

OLD TOWN

5 Min Drive Time: 18,659 employees and 27,573 residents

2 Blocks Off of Frederica St and 1 Block from JR Miller

Stable & Vibrant Neighborhood Retail Center



RETAIL LEASING OPPORTUNITY

For Lease | \$12.00 SF/yr (NNN)



LOCATION OVERVIEW

This retail strip center is located in the very heart of Owensboro, KY. It is located just two blocks east of Frederica St and one block west of JR Miller Blvd. These are the two main north/south thoroughfares in Owensboro.

It is just a minute's walk from Owensboro High School and a mile from Brescia University. It is 4 minutes from downtown Owensboro and 6 minutes from the South Frederica retail and dining district.

- 5 Min Drive Time: 18,659 employees and 27,573 residents
- 2 Blocks Off of Frederica St and 1 Block from JR Miller
- Stable & Vibrant Neighborhood Retail Center
- Traffic Count 10,000+ Vehicles per Day



TODD HUMPHREYS Advisor
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109 E 18th St | Owensboro, KY 42303

**For Lease**

| \$12.00 SF/yr (NNN)

**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,200 - 2,204 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
109 E 18th Street	Available	2,204 SF	NNN	\$12.00 SF/yr	-
115 E. 18th Street	Available	1,200 SF	NNN	\$12.00 SF/yr	-



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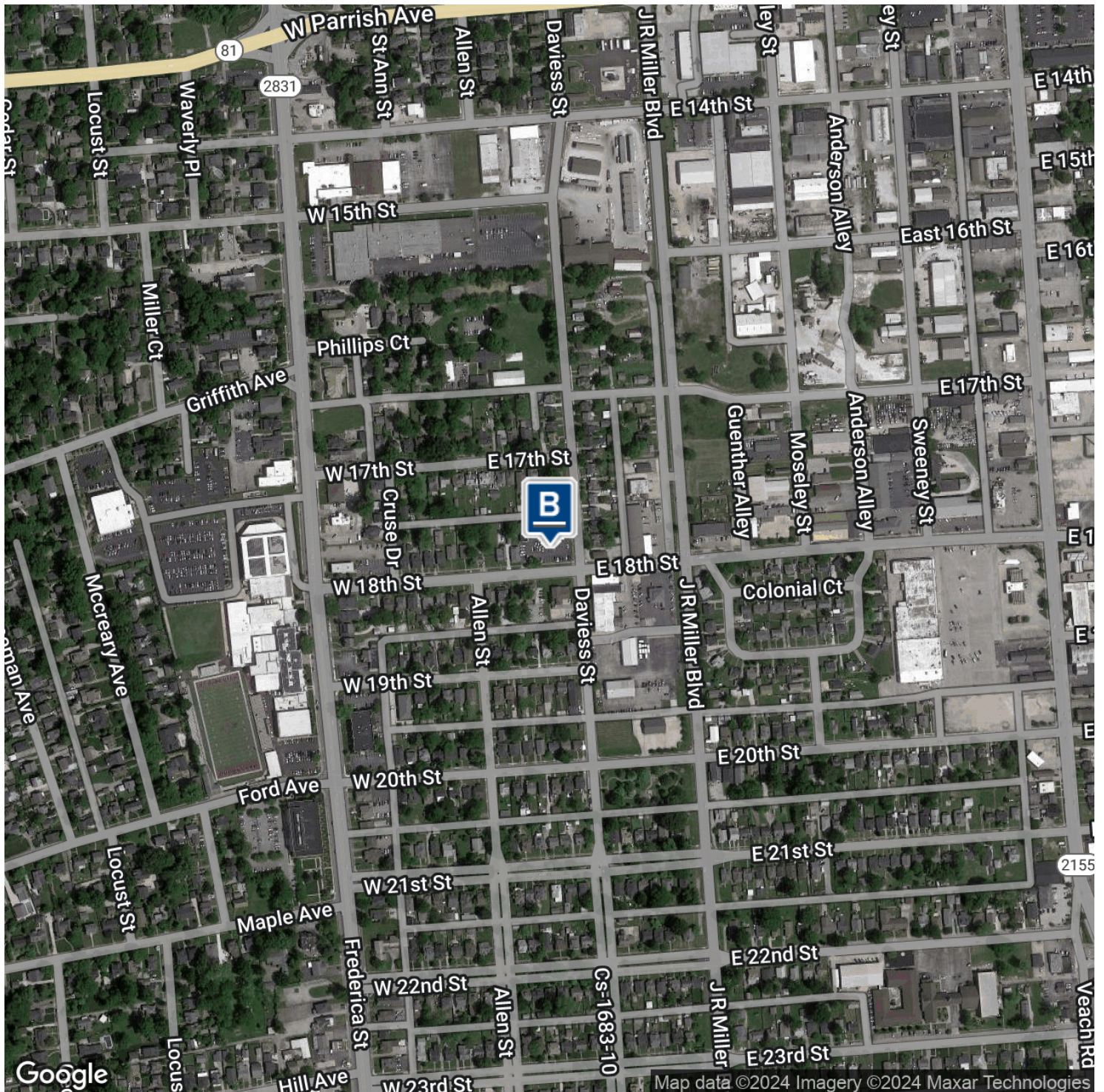
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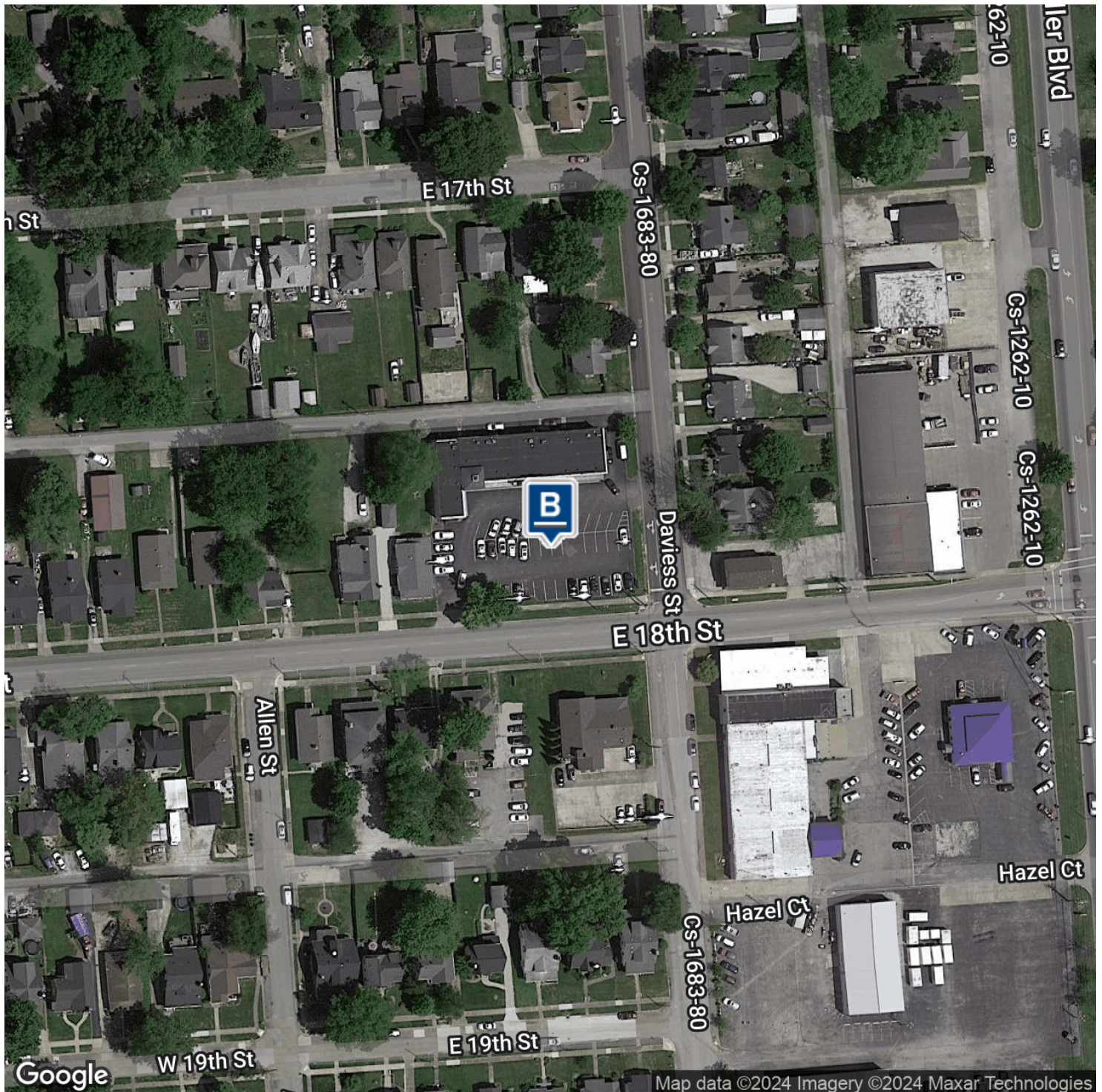
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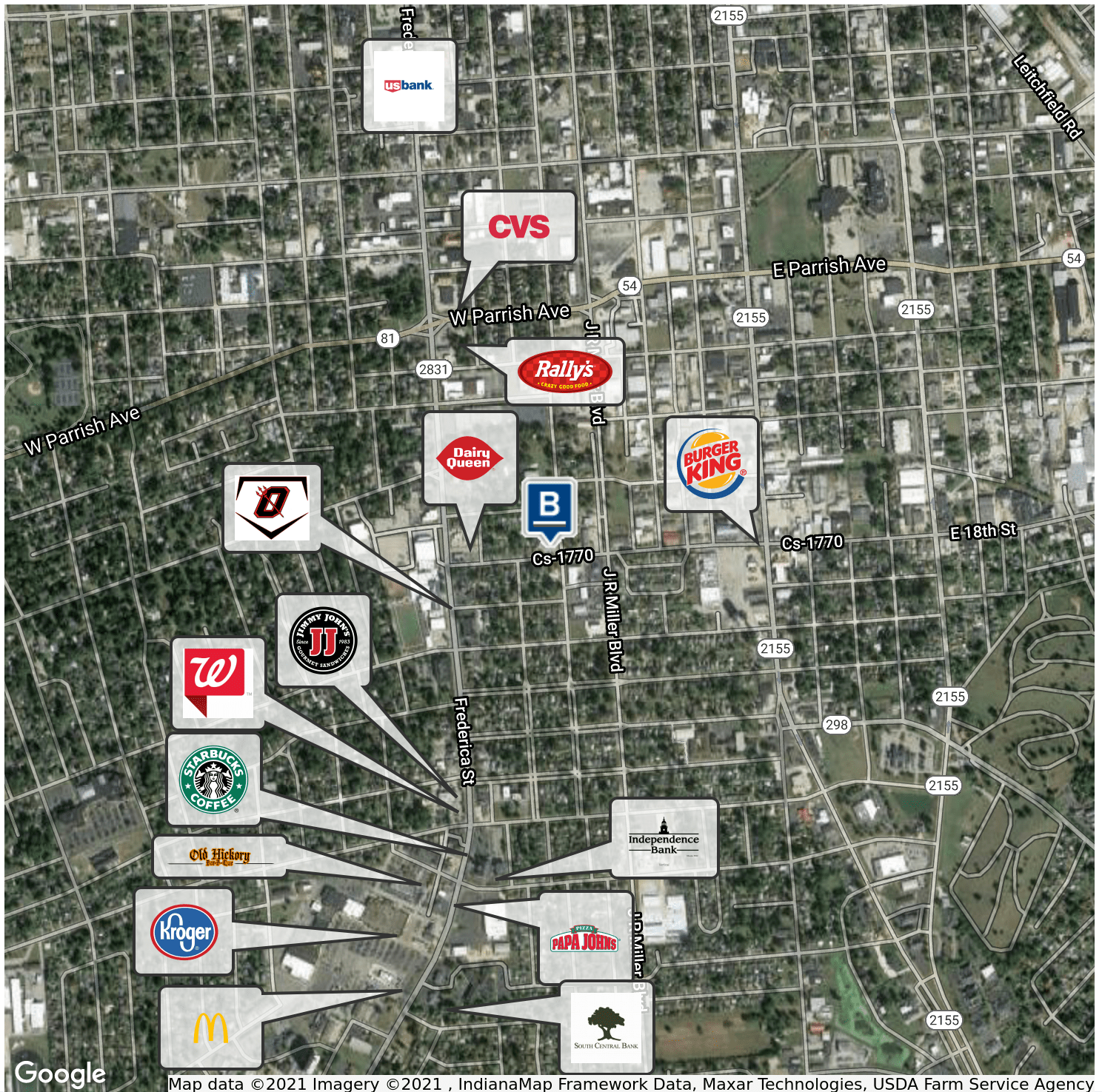
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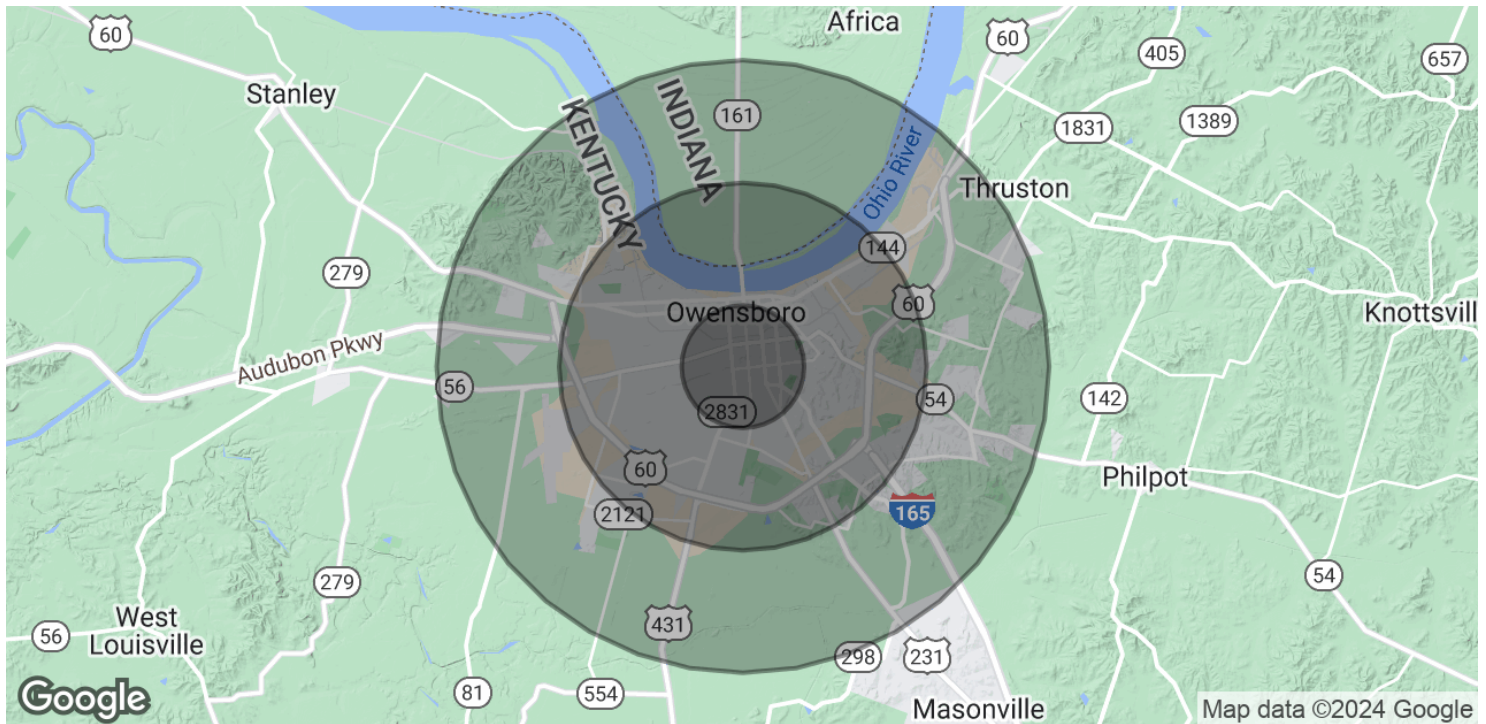
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**For Lease****\$12.00 SF/yr (NNN)****POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	9,575	52,758	75,101
Average Age	44.2	40.2	39.7
Average Age (Male)	40.4	36.7	36.6
Average Age (Female)	47.3	42.9	42.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,553	22,874	31,507
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$43,546	\$47,057	\$49,657
Average House Value	\$84,306	\$104,367	\$119,630

* Demographic data derived from 2020 ACS - US Census



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