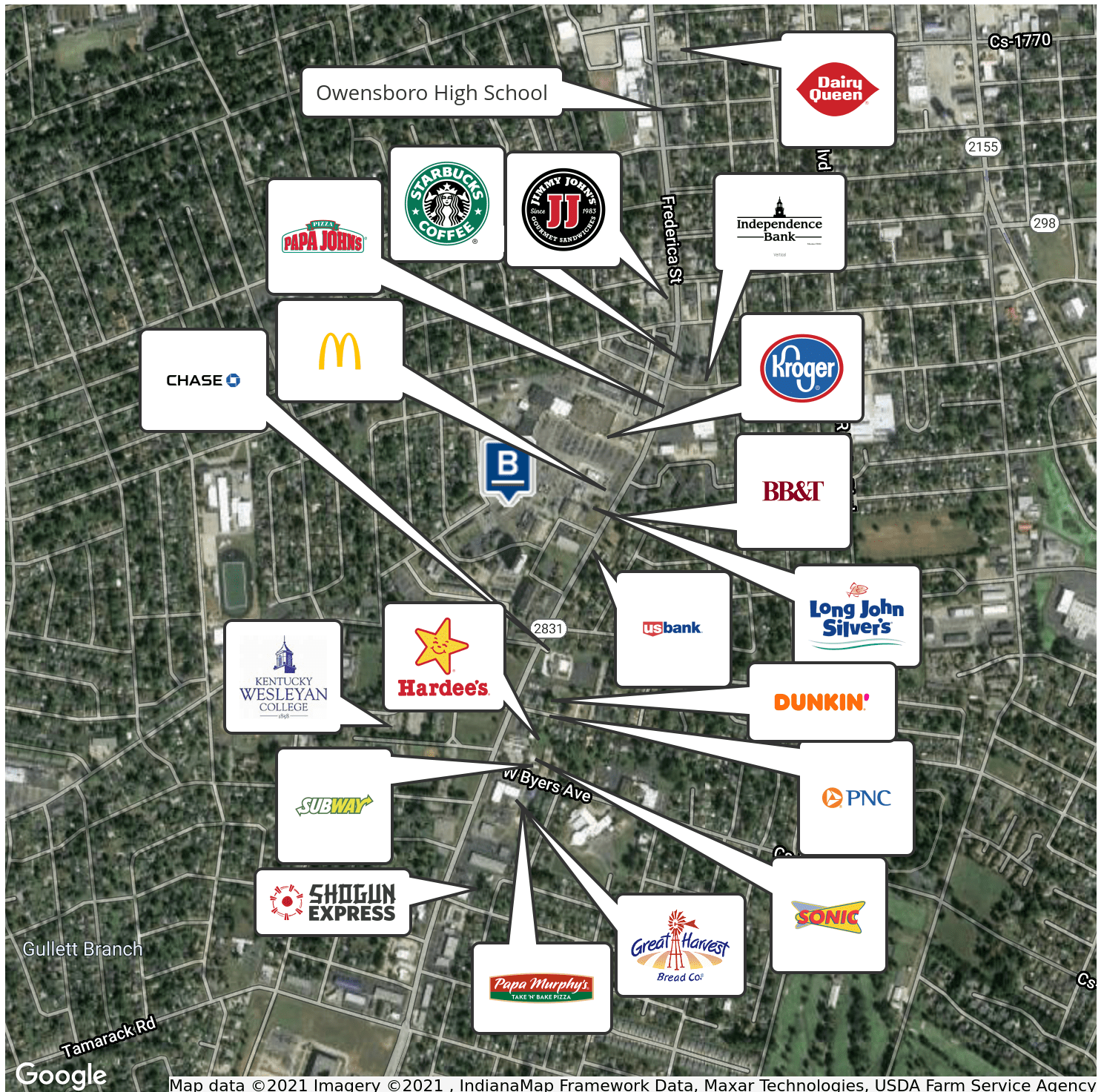
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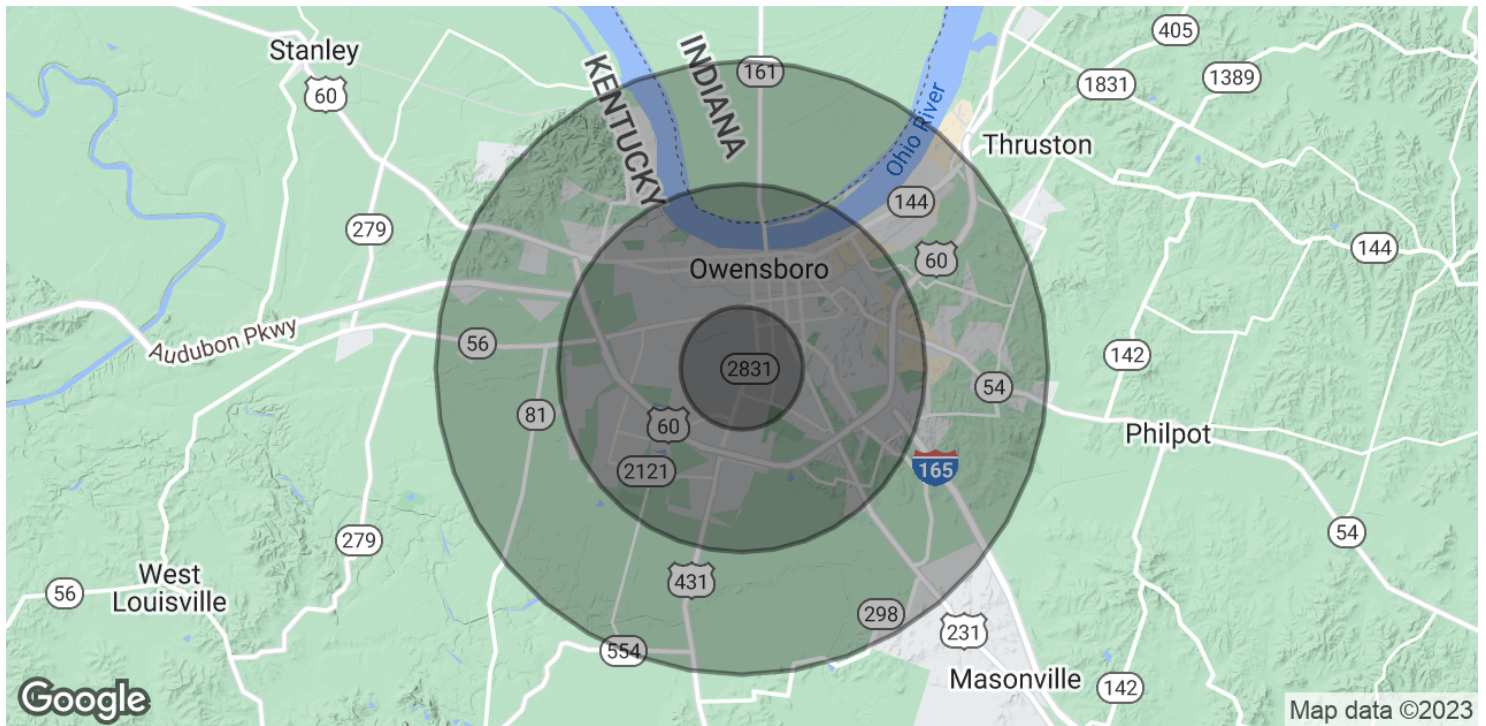
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**POPULATION**

	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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