

1215 Southtown Blvd | Owensboro, KY 42301

For Lease | \$505.00 - 525.00 per month (Gross)

**OFFERING SUMMARY**

Lease Rate:	\$505.00 - 525.00 per month (Gross)
Building Size:	4,675 SF
Available SF:	90 SF
Lot Size:	1.65 Acres
Year Built:	2000
Renovated:	2023
Zoning:	B-4 - General Commercial
Market:	South Frederica

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 Southtown Hub, a Barron Commercial Group offering and haven for professionals craving focus and excellence.

Southtown 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 Southtown Hub today, and experience the difference.



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

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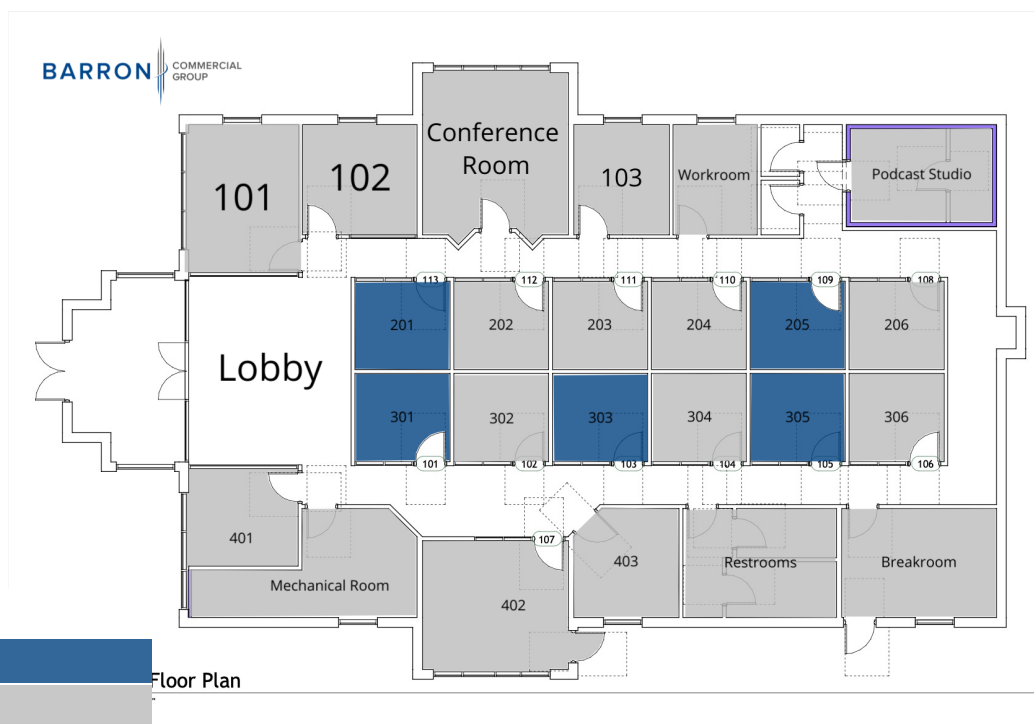
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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	90 SF	Lease Rate:	\$505.00 - \$525.00 per month

AVAILABLE SPACES

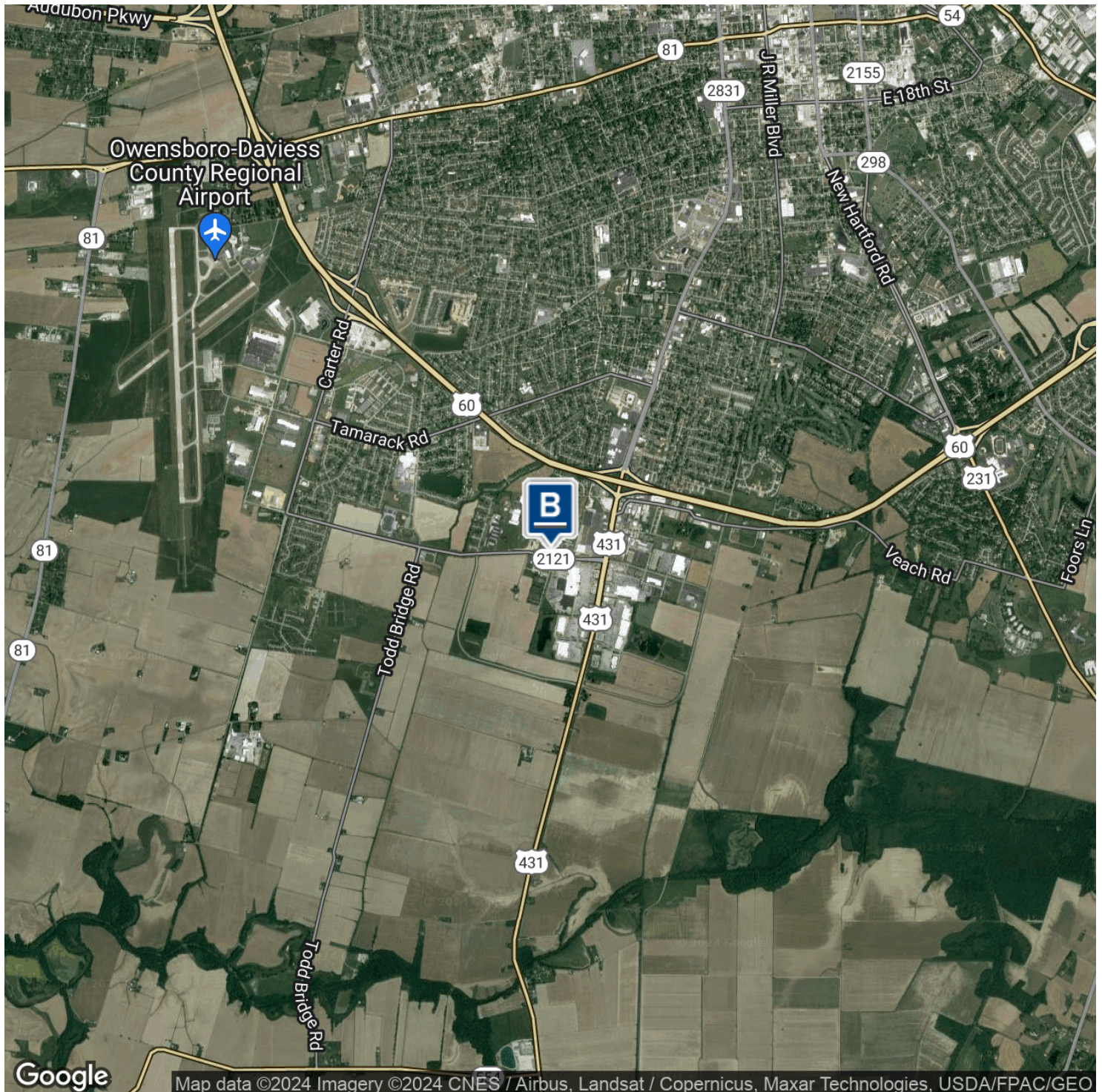
SUITE	TENANT	SIZE	TYPE	RATE
201	Available	90 SF	Gross	\$525 per month
205	Available	90 SF	Gross	\$505 per month
301	Available	90 SF	Gross	\$525 per month
303	Available	90 SF	Gross	\$515 per month
305	Available	90 SF	Gross	\$505 per month

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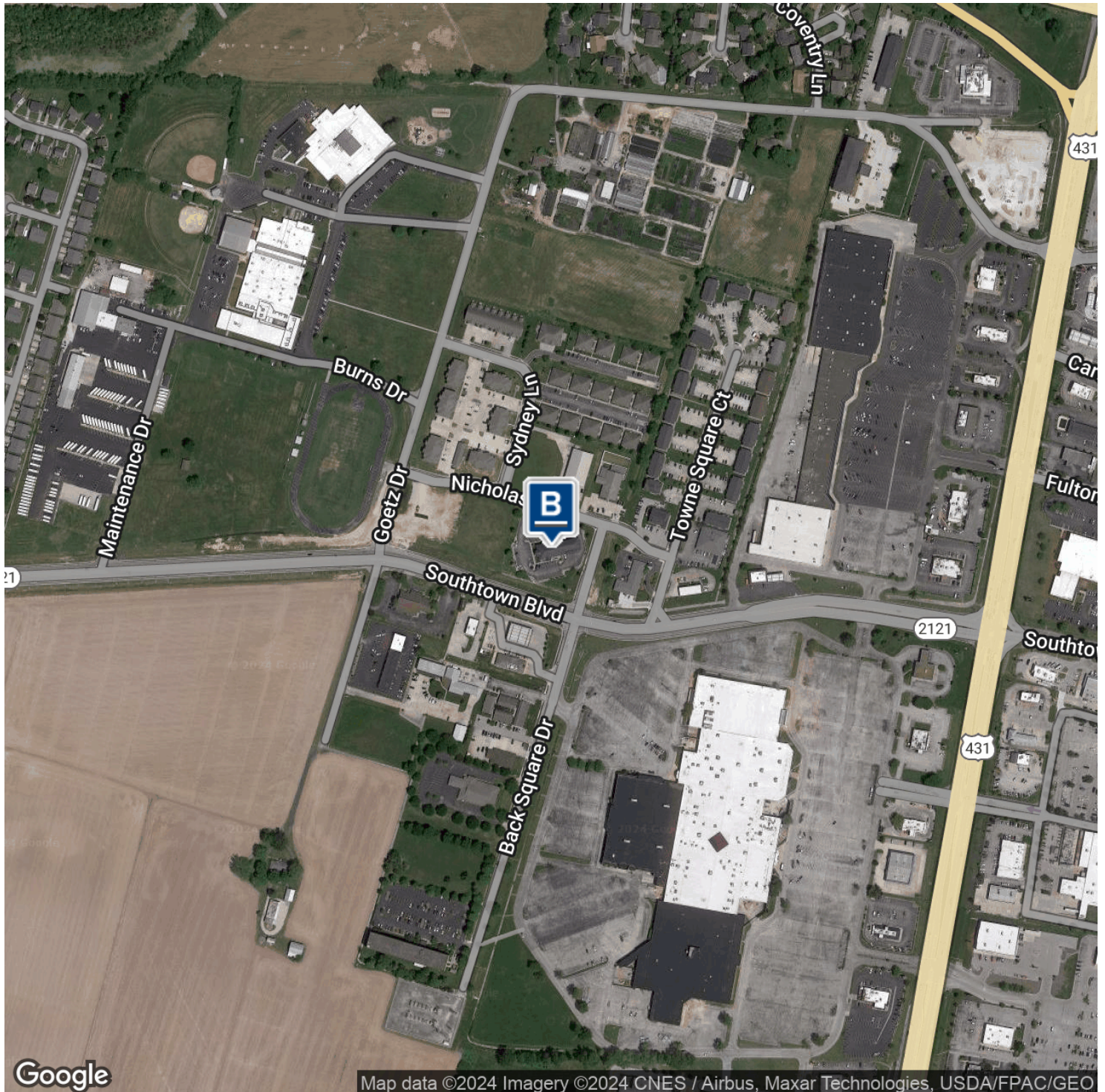
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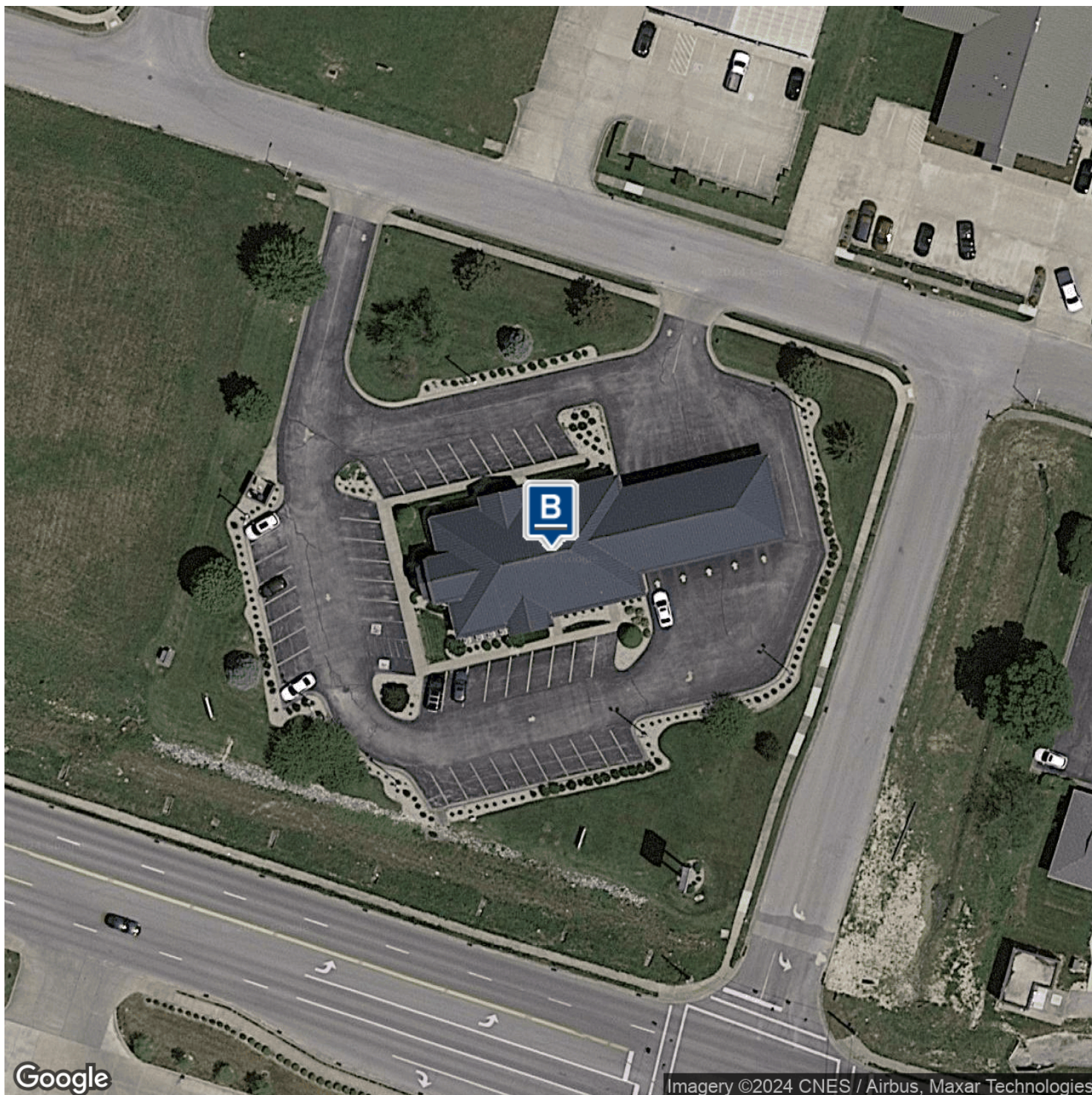
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Executive Summary

1215 Southtown Blvd, Owensboro, Kentucky, 42301
Drive Time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM

Latitude: 37.72320
Longitude: -87.12954

	5 minutes	10 minutes	15 minutes
Population			
2010 Population	8,183	53,625	77,708
2020 Population	8,682	56,946	83,685
2022 Population	8,727	57,674	84,741
2027 Population	8,705	58,137	85,503
2010-2020 Annual Rate	0.59%	0.60%	0.74%
2020-2022 Annual Rate	0.23%	0.57%	0.56%
2022-2027 Annual Rate	-0.05%	0.16%	0.18%
2022 Male Population	48.2%	47.9%	48.6%
2022 Female Population	51.8%	52.1%	51.4%
2022 Median Age	37.0	40.6	40.6

In the identified area, the current year population is 84,741. In 2020, the Census count in the area was 83,685. The rate of change since 2020 was 0.56% annually. The five-year projection for the population in the area is 85,503 representing a change of 0.18% annually from 2022 to 2027. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 40.6, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	76.5%	82.2%	83.4%
2022 Black Alone	6.3%	5.9%	5.6%
2022 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2022 Asian Alone	7.6%	3.5%	2.8%
2022 Pacific Islander Alone	0.2%	0.1%	0.1%
2022 Other Race	2.4%	2.1%	2.1%
2022 Two or More Races	6.7%	6.0%	5.8%
2022 Hispanic Origin (Any Race)	5.8%	4.4%	4.4%

Persons of Hispanic origin represent 4.4% of the population in the identified area compared to 19.0% 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 35.6 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	39	57	65
2010 Households	3,562	22,846	31,923
2020 Households	3,746	23,927	34,047
2022 Households	3,769	24,210	34,471
2027 Households	3,767	24,399	34,777
2010-2020 Annual Rate	0.50%	0.46%	0.65%
2020-2022 Annual Rate	0.27%	0.52%	0.55%
2022-2027 Annual Rate	-0.01%	0.16%	0.18%
2022 Average Household Size	2.29	2.32	2.39

The household count in this area has changed from 34,047 in 2020 to 34,471 in the current year, a change of 0.55% annually. The five-year projection of households is 34,777, a change of 0.18% annually from the current year total. Average household size is currently 2.39, compared to 2.39 in the year 2020. The number of families in the current year is 21,503 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

May 13, 2023

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Mortgage Income			
2022 Percent of Income for Mortgage	18.3%	16.8%	17.2%
Median Household Income			
2022 Median Household Income	\$42,187	\$48,476	\$52,408
2027 Median Household Income	\$49,810	\$56,792	\$61,570
2022-2027 Annual Rate	3.38%	3.22%	3.27%
Average Household Income			
2022 Average Household Income	\$58,412	\$68,179	\$73,761
2027 Average Household Income	\$67,722	\$79,774	\$86,532
2022-2027 Annual Rate	3.00%	3.19%	3.25%
Per Capita Income			
2022 Per Capita Income	\$24,563	\$28,468	\$29,939
2027 Per Capita Income	\$28,525	\$33,313	\$35,125
2022-2027 Annual Rate	3.04%	3.19%	3.25%

Households by Income

Current median household income is \$52,408 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$61,570 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$73,761 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$86,532 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$29,939 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$35,125 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	131	140	138
2010 Total Housing Units	3,767	24,447	34,240
2010 Owner Occupied Housing Units	1,874	13,899	20,494
2010 Renter Occupied Housing Units	1,688	8,947	11,429
2010 Vacant Housing Units	205	1,601	2,317
2020 Total Housing Units	3,972	25,563	36,318
2020 Vacant Housing Units	226	1,636	2,271
2022 Total Housing Units	4,002	25,866	36,747
2022 Owner Occupied Housing Units	1,979	14,868	22,412
2022 Renter Occupied Housing Units	1,789	9,342	12,059
2022 Vacant Housing Units	233	1,656	2,276
2027 Total Housing Units	3,990	26,095	37,068
2027 Owner Occupied Housing Units	2,042	15,266	22,989
2027 Renter Occupied Housing Units	1,726	9,133	11,788
2027 Vacant Housing Units	223	1,696	2,291

Currently, 61.0% of the 36,747 housing units in the area are owner occupied; 32.8%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 36,318 housing units in the area and 6.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.52%. Median home value in the area is \$171,196, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 5.02% annually to \$218,657.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

May 13, 2023

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Managing Director

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KY #207674

PROFESSIONAL BACKGROUND

In a world where the commercial real estate landscape is complex and ever-changing, Bo Barron, CEO of Barron Commercial Group, serves as a trusted guide. Bo understands the challenges and opportunities that clients face when navigating commercial real estate decisions. As a third-generation leader in the industry and a former Marine, Bo is on a mission to empower investors, owners, and users of commercial real estate.

The journey with Bo and his team at BCG begins with the understanding that success in the commercial real estate sector requires more than just transactions. It requires a strategic partner who can help clients overcome obstacles, seize opportunities, and achieve their financial goals. With a track record of increasing revenue by 397% since taking over the company, Bo has a proven strategy to help clients thrive.

In addition to his work at BCG, Bo and his brother Timmy co-host the podcast Commercially Speaking, turning complex real estate concepts into accessible and engaging discussions. Listeners are equipped with valuable insights, helping them make informed decisions about their investments.

Bo also contributes to the broader commercial real estate community as a Senior Instructor at the CCIM Institute. He educates aspiring professionals and serves on the CCIM Foundation Board, supporting veterans and minorities in their career development. By providing these resources, Bo helps others avoid the pitfalls he's learned to navigate.

Bo's vision for the future is ambitious but grounded in a proven strategy. This growth will be driven by attracting top talent, fostering a collaborative culture, and leveraging advanced technology. This strategy ensures that clients not only survive in the commercial real estate market but thrive.

Bo Barron is more than a leader in commercial real estate; he's a guide who empowers clients to reach their financial goals. His commitment to excellence, education, and client success positions him as an invaluable partner in your commercial real estate journey. With Bo and the Barron Commercial Group, you're not just investing in property; you're investing in a brighter, more prosperous future.

EDUCATION

B.A. Organizational Communication - Murray State University

A.A Arabic Language - Defense Language Institute at the Presidio of Monterrey, California



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