

3238 Kidron Valley Way | Owensboro, KY 42303

For Lease | \$635.00 per month (Full Service)



OFFERING SUMMARY

Lease Rate:	\$635.00 per month (Full Service)
Building Size:	13,500 SF
Available SF:	150 SF
Lot Size:	1.167 Acres
Number of Private Offices:	8
Year Built:	2014
Renovated:	2021
Zoning:	B-4

PROPERTY OVERVIEW

Ever dreamed of a workspace that is more than just your kitchen table? A sanctuary from home distractions, where the only knocking is opportunities? Allow us to introduce you to Gateway Hub, a Barron Commercial Group offering and haven for professionals craving focus and excellence.

Gateway Hub is more than just an office; it's a community of like-minded individuals that value productivity and collaboration. Designed for work-from-home employees and entrepreneurs, our spaces are tailored to provide you with the privacy and concentration you deserve. Shut your office door and open your mind to a world of possibilities.

We offer flexible month-to-month lease terms, understanding that the needs of your business can change rapidly. Whether you're in a growth phase requiring more space or needing to downsize to cut costs, Southtown Hub has the flexibility you need to navigate your business journey with confidence.

Replace the chaos of your kitchen table with the calm of a sleek, professional desk. Ditch the relentless interruptions and discover a space where you can truly excel. It's time to elevate your workspace - lease at Gateway Hub today and experience the difference.



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

3238 Kidron Valley Way | Owensboro, KY 42303



For Lease | \$635.00 per month (Full Service)



LOCATION INFORMATION

Building Name	Gateway Hub - Executive Office Suites Leased Month to Month
Street Address	3238 Kidron Valley Way
City, State, Zip	Owensboro, KY 42303
County	Daviess

BUILDING INFORMATION

Building Class	A
Tenancy	Multiple
Number of Floors	1
Average Floor Size	13,500 SF
Year Built	2014
Year Last Renovated	2021

PROPERTY HIGHLIGHTS

- Individual Private Offices
- Lease Month to Month - No Long-Term Leases
- Furnished with Brand New Furniture
- Newly Renovated
- Wifi High Speed Internet Included
- Conference Room Available



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

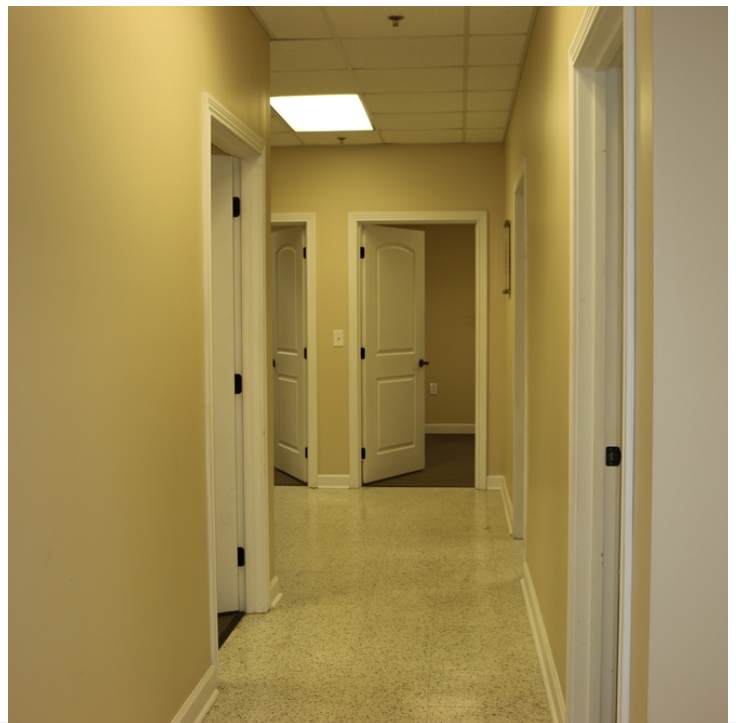
TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

3238 Kidron Valley Way | Owensboro, KY 42303



For Lease |

\$635.00 per month (Full Service)

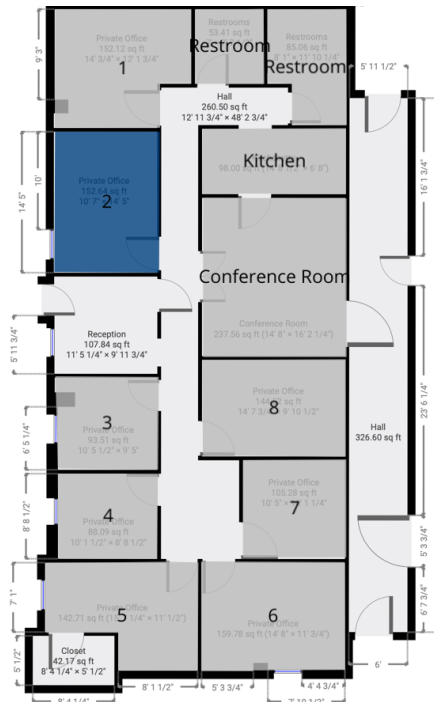


BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

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

3238 Kidron Valley Way | Owensboro, KY 42303

For Lease | \$635.00 per month (Full Service)

**LEGEND**

Available

Unavailable

LEASE INFORMATION

Lease Type: Full Service Lease Term: Negotiable

Total Space: 150 SF Lease Rate: \$635.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Private Office 2	Available	150 SF	Full Service	\$635 per month	Fully furnished private office with window.



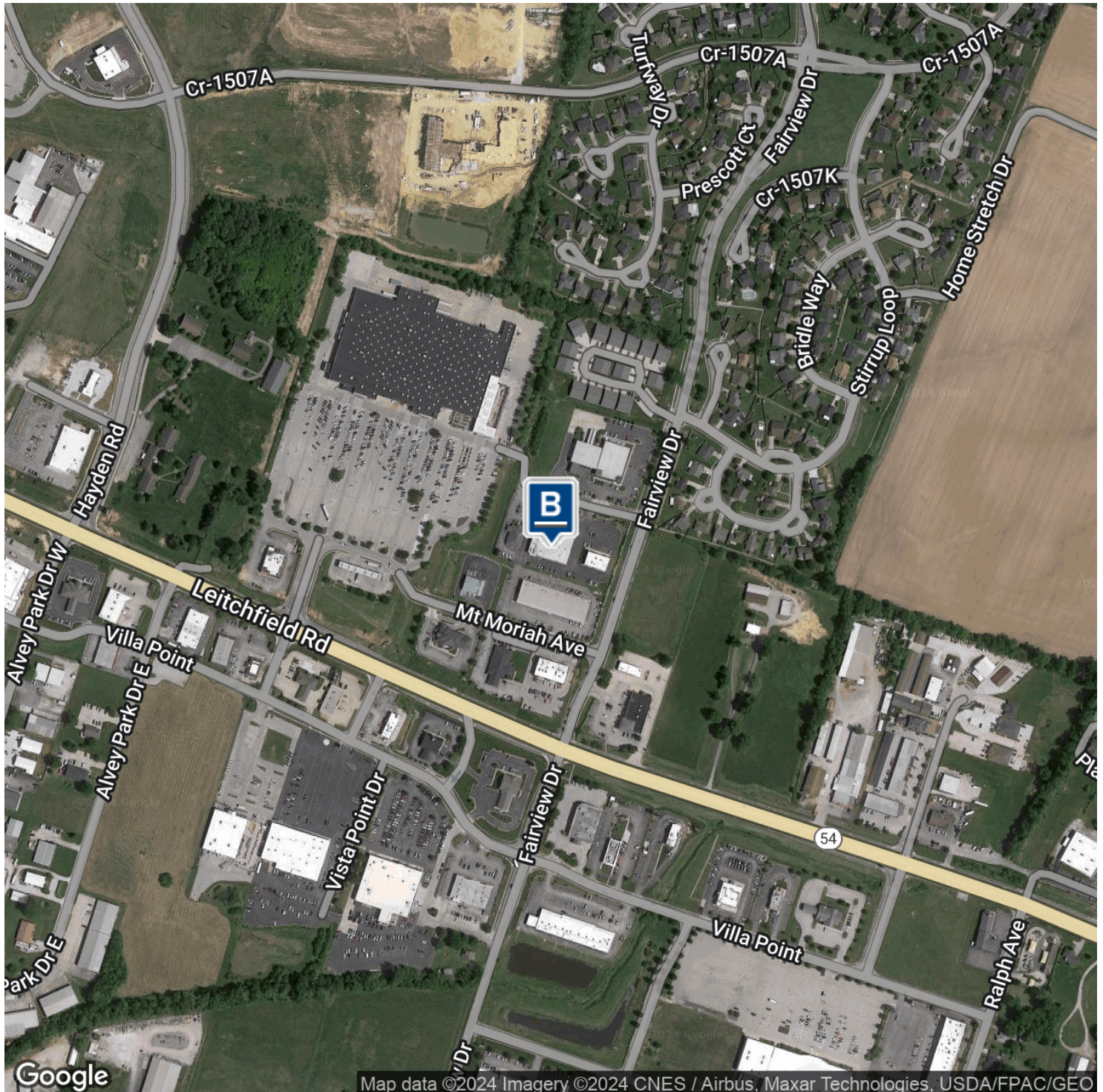
BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

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

3238 Kidron Valley Way | Owensboro, KY 42303

For Lease

| \$635.00 per month (Full Service)



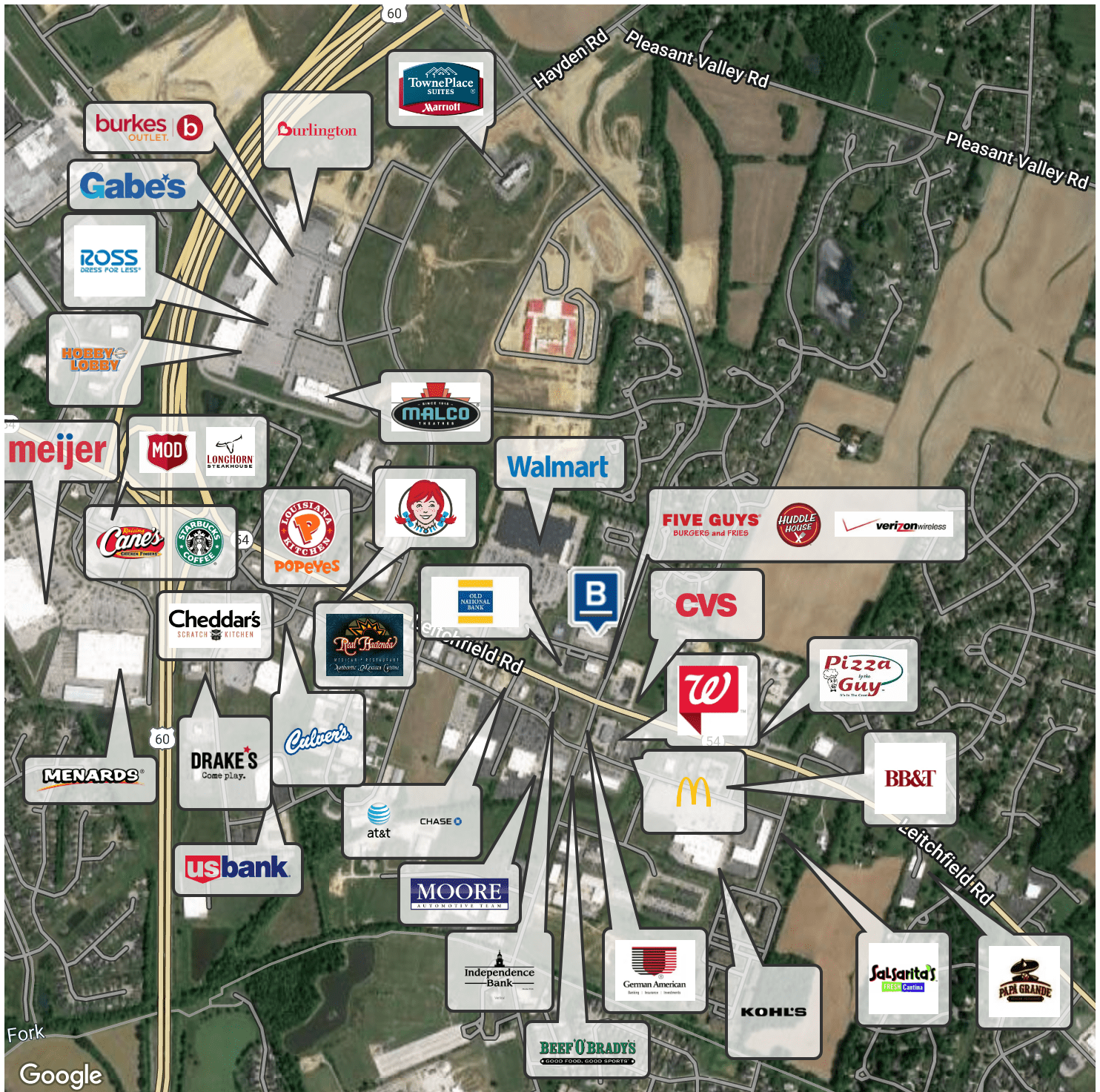
BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

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

3238 Kidron Valley Way | Owensboro, KY 42303

For Lease

| \$635.00 per month (Full Service)



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

Executive Summary

Gateway Plaza
3238 Kidron Valley Way, Owensboro, Kentucky, 42303
Rings: 1, 3, 5 mile radii

Prepared by Bo Barron, CCIM

Latitude: 37.75536
Longitude: -87.05899

	1 mile	3 miles	5 miles
Population			
2000 Population	2,511	28,425	62,116
2010 Population	3,160	31,567	66,041
2021 Population	4,057	34,000	70,151
2026 Population	4,304	34,975	71,858
2000-2010 Annual Rate	2.33%	1.05%	0.61%
2010-2021 Annual Rate	2.25%	0.66%	0.54%
2021-2026 Annual Rate	1.19%	0.57%	0.48%
2021 Male Population	49.3%	48.6%	48.3%
2021 Female Population	50.7%	51.4%	51.7%
2021 Median Age	41.5	40.9	40.8

In the identified area, the current year population is 70,151. In 2010, the Census count in the area was 66,041. The rate of change since 2010 was 0.54% annually. The five-year projection for the population in the area is 71,858 representing a change of 0.48% annually from 2021 to 2026. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 41.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	94.6%	89.7%	87.4%
2021 Black Alone	0.9%	4.7%	6.4%
2021 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2021 Asian Alone	1.8%	1.2%	0.9%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	1.0%	1.5%	1.9%
2021 Two or More Races	1.7%	2.8%	3.2%
2021 Hispanic Origin (Any Race)	1.3%	3.3%	3.9%

Persons of Hispanic origin represent 3.9% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 28.9 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	112	71	67
2000 Households	920	11,435	25,243
2010 Households	1,210	12,565	26,965
2021 Total Households	1,557	13,532	28,732
2026 Total Households	1,653	13,938	29,488
2000-2010 Annual Rate	2.78%	0.95%	0.66%
2010-2021 Annual Rate	2.27%	0.66%	0.57%
2021-2026 Annual Rate	1.20%	0.59%	0.52%
2021 Average Household Size	2.60	2.39	2.35

The household count in this area has changed from 26,965 in 2010 to 28,732 in the current year, a change of 0.57% annually. The five-year projection of households is 29,488, a change of 0.52% annually from the current year total. Average household size is currently 2.35, compared to 2.36 in the year 2010. The number of families in the current year is 17,800 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

December 29, 2021

Executive Summary

Gateway Plaza
3238 Kidron Valley Way, Owensboro, Kentucky, 42303
Rings: 1, 3, 5 mile radii

Prepared by Bo Barron, CCIM

Latitude: 37.75536
Longitude: -87.05899

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	11.0%	13.3%	13.2%
Median Household Income			
2021 Median Household Income	\$79,064	\$49,799	\$47,124
2026 Median Household Income	\$80,759	\$54,095	\$52,955
2021-2026 Annual Rate	0.43%	1.67%	2.36%
Average Household Income			
2021 Average Household Income	\$96,898	\$68,556	\$66,446
2026 Average Household Income	\$107,069	\$77,191	\$74,681
2021-2026 Annual Rate	2.02%	2.40%	2.36%
Per Capita Income			
2021 Per Capita Income	\$36,763	\$27,317	\$27,331
2026 Per Capita Income	\$40,647	\$30,790	\$30,766
2021-2026 Annual Rate	2.03%	2.42%	2.40%

Households by Income

Current median household income is \$47,124 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$52,955 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$66,446 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$74,681 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$27,331 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$30,766 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	210	168	172
2000 Total Housing Units	960	12,248	26,988
2000 Owner Occupied Housing Units	807	7,656	16,817
2000 Renter Occupied Housing Units	114	3,779	8,427
2000 Vacant Housing Units	39	813	1,744
2010 Total Housing Units	1,247	13,524	29,040
2010 Owner Occupied Housing Units	1,066	8,487	17,352
2010 Renter Occupied Housing Units	144	4,078	9,613
2010 Vacant Housing Units	37	959	2,075
2021 Total Housing Units	1,587	14,453	30,809
2021 Owner Occupied Housing Units	1,249	8,867	18,178
2021 Renter Occupied Housing Units	308	4,664	10,554
2021 Vacant Housing Units	30	921	2,077
2026 Total Housing Units	1,685	14,862	31,578
2026 Owner Occupied Housing Units	1,339	9,315	19,034
2026 Renter Occupied Housing Units	315	4,624	10,454
2026 Vacant Housing Units	32	924	2,090

Currently, 59.0% of the 30,809 housing units in the area are owner occupied; 34.3%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 29,040 housing units in the area - 59.8% owner occupied, 33.1% renter occupied, and 7.1% vacant. The annual rate of change in housing units since 2010 is 2.66%. Median home value in the area is \$147,717, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.90% annually to \$178,846.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

December 29, 2021