

DOWNTOWN TURN-KEY BAR

Located in the Downtown Owensboro Entertainment District

Turn Key ready for bar businesses

A block away from the Owensboro Riverfront



RETAIL LEASING OPPORTUNITY

119 E. 2nd Street | Owensboro, KY 42303

**For Lease** | \$4,500.00 per month (NNN)**OFFERING SUMMARY**

Lease Rate:	\$4,500.00 per month (NNN)
Building Size:	10,503 SF
Available SF:	6,429 SF
Lot Size:	0.061 Acres
Year Built:	1904
Renovated:	2022
Zoning:	B-2

PROPERTY OVERVIEW

Welcome to 119 E. 2nd St., a ready-to-go bar situated in downtown Owensboro, KY. Located a block from the Riverpark Center and Owensboro Riverfront, and adjacent to the downtown parking garage, this property is in the heart of city's lively dining and entertainment district.

With a footprint of 2,583 SF, plus mezzanine space of an additional 1,263 SF, the bar accommodates up to 125 guests indoors, plus an additional 20-25 in the sidewalk seating area. The mezzanine level offers extra seating and a second bar while providing a unique vantage point. The establishment features a stage equipped with a sound system and lighting, numerous screens and two projectors for sports and event viewing.

The bar lends itself to a microbrewery or bourbon distillery, equipped to support live music and sports nights. Facilities include two bars, a griddle for food preparation, and infrastructure for 28 beers on tap. The property comes complete with well-maintained bar equipment, a cooler for kegs in the basement, an office, and two multi-stall ADA bathrooms.

With its prime location and comprehensive facilities, this turn-key bar at 119 E. 2nd St. offers a remarkable business opportunity in downtown Owensboro. Seize this chance to establish your business in a thriving area.



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

119 E. 2nd Street | Owensboro, KY 42303

**For Lease** | \$4,500.00 per month (NNN)**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,429 SF	Lease Rate:	\$4,500.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bar/Brewery	Available	6,429 SF	NNN	\$4,500 per month	-



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

119 E. 2nd Street | Owensboro, KY 42303



For Lease | \$4,500.00 per month (NNN)



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

119 E. 2nd Street | Owensboro, KY 42303



For Lease | \$4,500.00 per month (NNN)



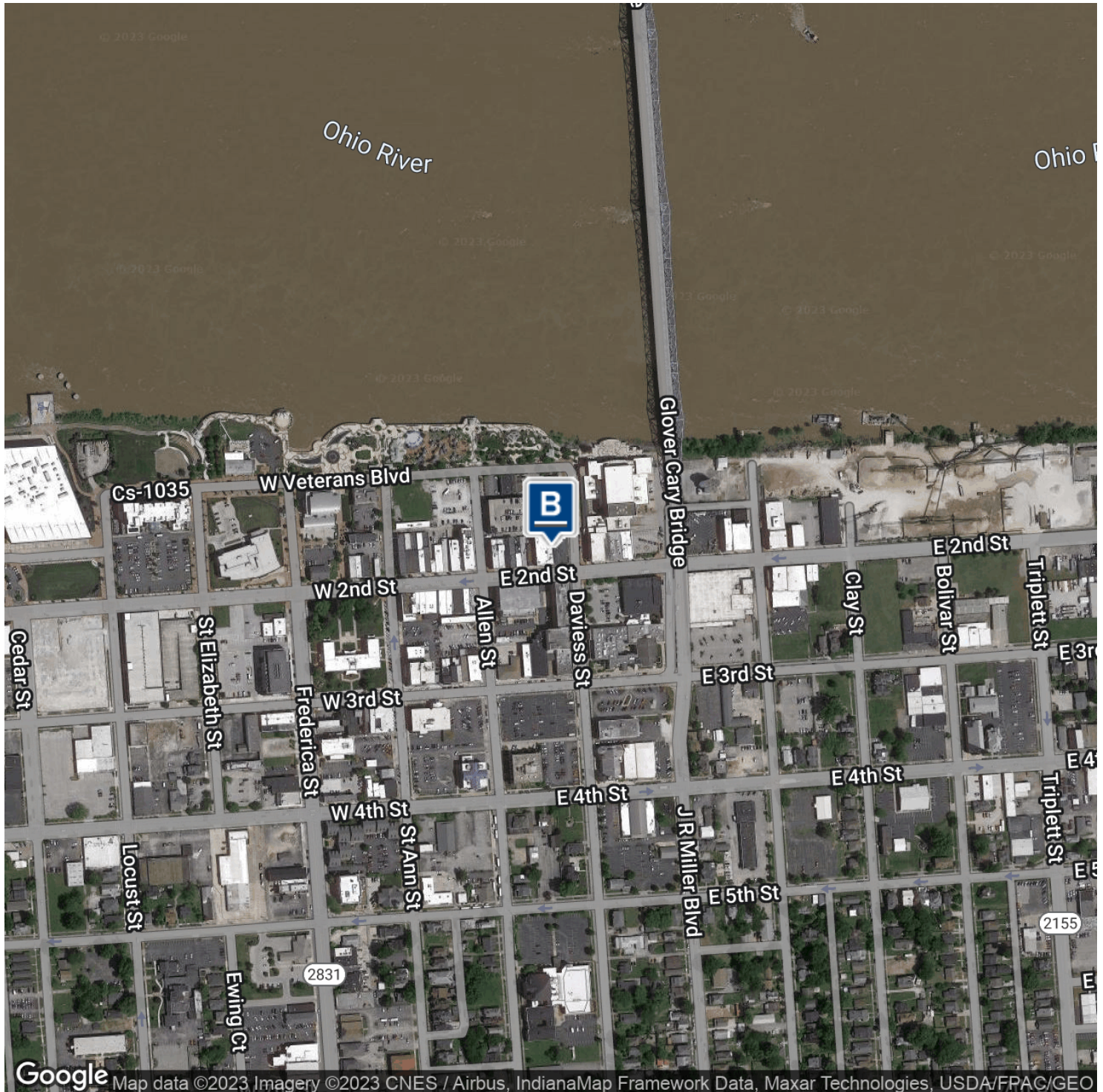
BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

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

119 E. 2nd Street | Owensboro, KY 42303



For Lease | \$4,500.00 per month (NNN)



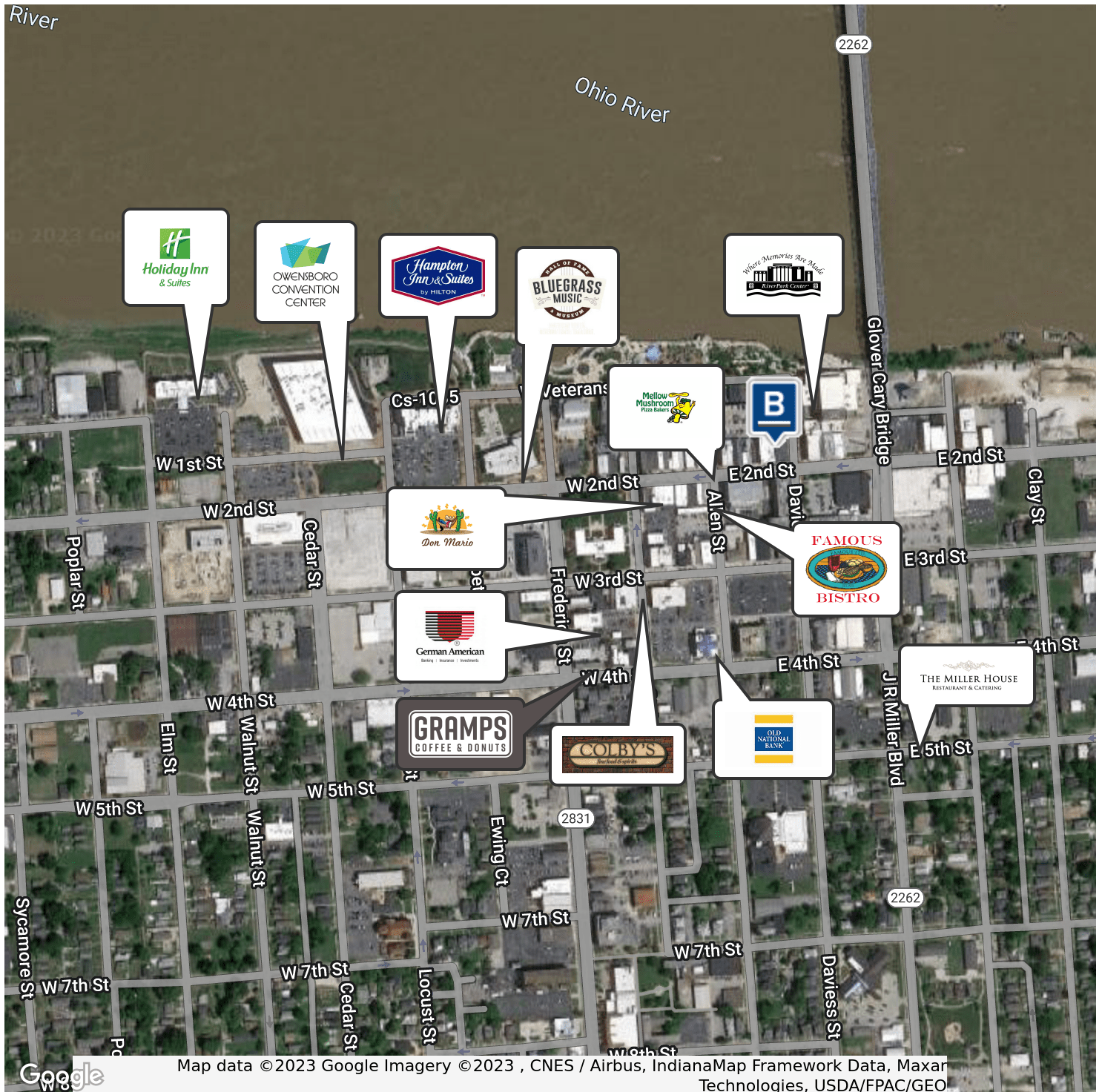
BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

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

119 E. 2nd Street | Owensboro, KY 42303



For Lease | \$4,500.00 per month (NNN)



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

119 E 2nd St, Owensboro, Kentucky, 42303
Drive Time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM

Latitude: 37.77520
Longitude: -87.11040

	5 minutes	10 minutes	15 minutes
Population			
2010 Population	12,277	53,551	78,455
2020 Population	12,426	55,833	83,551
2022 Population	12,447	56,559	84,333
2027 Population	12,354	57,054	84,774
2010-2020 Annual Rate	0.12%	0.42%	0.63%
2020-2022 Annual Rate	0.08%	0.58%	0.41%
2022-2027 Annual Rate	-0.15%	0.17%	0.10%
2022 Male Population	48.8%	48.0%	48.6%
2022 Female Population	51.2%	52.0%	51.4%
2022 Median Age	37.9	40.3	40.5

In the identified area, the current year population is 84,333. In 2020, the Census count in the area was 83,551. The rate of change since 2020 was 0.41% annually. The five-year projection for the population in the area is 84,774 representing a change of 0.10% 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 40.5, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	74.8%	81.1%	83.4%
2022 Black Alone	11.3%	7.0%	5.6%
2022 American Indian/Alaska Native Alone	0.6%	0.3%	0.3%
2022 Asian Alone	1.7%	2.9%	2.8%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	3.8%	2.4%	2.1%
2022 Two or More Races	7.8%	6.3%	5.8%
2022 Hispanic Origin (Any Race)	6.7%	4.8%	4.3%

Persons of Hispanic origin represent 4.3% 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	42	51	65
2010 Households	4,961	22,730	32,245
2020 Households	4,960	23,374	34,104
2022 Households	4,964	23,658	34,438
2027 Households	4,927	23,857	34,637
2010-2020 Annual Rate	0.00%	0.28%	0.56%
2020-2022 Annual Rate	0.04%	0.54%	0.43%
2022-2027 Annual Rate	-0.15%	0.17%	0.12%
2022 Average Household Size	2.37	2.31	2.38

The household count in this area has changed from 34,104 in 2020 to 34,438 in the current year, a change of 0.43% annually. The five-year projection of households is 34,637, a change of 0.12% annually from the current year total. Average household size is currently 2.38, compared to 2.39 in the year 2020. The number of families in the current year is 21,478 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.

Executive Summary

119 E 2nd St, Owensboro, Kentucky, 42303
Drive Time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM

Latitude: 37.77520
Longitude: -87.11040

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2022 Percent of Income for Mortgage	17.4%	16.3%	17.0%
Median Household Income			
2022 Median Household Income	\$37,356	\$46,137	\$52,314
2027 Median Household Income	\$45,722	\$55,174	\$61,021
2022-2027 Annual Rate	4.12%	3.64%	3.13%
Average Household Income			
2022 Average Household Income	\$57,497	\$64,722	\$73,789
2027 Average Household Income	\$67,570	\$76,157	\$86,287
2022-2027 Annual Rate	3.28%	3.31%	3.18%
Per Capita Income			
2022 Per Capita Income	\$23,022	\$26,817	\$30,030
2027 Per Capita Income	\$27,042	\$31,548	\$35,136
2022-2027 Annual Rate	3.27%	3.30%	3.19%
Households by Income			

Current median household income is \$52,314 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$61,021 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$73,789 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$86,287 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$30,030 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$35,136 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	137	145	140
2010 Total Housing Units	5,696	24,579	34,581
2010 Owner Occupied Housing Units	2,429	13,421	20,774
2010 Renter Occupied Housing Units	2,532	9,309	11,472
2010 Vacant Housing Units	735	1,849	2,336
2020 Total Housing Units	5,555	25,169	36,418
2020 Vacant Housing Units	595	1,795	2,314
2022 Total Housing Units	5,560	25,464	36,766
2022 Owner Occupied Housing Units	2,489	14,081	22,338
2022 Renter Occupied Housing Units	2,475	9,577	12,100
2022 Vacant Housing Units	596	1,806	2,328
2027 Total Housing Units	5,566	25,736	36,988
2027 Owner Occupied Housing Units	2,513	14,469	22,819
2027 Renter Occupied Housing Units	2,414	9,388	11,818
2027 Vacant Housing Units	639	1,879	2,351

Currently, 60.8% of the 36,766 housing units in the area are owner occupied; 32.9%, renter occupied; and 6.3% 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 36,418 housing units in the area and 6.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.42%. Median home value in the area is \$168,566, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 5.06% annually to \$215,725.

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 20, 2023

Business Summary

119 E 2nd St, Owensboro, Kentucky, 42303
Drive Time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM
Latitude: 37.77520
Longitude: -87.11040

Data for all businesses in area				5 minutes		10 minutes				15 minutes			
Total Businesses:				1,134		2,778				3,519			
Total Employees:				13,844		35,572				47,785			
Total Residential Population:				12,447		56,559				84,333			
Employee/Residential Population Ratio (per 100 Residents)				111		63				57			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	13	1.1%	100	0.7%	44	1.6%	311	0.9%	85	2.4%	541	1.1%	
Construction	47	4.1%	1,023	7.4%	145	5.2%	1,738	4.9%	199	5.7%	2,398	5.0%	
Manufacturing	33	2.9%	1,383	10.0%	74	2.7%	3,045	8.6%	92	2.6%	4,498	9.4%	
Transportation	19	1.7%	338	2.4%	57	2.1%	721	2.0%	87	2.5%	1,122	2.3%	
Communication	3	0.3%	11	0.1%	20	0.7%	211	0.6%	24	0.7%	243	0.5%	
Utility	3	0.3%	410	3.0%	9	0.3%	590	1.7%	12	0.3%	635	1.3%	
Wholesale Trade	48	4.2%	480	3.5%	105	3.8%	1,086	3.1%	126	3.6%	1,321	2.8%	
Retail Trade Summary	180	15.9%	1,584	11.4%	557	20.1%	7,428	20.9%	756	21.5%	11,149	23.3%	
Home Improvement	21	1.9%	313	2.3%	43	1.5%	616	1.7%	53	1.5%	781	1.6%	
General Merchandise Stores	6	0.5%	23	0.2%	24	0.9%	595	1.7%	39	1.1%	1,432	3.0%	
Food Stores	15	1.3%	89	0.6%	52	1.9%	988	2.8%	67	1.9%	1,097	2.3%	
Auto Dealers, Gas Stations, Auto Aftermarket	31	2.7%	172	1.2%	82	3.0%	751	2.1%	107	3.0%	1,055	2.2%	
Apparel & Accessory Stores	9	0.8%	40	0.3%	20	0.7%	150	0.4%	34	1.0%	501	1.0%	
Furniture & Home Furnishings	9	0.8%	128	0.9%	31	1.1%	266	0.7%	42	1.2%	406	0.8%	
Eating & Drinking Places	31	2.7%	500	3.6%	135	4.9%	2,667	7.5%	188	5.3%	3,960	8.3%	
Miscellaneous Retail	59	5.2%	319	2.3%	169	6.1%	1,395	3.9%	227	6.5%	1,917	4.0%	
Finance, Insurance, Real Estate Summary	116	10.2%	1,070	7.7%	305	11.0%	2,398	6.7%	369	10.5%	3,375	7.1%	
Banks, Savings & Lending Institutions	17	1.5%	499	3.6%	78	2.8%	1,070	3.0%	96	2.7%	1,810	3.8%	
Securities Brokers	21	1.9%	107	0.8%	44	1.6%	168	0.5%	51	1.4%	183	0.4%	
Insurance Carriers & Agents	34	3.0%	196	1.4%	70	2.5%	514	1.4%	86	2.4%	604	1.3%	
Real Estate, Holding, Other Investment Offices	45	4.0%	268	1.9%	113	4.1%	646	1.8%	137	3.9%	777	1.6%	
Services Summary	468	41.3%	5,488	39.6%	1,125	40.5%	15,499	43.6%	1,358	38.6%	19,681	41.2%	
Hotels & Lodging	6	0.5%	67	0.5%	17	0.6%	225	0.6%	29	0.8%	409	0.9%	
Automotive Services	33	2.9%	200	1.4%	77	2.8%	427	1.2%	89	2.5%	484	1.0%	
Motion Pictures & Amusements	30	2.6%	184	1.3%	77	2.8%	482	1.4%	97	2.8%	653	1.4%	
Health Services	84	7.4%	1,358	9.8%	258	9.3%	6,310	17.7%	288	8.2%	6,946	14.5%	
Legal Services	35	3.1%	208	1.5%	54	1.9%	282	0.8%	66	1.9%	325	0.7%	
Education Institutions & Libraries	16	1.4%	848	6.1%	46	1.7%	2,248	6.3%	70	2.0%	3,744	7.8%	
Other Services	263	23.2%	2,624	19.0%	597	21.5%	5,527	15.5%	719	20.4%	7,121	14.9%	
Government	118	10.4%	1,836	13.3%	140	5.0%	2,324	6.5%	159	4.5%	2,591	5.4%	
Unclassified Establishments	86	7.6%	122	0.9%	197	7.1%	221	0.6%	251	7.1%	232	0.5%	
Totals	1,134	100.0%	13,844	100.0%	2,778	100.0%	35,572	100.0%	3,519	100.0%	47,785	100.0%	

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

May 20, 2023

Business Summary

119 E 2nd St, Owensboro, Kentucky, 42303
Drive Time: 5, 10, 15 minute radii

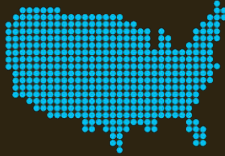
Prepared by Bo Barron, CCIM
Latitude: 37.77520
Longitude: -87.11040

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	4	0.4%	17	0.1%	12	0.4%	49	0.1%	30	0.9%	168	0.4%
Mining	3	0.3%	48	0.3%	7	0.3%	108	0.3%	9	0.3%	118	0.2%
Utilities	0	0.0%	0	0.0%	2	0.1%	64	0.2%	4	0.1%	101	0.2%
Construction	51	4.5%	1,046	7.6%	155	5.6%	1,830	5.1%	214	6.1%	2,533	5.3%
Manufacturing	33	2.9%	1,234	8.9%	87	3.1%	3,270	9.2%	109	3.1%	4,748	9.9%
Wholesale Trade	47	4.1%	470	3.4%	101	3.6%	1,065	3.0%	122	3.5%	1,300	2.7%
Retail Trade	143	12.6%	1,060	7.7%	400	14.4%	4,339	12.2%	541	15.4%	6,731	14.1%
Motor Vehicle & Parts Dealers	25	2.2%	146	1.1%	60	2.2%	661	1.9%	80	2.3%	934	2.0%
Furniture & Home Furnishings Stores	4	0.4%	110	0.8%	17	0.6%	180	0.5%	23	0.7%	227	0.5%
Electronics & Appliance Stores	4	0.4%	26	0.2%	14	0.5%	126	0.4%	19	0.5%	236	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	20	1.8%	293	2.1%	42	1.5%	596	1.7%	52	1.5%	761	1.6%
Food & Beverage Stores	16	1.4%	87	0.6%	51	1.8%	644	1.8%	64	1.8%	739	1.5%
Health & Personal Care Stores	6	0.5%	72	0.5%	38	1.4%	293	0.8%	49	1.4%	395	0.8%
Gasoline Stations	7	0.6%	26	0.2%	22	0.8%	90	0.3%	26	0.7%	121	0.3%
Clothing & Clothing Accessories Stores	10	0.9%	42	0.3%	24	0.9%	173	0.5%	43	1.2%	543	1.1%
Sport Goods, Hobby, Book, & Music Stores	8	0.7%	30	0.2%	17	0.6%	162	0.5%	27	0.8%	263	0.6%
General Merchandise Stores	6	0.5%	23	0.2%	24	0.9%	595	1.7%	39	1.1%	1,432	3.0%
Miscellaneous Store Retailers	27	2.4%	156	1.1%	60	2.2%	537	1.5%	77	2.2%	681	1.4%
Nonstore Retailers	10	0.9%	49	0.4%	32	1.2%	282	0.8%	41	1.2%	399	0.8%
Transportation & Warehousing	18	1.6%	686	5.0%	52	1.9%	1,083	3.0%	74	2.1%	1,458	3.1%
Information	10	0.9%	328	2.4%	40	1.4%	822	2.3%	50	1.4%	902	1.9%
Finance & Insurance	76	6.7%	817	5.9%	202	7.3%	1,782	5.0%	243	6.9%	2,630	5.5%
Central Bank/Credit Intermediation & Related Activities	21	1.9%	510	3.7%	86	3.1%	1,094	3.1%	105	3.0%	1,836	3.8%
Securities, Commodity Contracts & Other Financial	22	1.9%	110	0.8%	46	1.7%	174	0.5%	53	1.5%	189	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	34	3.0%	196	1.4%	70	2.5%	514	1.4%	86	2.4%	604	1.3%
Real Estate, Rental & Leasing	51	4.5%	272	2.0%	143	5.1%	687	1.9%	177	5.0%	850	1.8%
Professional, Scientific & Tech Services	99	8.7%	839	6.1%	206	7.4%	1,488	4.2%	250	7.1%	1,712	3.6%
Legal Services	36	3.2%	211	1.5%	57	2.1%	291	0.8%	70	2.0%	336	0.7%
Management of Companies & Enterprises	4	0.4%	32	0.2%	7	0.3%	43	0.1%	9	0.3%	51	0.1%
Administrative & Support & Waste Management & Remediation	34	3.0%	249	1.8%	84	3.0%	602	1.7%	116	3.3%	1,520	3.2%
Educational Services	18	1.6%	839	6.1%	55	2.0%	2,224	6.3%	79	2.2%	3,711	7.8%
Health Care & Social Assistance	140	12.3%	2,356	17.0%	360	13.0%	8,329	23.4%	404	11.5%	9,141	19.1%
Arts, Entertainment & Recreation	31	2.7%	221	1.6%	62	2.2%	486	1.4%	78	2.2%	651	1.4%
Accommodation & Food Services	38	3.4%	571	4.1%	155	5.6%	2,912	8.2%	220	6.3%	4,396	9.2%
Accommodation	6	0.5%	67	0.5%	17	0.6%	225	0.6%	29	0.8%	409	0.9%
Food Services & Drinking Places	32	2.8%	504	3.6%	137	4.9%	2,687	7.6%	191	5.4%	3,987	8.3%
Other Services (except Public Administration)	127	11.2%	788	5.7%	310	11.2%	1,829	5.1%	378	10.7%	2,229	4.7%
Automotive Repair & Maintenance	24	2.1%	139	1.0%	54	1.9%	280	0.8%	62	1.8%	322	0.7%
Public Administration	120	10.6%	1,850	13.4%	142	5.1%	2,338	6.6%	161	4.6%	2,605	5.5%
Unclassified Establishments	86	7.6%	122	0.9%	197	7.1%	221	0.6%	251	7.1%	232	0.5%
Total	1,134	100.0%	13,844	100.0%	2,778	100.0%	35,572	100.0%	3,519	100.0%	47,785	100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.


May 20, 2023



TAPESTRY SEGMENTATION


The Fabric of America's Neighborhoods

Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	845	17.02%	11.26%	151
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	1,264	25.46%	10.79%	236
Senior Styles (L9)	188	3.79%	5.80%	65
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	261	5.26%	6.16%	85
Hometown (L12)	2,406	48.47%	6.01%	806
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0




\$123,519

Median Home Value




\$37,356

Median HH Income



14%

No HS Diploma



35%

HS Graduate

3.3


Home Value to Income Ratio

37.9

Median Age


4,964

Households



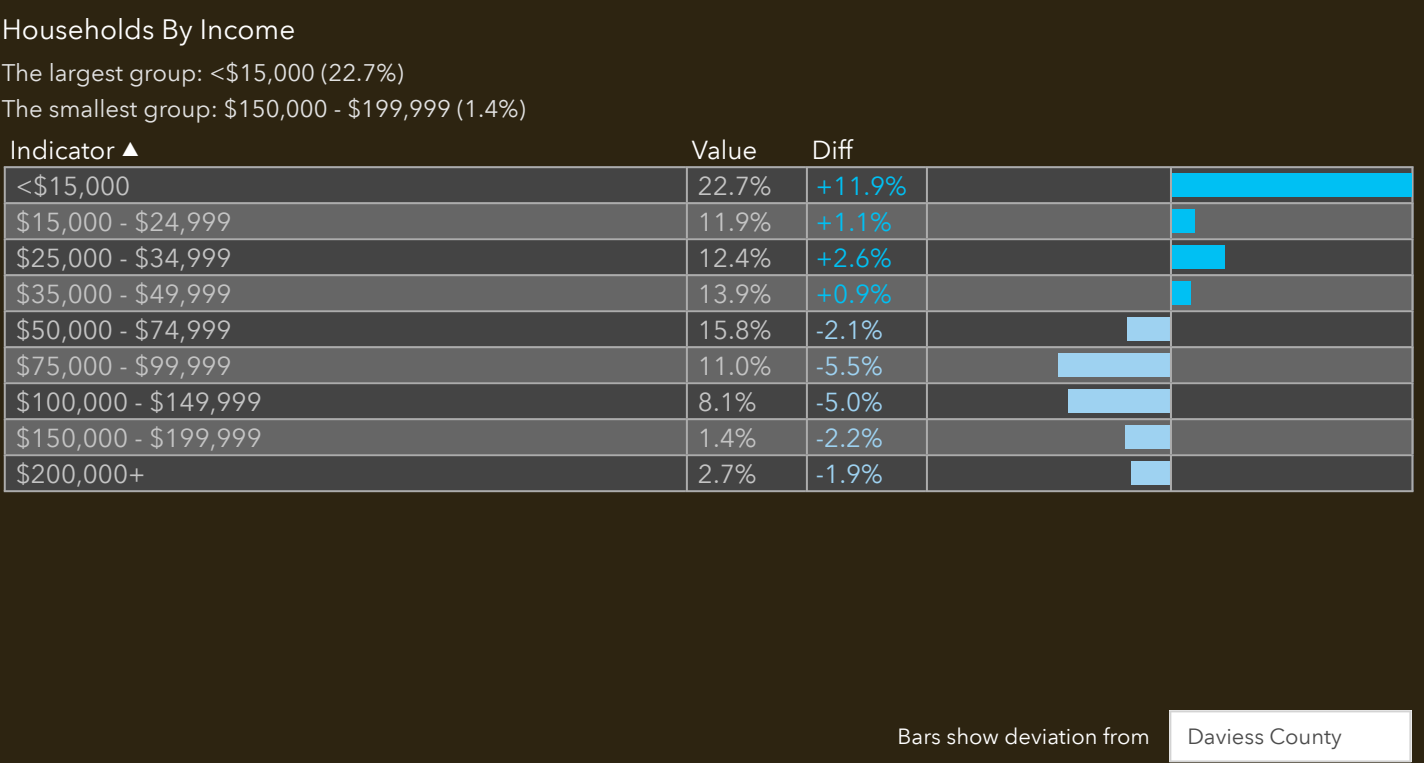
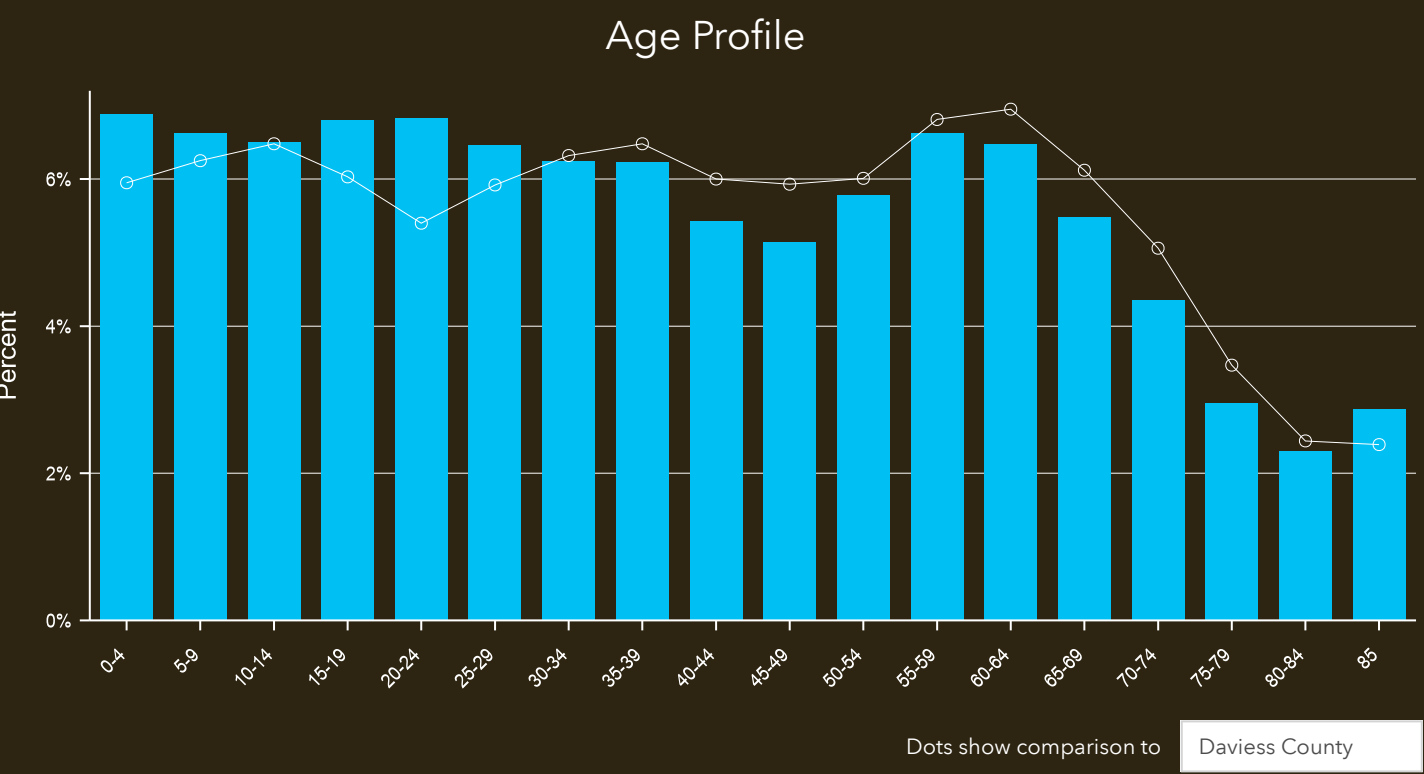
27%

Some College




23%

Degree or Higher




119 E 2nd St, Owensboro, Kentucky, 42303 2

Drive time of 5 minutes



Tapestry Segments



12C


Small Town Sincerity

1,884 households

38.0%

of Households

▼



8G


Hometown Heritage

1,264 households

25.5%

of Households

▼



12B

Traditional Living

467 households

9.4%

of Households

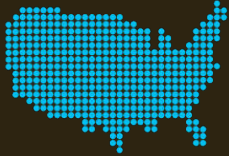
▼

Source: Esri. The vintage of the data is 2022.

BARRON

COMMERCIAL GROUP


© 2023 Esri




TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods


Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	81	0.34%	10.00%	3
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	13	0.05%	7.63%	1
GenXurban (L5)	6,100	25.78%	11.26%	229
Cozy Country Living (L6)	3,390	14.33%	12.06%	119
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	5,104	21.57%	10.79%	200
Senior Styles (L9)	1,545	6.53%	5.80%	113
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	795	3.36%	6.16%	55
Hometown (L12)	6,630	28.02%	6.01%	466
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0




\$142,758
Median Home Value



\$46,137
Median HH Income




10%
No HS Diploma




36%
HS Graduate

3.1
Home Value to Income Ratio



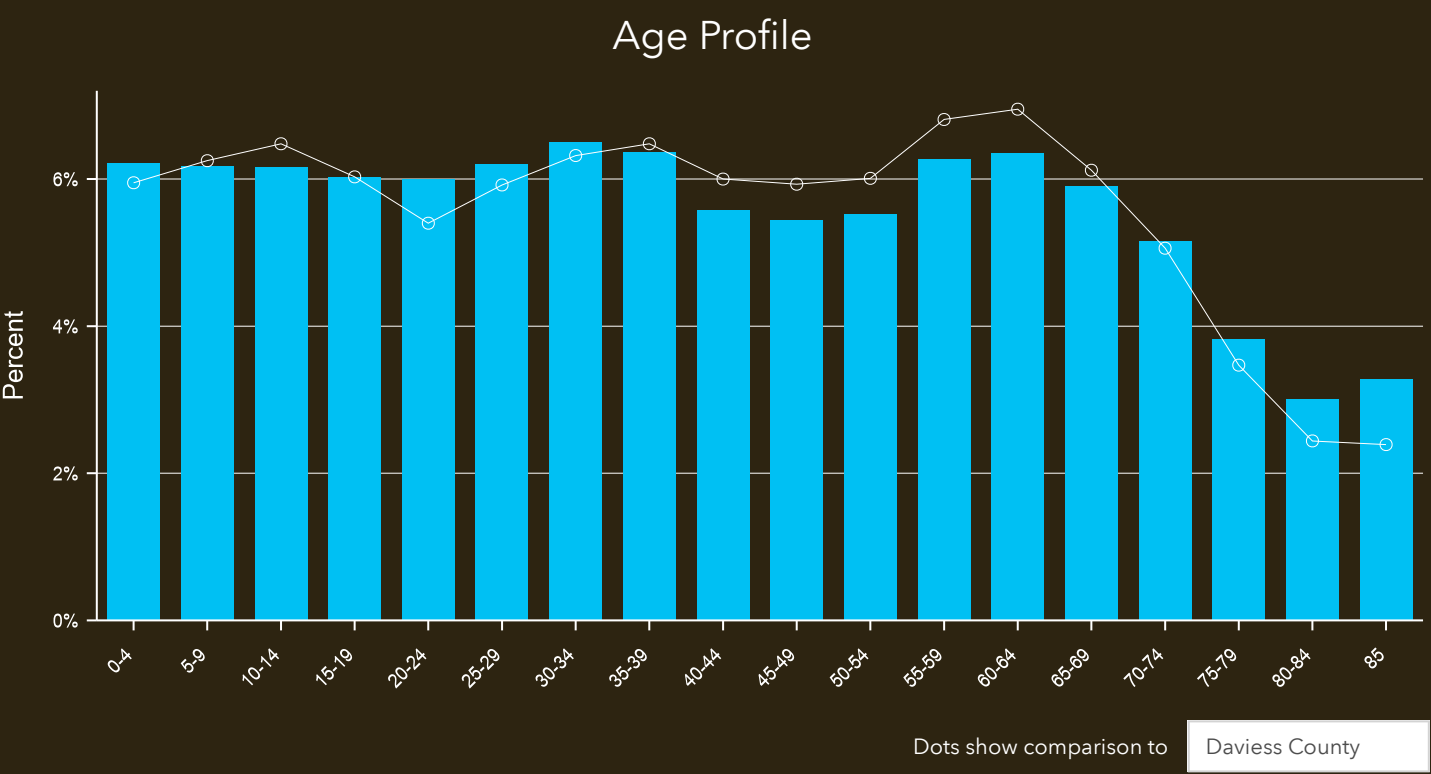
31%
Some College



24%
Degree or Higher

40.3
Median Age

23,658
Households



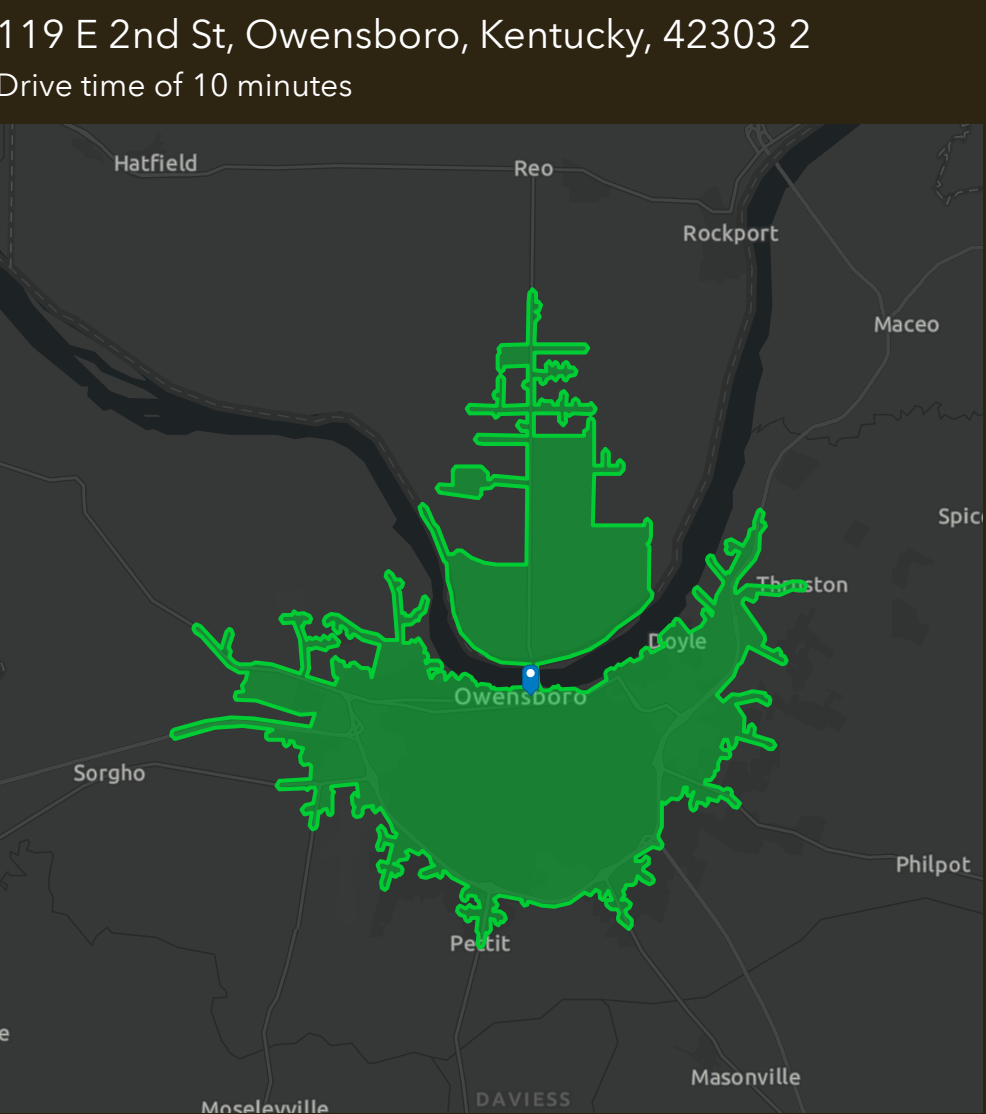
Households By Income

The largest group: \$50,000 - \$74,999 (17.4%)




The smallest group: \$150,000 - \$199,999 (2.4%)

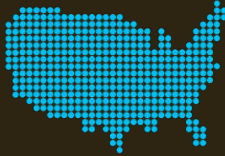
Indicator ▲	Value	Diff
<\$15,000	14.1%	+3.3%
\$15,000 - \$24,999	13.4%	+2.6%
\$25,000 - \$34,999	11.3%	+1.5%
\$35,000 - \$49,999	14.1%	+1.1%
\$50,000 - \$74,999	17.4%	-0.5%
\$75,000 - \$99,999	14.6%	-1.9%
\$100,000 - \$149,999	10.2%	-2.9%
\$150,000 - \$199,999	2.4%	-1.2%
\$200,000+	2.5%	-2.1%

Bars show deviation from **Daviess County**



Tapestry Segments


 <p>12C</p>	Small Town Sincerity 4,849 households	20.5% of Households	▼
 <p>5E</p>	Midlife Constants 3,154 households	13.3% of Households	▼
 <p>8F</p>	Old and Newcomers 2,047 households	8.7% of Households	▼



TAPESTRY SEGMENTATION


The Fabric of America's Neighborhoods

Tapestry LifeMode				
learn more...	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	540	1.57%	10.00%	16
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	1,625	4.72%	7.63%	62
GenXurban (L5)	7,107	20.64%	11.26%	183
Cozy Country Living (L6)	9,333	27.10%	12.06%	225
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	6,037	17.53%	10.79%	162
Senior Styles (L9)	2,023	5.87%	5.80%	101
Rustic Outposts (L10)	348	1.01%	8.30%	12
Midtown Singles (L11)	795	2.31%	6.16%	37
Hometown (L12)	6,630	19.25%	6.01%	320
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0




\$168,566

Median Home Value




\$52,314

Median HH Income



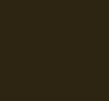
8%

No HS Diploma



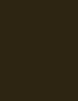
34%

HS Graduate




40.5

Median Age




34,438

Households



32%

Some College



26%

Degree or Higher

3.2

Home Value to Income Ratio

Age Profile

Age Group	Local Percent	Daviess County Percent
0-4	6.1%	6.0%
5-9	6.3%	6.3%
10-14	6.5%	6.5%
15-19	6.0%	6.0%
20-24	5.4%	5.4%
25-29	5.9%	5.9%
30-34	6.4%	6.4%
35-39	6.6%	6.6%
40-44	5.9%	5.9%
45-49	5.7%	5.7%
50-54	5.7%	5.7%
55-59	6.7%	6.7%
60-64	6.8%	6.8%
65-69	6.0%	6.0%
70-74	5.0%	5.0%
75-79	3.5%	3.5%
80-84	2.5%	2.5%
85+	2.5%	2.5%

Dots show comparison to Daviess County

Households By Income




The largest group: \$50,000 - \$74,999 (17.3%)
The smallest group: \$150,000 - \$199,999 (3.3%)

Indicator ▲	Value	Diff
<\$15,000	12.0%	+1.2%
\$15,000 - \$24,999	11.7%	+0.9%
\$25,000 - \$34,999	10.4%	+0.6%
\$35,000 - \$49,999	13.6%	+0.6%
\$50,000 - \$74,999	17.3%	-0.6%
\$75,000 - \$99,999	15.2%	-1.3%
\$100,000 - \$149,999	12.3%	-0.8%
\$150,000 - \$199,999	3.3%	-0.3%
\$200,000+	4.1%	-0.5%

Bars show deviation from Daviess County


119 E 2nd St, Owensboro, Kentucky, 42303 2

Drive time of 15 minutes

Tapestry Segments		
	Small Town Sincerity 4,849 households	14.1% of Households
	Salt of the Earth 4,299 households	12.5% of Households
	Midlife Constants 3,154 households	9.2% of Households

Source: Esri. The vintage of the data is 2022.

© 2023 Esri



119 E. 2nd Street | Owensboro, KY 42303

**For Lease** | \$4,500.00 per month (NNN)**BO BARRON, CCIM****Managing Director**

bo@wgbarron.com

Direct: **270.926.1101 x170** | Cell: **270.313.2444**

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 Monterey, California

**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

119 E. 2nd Street | Owensboro, KY 42303

**For Lease** | \$4,500.00 per month (NNN)**TODD HUMPHREYS****Advisor**

todd@wgbarron.com

Direct: **270.926.1101 x120** | Cell: **270.929.1236**

KY #222972

PROFESSIONAL BACKGROUND

Todd began his career in 1986 as a retail sales manager for Kinney Shoe Corporation. He moved over to finance after 5 years in retail sales management to work for ITT Financial as a Branch Manager.

Moving from a finance company to a bank after 2 years, Todd performed many positions at three different banks over a 20 year period. He was a branch manager, mortgage loan officer, Business Banking Officer overseeing 10 branches to finally a Vice President of Commercial Lending his last 5 years of his banking career.

Then, in 2009, Todd entered real estate development and property management with Gateway Commercial Properties. Gateway developed 7 acres adjacent to Walmart on highway 54 in Owensboro, KY building two retail strip centers that Todd fully leased. He still manages the properties today as president of Gateway Property Management and Leasing. Gateway Commercial also sold land to Goodwill Industries as well as sold land and built offices for Kentucky Farm Bureau and Davita Dialysis.

In 2020, Todd joined forces with Owensboro's only dedicated Commercial Real Estate brokerage firm, Barron Commercial Group. Barron has deep roots in Owensboro with over a 50 year history in commercial real estate sales and leasing,

development, and property management as well as tenant representation. Barron has developed a network of commercial real estate relationships extending to every major market in the United States. Whether the need is local or national, we have the experience and expertise, the tools, and the people to get the job done.

EDUCATION

Studied Business at Western Kentucky University.

MEMBERSHIPS

Kids Football League, Co-founder & Past President, Coach (2013-2018)
 ODCYFL Football Coach (1992-2002, 2009-2012)
 Daviess County Middle School Football Coach (2016)
 EDC Little League Baseball Coach (2012-2016)
 Southern Little League Baseball Coach (1994-1999)
 Highland Playground Softball Coach (2000-2003)
 Meadowlands Playground Baseball Coach (2008-2011)
 Junior Achievement, Instructor (1997-2014)
 Boulware Center, Fundraising Committee (2006-2007)
 Habitat for Humanity Owensboro, Fundraising Chairman (1998-2001)
 Community Coordinator for Daviess County High School Football (2018-present)



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