

4551 Springhill Dr | Owensboro, KY 42303

➤ For Lease

| Negotiable

**OFFERING SUMMARY**

Lease Rate:	Negotiable
Building Size:	24,000 SF
Available SF:	
Lot Size:	2.73 Acres
Year Built:	2017
Zoning:	B-4

PROPERTY OVERVIEW

This retail shopping center is located on a hard, lighted corner with a prominent digital pylon sign serving the tenants of the center. It was built in 2017 and has a nice current tenant mix of medical and food and drink related tenants.

LOCATION OVERVIEW

Located along the highway 54 corridor at the corner of highway 54 and Millers Mill Road.

PROPERTY HIGHLIGHTS

- Hard Lighted Corner
- Highway 54 Corridor
- Built in 2017
- Unit 2 which is 2,000sq. ft is only available space.



BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

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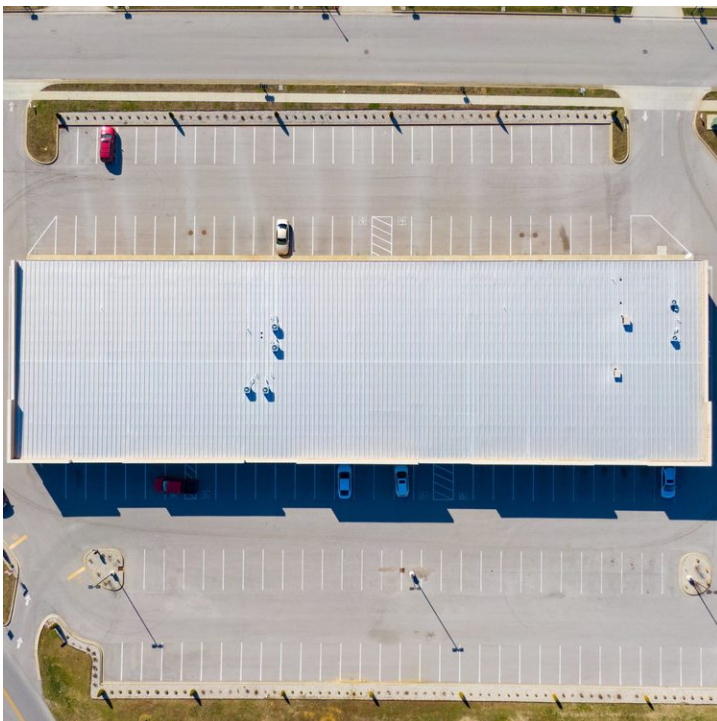
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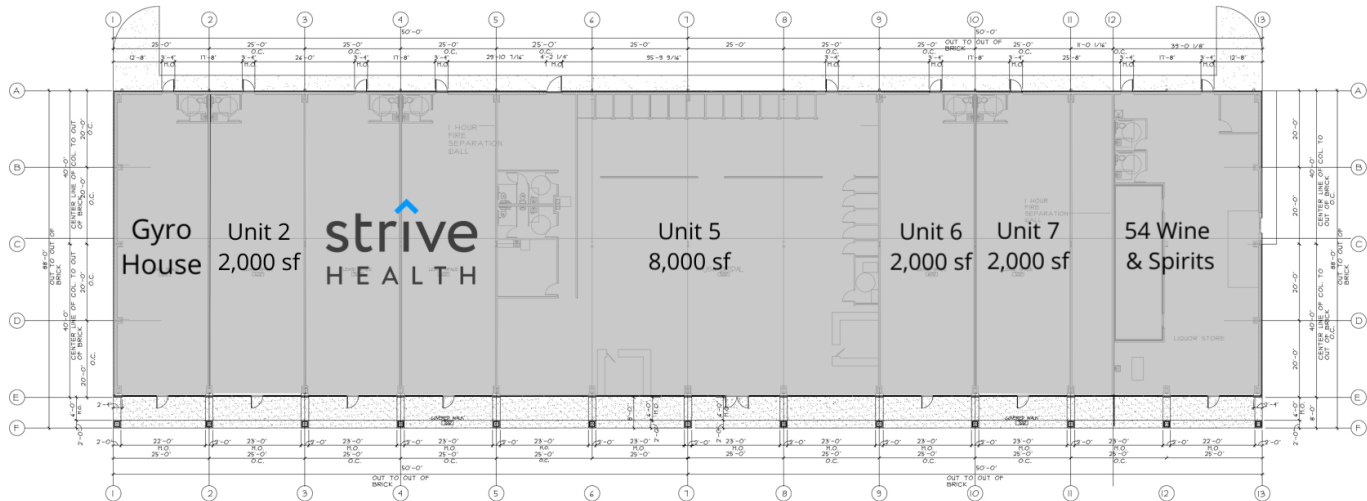
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LEGEND

Unavailable

A-100

OVERALL FLOOR PLAN
SCALE: 3/32" = 1'-0"

HCC HAYDEN CONSTRUCTION CO. INC. General Contractor / Designer 4551 SPRINGHILL DRIVE OWENSBORO, KY 42303 PH: 502.326.8800
LIQUOR STORE 4551 SPRINGHILL DRIVE OWENSBORO, KENTUCKY
JOHN R. KINGSTON, ARCHITECT 4551 SPRINGHILL DRIVE OWENSBORO, KENTUCKY 42303 PH: 502.326.8800
REVISIONS 1. 11.18.20 2. 3.

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 1	Gyro House	1,450 - 8,600 SF	NNN	-	Description with tenant buildout allowance
Unit 2	-	2,000 SF	NNN	-	Shell space - Landlord will do a portion of tenant buildout as part of a 5 year lease at \$16/sf NNN.
Unit 3	Strive	1,450 - 8,600 SF	NNN	-	Description with tenant buildout
Unit 5	-	2,000 - 12,000 SF	NNN	-	This space was formerly USA Bridal and it can be subdivided. The Landlord will do a portion of tenant buildout as part of a 5 year lease at \$16/sf NNN.
Unit 6	-	2,000 - 12,000 SF	NNN	-	Shell space - Landlord will do a portion of tenant buildout as part of a 5 year lease at \$16/sf NNN.
Unit 7	-	2,000 - 12,000 SF	NNN	-	Shell space - Landlord will do a portion of tenant buildout as part of a 5 year lease at \$16/sf NNN.



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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 8	54 Wine & Spirits	4,000 SF	NNN	-	-



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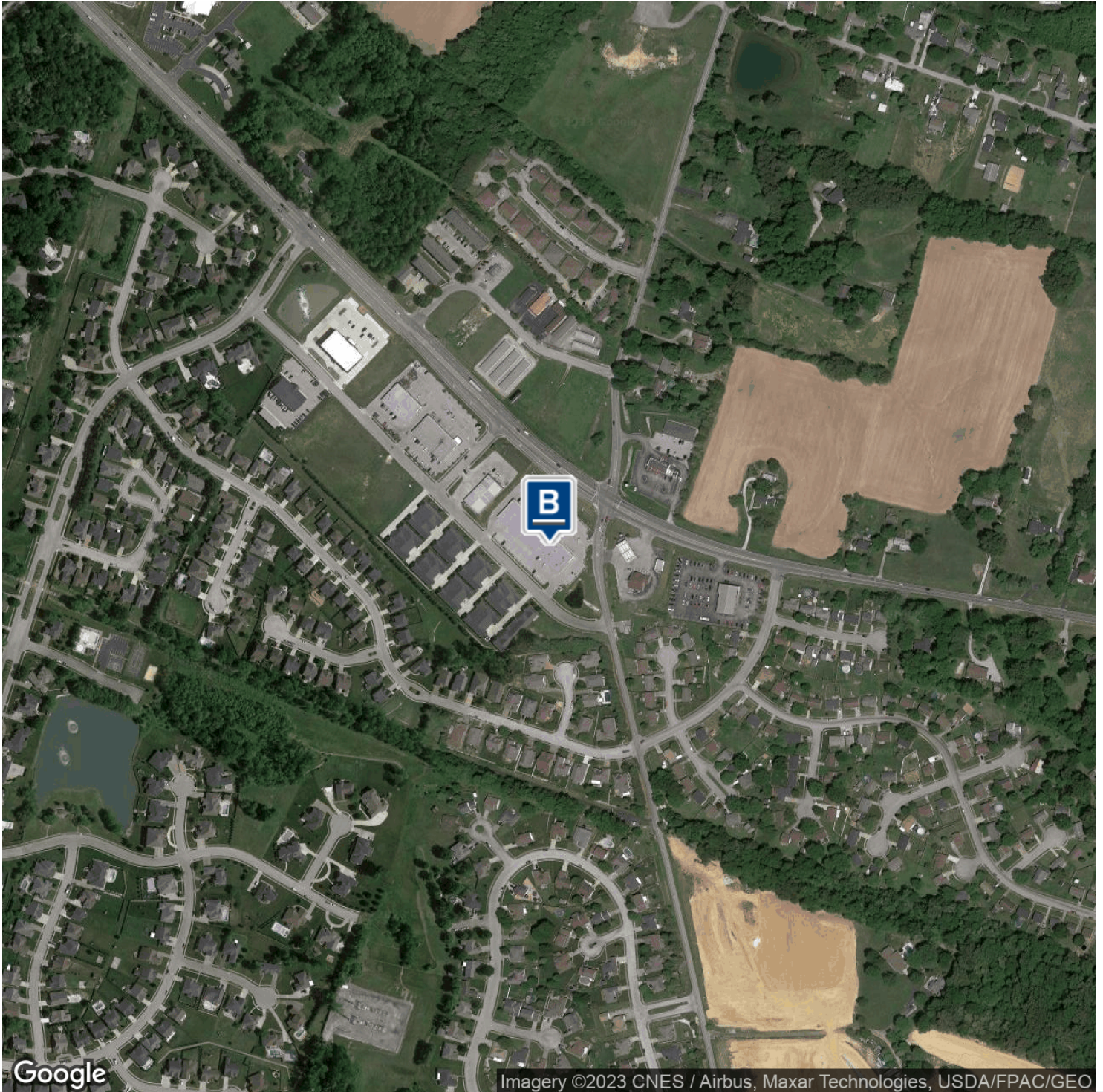
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Demographic and Income Profile

4551 Springhill Dr, Owensboro, Kentucky, 42303
Drive Time: 5 minute radius

Prepared by Bo Barron, CCIM

Latitude: 37.74350
Longitude: -87.04199

Summary	Census 2010		2020		2025	
Population	7,688		9,132		9,701	
Households	2,833		3,386		3,604	
Families	2,305		2,724		2,887	
Average Household Size	2.70		2.68		2.68	
Owner Occupied Housing Units	2,520		2,715		2,885	
Renter Occupied Housing Units	313		671		719	
Median Age	40.0		41.8		42.6	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	1.22%		0.46%		0.72%	
Households	1.26%		0.46%		0.72%	
Families	1.17%		0.35%		0.64%	
Owner HHs	1.22%		0.41%		0.72%	
Median Household Income	2.00%		1.12%		1.60%	
Households by Income			2020		2025	
			Number	Percent	Number	Percent
<\$15,000			131	3.9%	127	3.5%
\$15,000 - \$24,999			127	3.8%	118	3.3%
\$25,000 - \$34,999			217	6.4%	205	5.7%
\$35,000 - \$49,999			380	11.2%	364	10.1%
\$50,000 - \$74,999			605	17.9%	585	16.2%
\$75,000 - \$99,999			520	15.4%	516	14.3%
\$100,000 - \$149,999			891	26.3%	994	27.6%
\$150,000 - \$199,999			223	6.6%	290	8.0%
\$200,000+			294	8.7%	404	11.2%
Median Household Income			\$84,429		\$93,222	
Average Household Income			\$103,336		\$117,144	
Per Capita Income			\$38,331		\$43,541	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	523	6.8%	563	6.2%	587	6.1%
5 - 9	587	7.6%	644	7.1%	663	6.8%
10 - 14	632	8.2%	731	8.0%	765	7.9%
15 - 19	527	6.9%	576	6.3%	629	6.5%
20 - 24	280	3.6%	328	3.6%	311	3.2%
25 - 34	752	9.8%	865	9.5%	868	8.9%
35 - 44	1,092	14.2%	1,261	13.8%	1,368	14.1%
45 - 54	1,295	16.8%	1,322	14.5%	1,391	14.3%
55 - 64	1,074	14.0%	1,366	15.0%	1,314	13.5%
65 - 74	573	7.5%	972	10.6%	1,122	11.6%
75 - 84	286	3.7%	399	4.4%	557	5.7%
85+	65	0.8%	105	1.1%	124	1.3%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,375	95.9%	8,685	95.1%	9,159	94.4%
Black Alone	62	0.8%	81	0.9%	91	0.9%
American Indian Alone	5	0.1%	5	0.1%	5	0.1%
Asian Alone	134	1.7%	163	1.8%	186	1.9%
Pacific Islander Alone	0	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	45	0.6%	72	0.8%	92	0.9%
Two or More Races	67	0.9%	125	1.4%	167	1.7%
Hispanic Origin (Any Race)	60	0.8%	103	1.1%	130	1.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

March 11, 2021

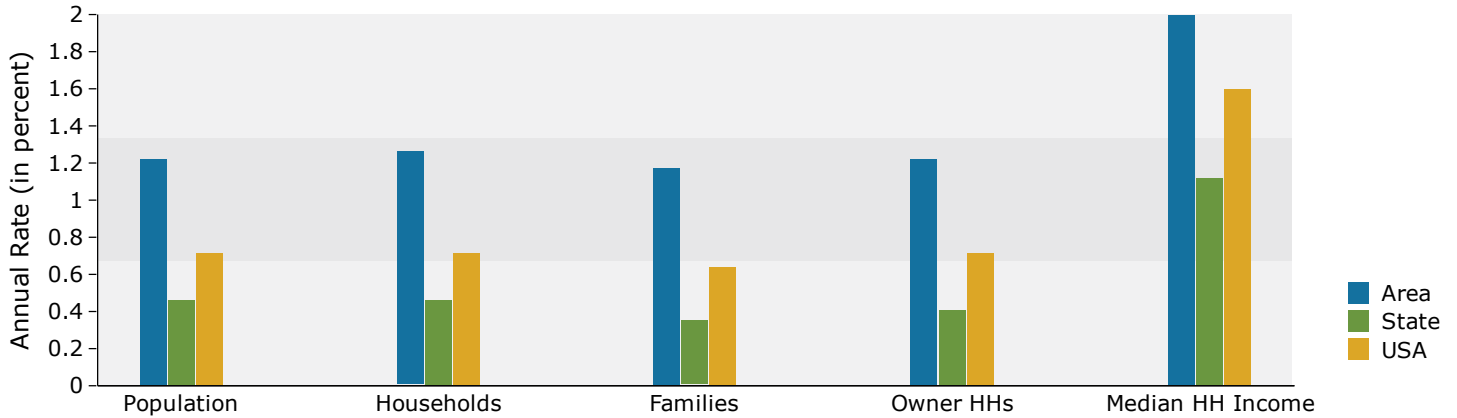
Demographic and Income Profile

4551 Springhill Dr, Owensboro, Kentucky, 42303
Drive Time: 5 minute radius

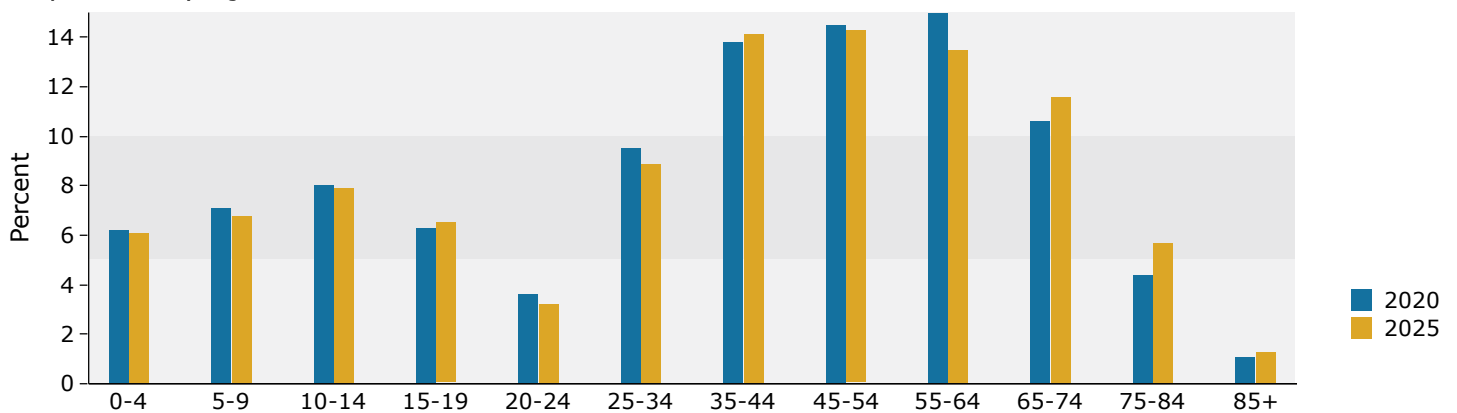
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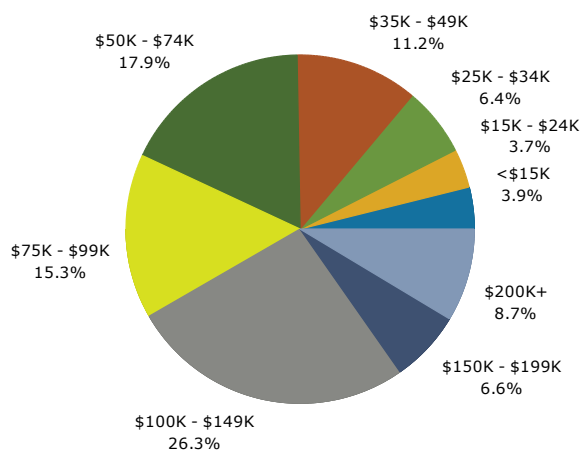
Trends 2020-2025



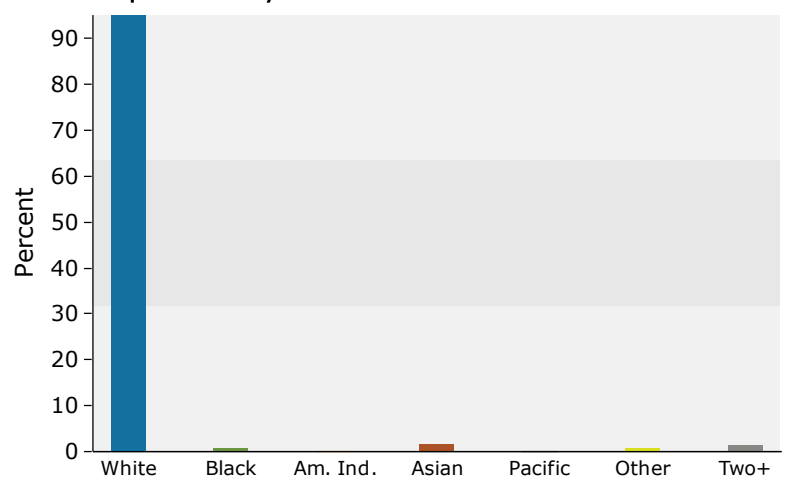
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 1.1%

Demographic and Income Profile

4551 Springhill Dr, Owensboro, Kentucky, 42303
Drive Time: 10 minute radius

Prepared by Bo Barron, CCIM

Latitude: 37.74350
Longitude: -87.04199

Summary	Census 2010		2020	2025
Population	35,670		38,795	40,129
Households	13,935		15,194	15,735
Families	9,483		10,204	10,519
Average Household Size	2.45		2.45	2.45
Owner Occupied Housing Units	9,841		10,460	10,840
Renter Occupied Housing Units	4,094		4,735	4,896
Median Age	38.8		40.7	41.8
Trends: 2020-2025 Annual Rate	Area		State	National
Population	0.68%		0.46%	0.72%
Households	0.70%		0.46%	0.72%
Families	0.61%		0.35%	0.64%
Owner HHs	0.72%		0.41%	0.72%
Median Household Income	1.34%		1.12%	1.60%
Households by Income			2020	2025
			Number	Percent
<\$15,000			1,666	11.0%
\$15,000 - \$24,999			1,729	11.4%
\$25,000 - \$34,999			1,543	10.2%
\$35,000 - \$49,999			2,029	13.4%
\$50,000 - \$74,999			2,841	18.7%
\$75,000 - \$99,999			1,666	11.0%
\$100,000 - \$149,999			2,551	16.8%
\$150,000 - \$199,999			615	4.0%
\$200,000+			554	3.6%
Median Household Income			\$53,962	\$57,677
Average Household Income			\$72,385	\$80,621
Per Capita Income			\$28,463	\$31,723
Population by Age	Census 2010		2020	2025
	Number	Percent	Number	Percent
0 - 4	2,469	6.9%	2,373	6.1%
5 - 9	2,452	6.9%	2,458	6.3%
10 - 14	2,415	6.8%	2,648	6.8%
15 - 19	2,248	6.3%	2,227	5.7%
20 - 24	2,071	5.8%	2,040	5.3%
25 - 34	4,437	12.4%	4,819	12.4%
35 - 44	4,589	12.9%	4,891	12.6%
45 - 54	5,460	15.3%	4,968	12.8%
55 - 64	4,394	12.3%	5,372	13.8%
65 - 74	2,672	7.5%	4,045	10.4%
75 - 84	1,702	4.8%	1,971	5.1%
85+	762	2.1%	984	2.5%
Race and Ethnicity	Census 2010		2020	2025
	Number	Percent	Number	Percent
White Alone	32,935	92.3%	35,295	91.0%
Black Alone	1,335	3.7%	1,548	4.0%
American Indian Alone	41	0.1%	40	0.1%
Asian Alone	375	1.1%	412	1.1%
Pacific Islander Alone	11	0.0%	24	0.1%
Some Other Race Alone	372	1.0%	520	1.3%
Two or More Races	601	1.7%	955	2.5%
Hispanic Origin (Any Race)	783	2.2%	1,143	2.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

March 11, 2021

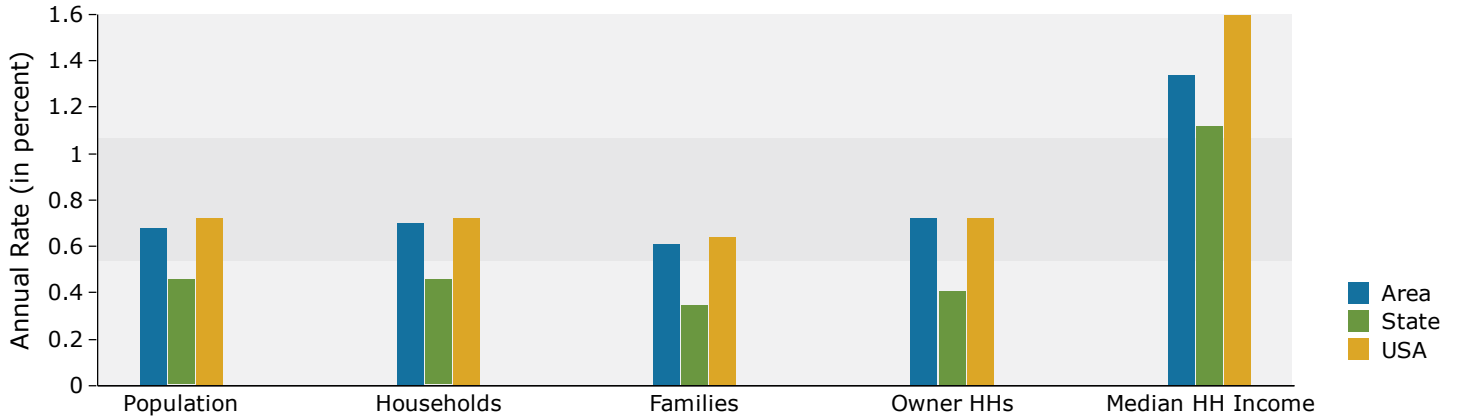
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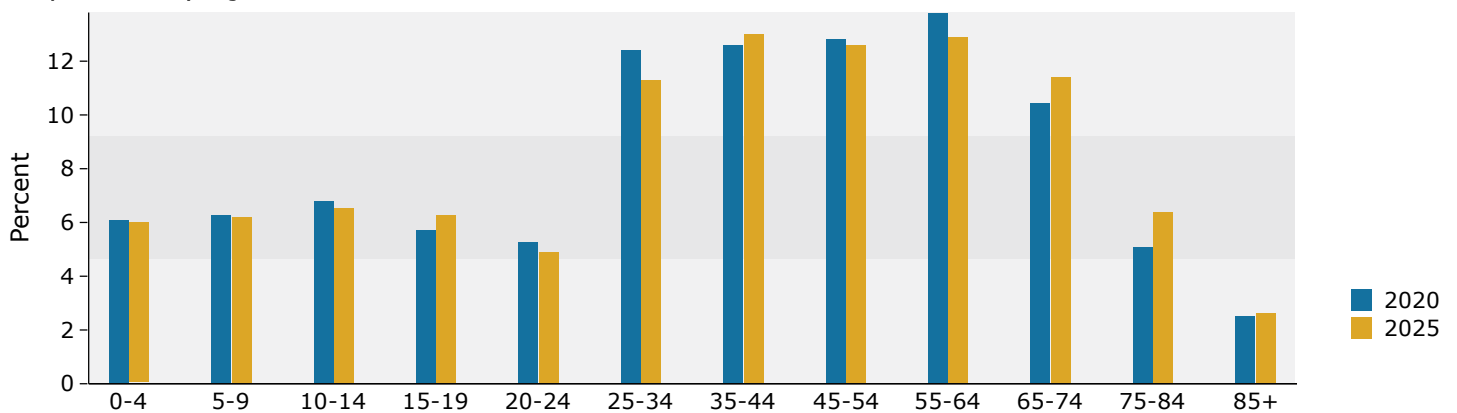
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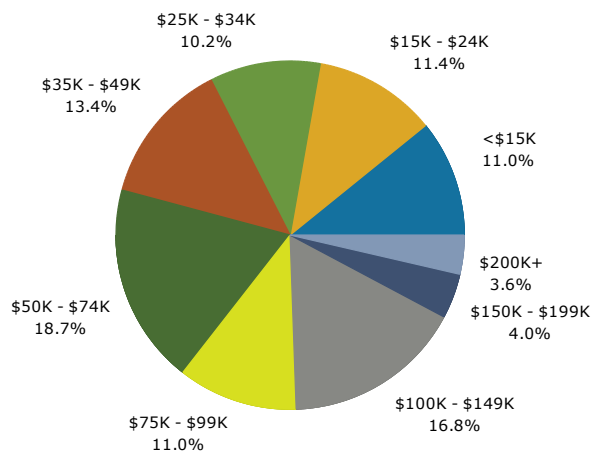
Trends 2020-2025



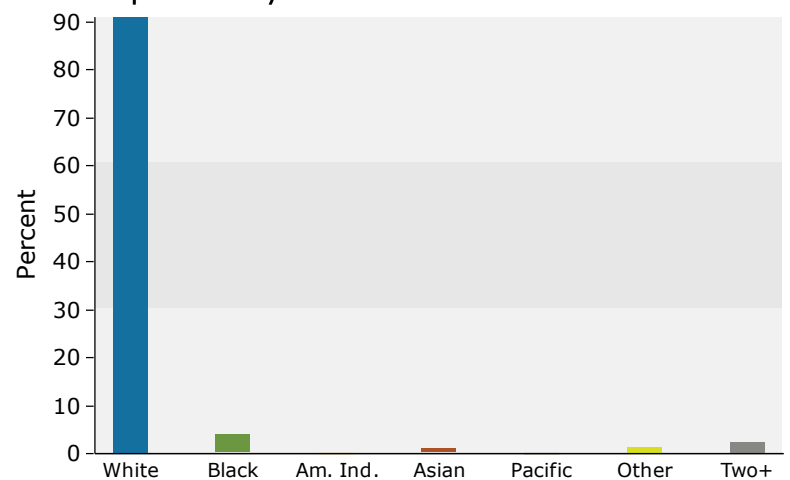
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 2.9%

Demographic and Income Profile

4551 Springhill Dr, Owensboro, Kentucky, 42303
Drive Time: 15 minute radius

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Summary	Census 2010		2020		2025	
Population	79,408		84,215		86,480	
Households	32,318		34,408		35,388	
Families	20,888		21,837		22,330	
Average Household Size	2.38		2.38		2.37	
Owner Occupied Housing Units	21,180		22,151		22,788	
Renter Occupied Housing Units	11,138		12,257		12,600	
Median Age	38.6		40.1		41.2	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	0.53%		0.46%		0.72%	
Households	0.56%		0.46%		0.72%	
Families	0.45%		0.35%		0.64%	
Owner HHs	0.57%		0.41%		0.72%	
Median Household Income	0.85%		1.12%		1.60%	
Households by Income			2020		2025	
			Number	Percent	Number	Percent
<\$15,000			4,054	11.8%	3,855	10.9%
\$15,000 - \$24,999			4,056	11.8%	3,905	11.0%
\$25,000 - \$34,999			3,950	11.5%	3,909	11.0%
\$35,000 - \$49,999			5,052	14.7%	5,059	14.3%
\$50,000 - \$74,999			6,684	19.4%	6,899	19.5%
\$75,000 - \$99,999			3,763	10.9%	3,944	11.1%
\$100,000 - \$149,999			4,688	13.6%	5,253	14.8%
\$150,000 - \$199,999			1,195	3.5%	1,443	4.1%
\$200,000+			966	2.8%	1,121	3.2%
Median Household Income			\$50,222		\$52,390	
Average Household Income			\$66,493		\$72,491	
Per Capita Income			\$27,170		\$29,659	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,575	7.0%	5,258	6.2%	5,337	6.2%
5 - 9	5,298	6.7%	5,357	6.4%	5,355	6.2%
10 - 14	5,191	6.5%	5,553	6.6%	5,589	6.5%
15 - 19	5,172	6.5%	4,979	5.9%	5,493	6.4%
20 - 24	4,953	6.2%	4,818	5.7%	4,656	5.4%
25 - 34	9,995	12.6%	10,601	12.6%	10,124	11.7%
35 - 44	9,738	12.3%	10,333	12.3%	10,926	12.6%
45 - 54	11,623	14.6%	10,148	12.1%	10,096	11.7%
55 - 64	9,831	12.4%	11,265	13.4%	10,616	12.3%
65 - 74	6,170	7.8%	8,970	10.7%	9,995	11.6%
75 - 84	4,110	5.2%	4,698	5.6%	5,895	6.8%
85+	1,754	2.2%	2,233	2.7%	2,398	2.8%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	71,548	90.1%	74,317	88.2%	75,299	87.1%
Black Alone	4,375	5.5%	5,001	5.9%	5,320	6.2%
American Indian Alone	109	0.1%	111	0.1%	115	0.1%
Asian Alone	623	0.8%	672	0.8%	727	0.8%
Pacific Islander Alone	54	0.1%	111	0.1%	139	0.2%
Some Other Race Alone	1,076	1.4%	1,487	1.8%	1,735	2.0%
Two or More Races	1,624	2.0%	2,514	3.0%	3,144	3.6%
Hispanic Origin (Any Race)	2,213	2.8%	3,187	3.8%	3,848	4.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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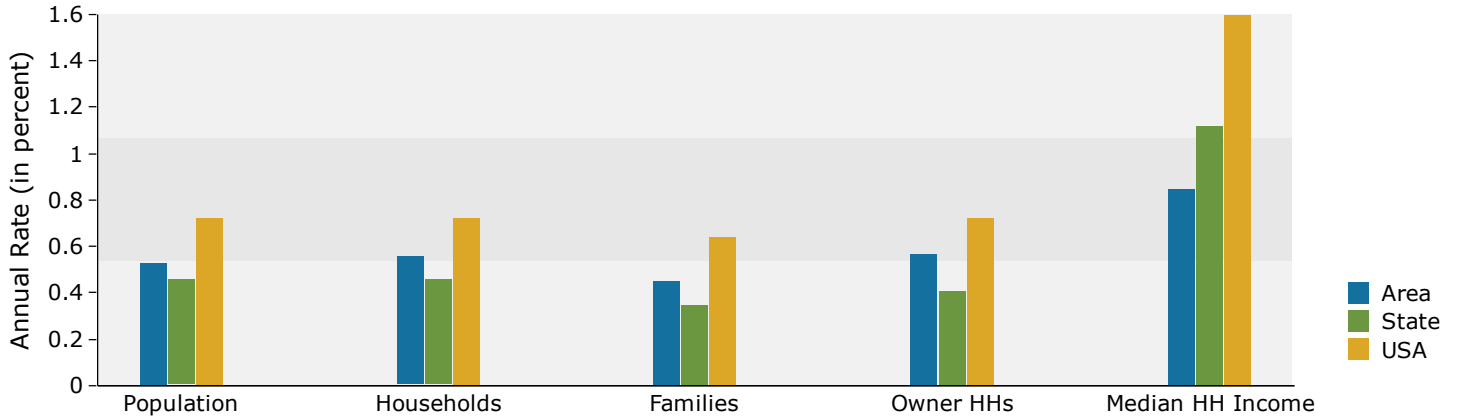
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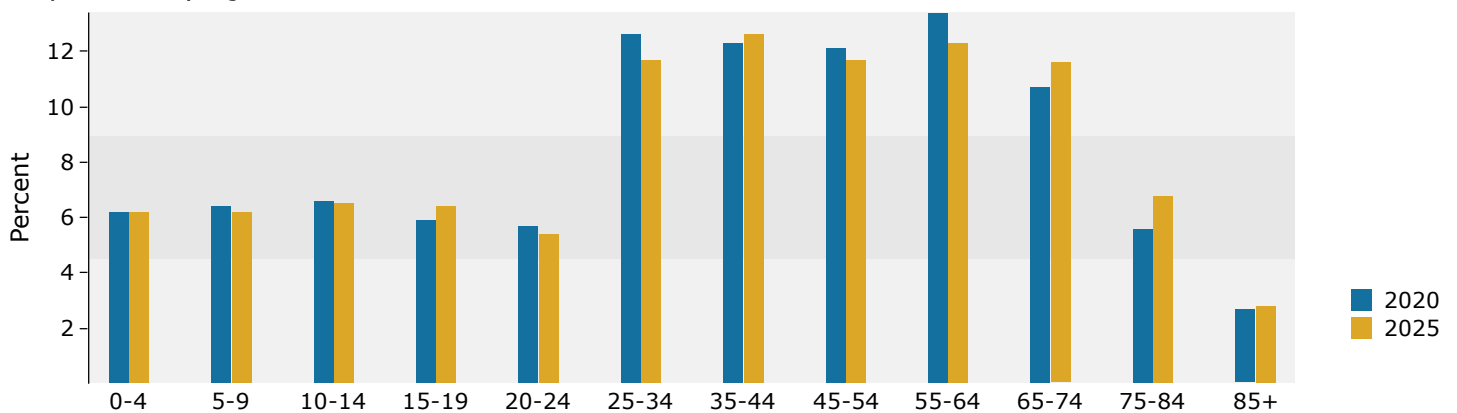
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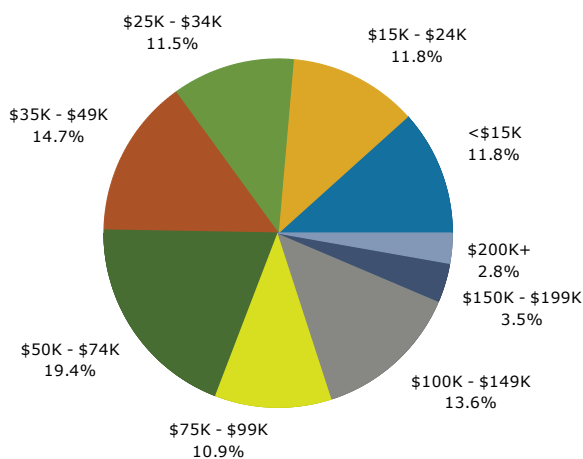
Trends 2020-2025



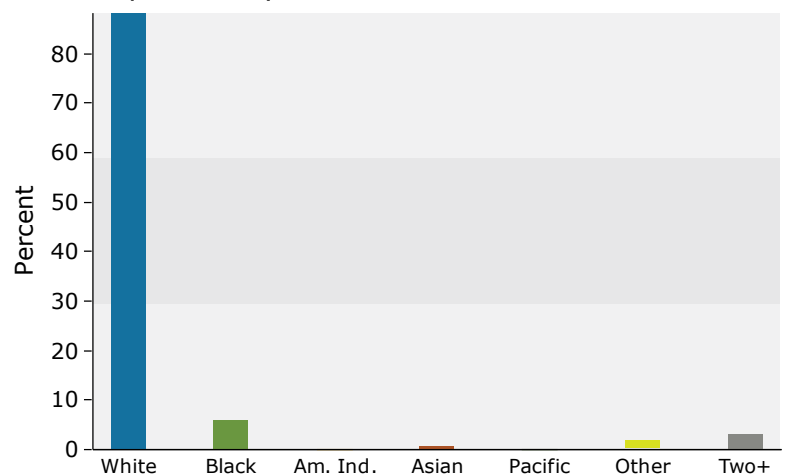
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 3.8%