

KAMUF CENTER

1,400 Sq. Ft.

5 offices, reception/waiting room area

Surrounded by lots of retail, restaurants, banks, etc.



RETAIL LEASING OPPORTUNITY

2429 Parrish Avenue West | Owensboro, KY 42301

**For Lease****| \$15.00 SF/yr (NNN)****OFFERING SUMMARY**

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	2,573 SF
Available SF:	1,400 SF
Lot Size:	0.762 Acres
Number of Units:	1
Year Built:	1963
Renovated:	2020
Zoning:	B-4

PROPERTY OVERVIEW

Newly remodeled Retail Center on West Parrish Avenue. This space was most recently leased to an Urgent Care/Medical facility. This would also be an excellent location for a salon, Financial Services business, office, or any retail operation.

LOCATION OVERVIEW

Located along the revitalized West Parrish Avenue Corridor with plenty of retail, banks, and restaurants to help drive customers to this location. It is perfect for a start up business or a second Owensboro location.

PROPERTY HIGHLIGHTS

- 1,400 Sq. Ft.
- 5 offices, reception/waiting room area
- Surrounded by lots of retail, restaurants, banks, etc.
- Lots of additional parking available
- West Parrish Avenue Corridor



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TODD HUMPHREYS Advisor
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2429 Parrish Avenue West | Owensboro, KY 42301

**For Lease****| \$15.00 SF/yr (NNN)****LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	1,400 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2429 Parrish Avenue West	Available	1,400 SF	NNN	\$15.00 SF/yr	-



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For Lease

| **\$15.00 SF/yr (NNN)**



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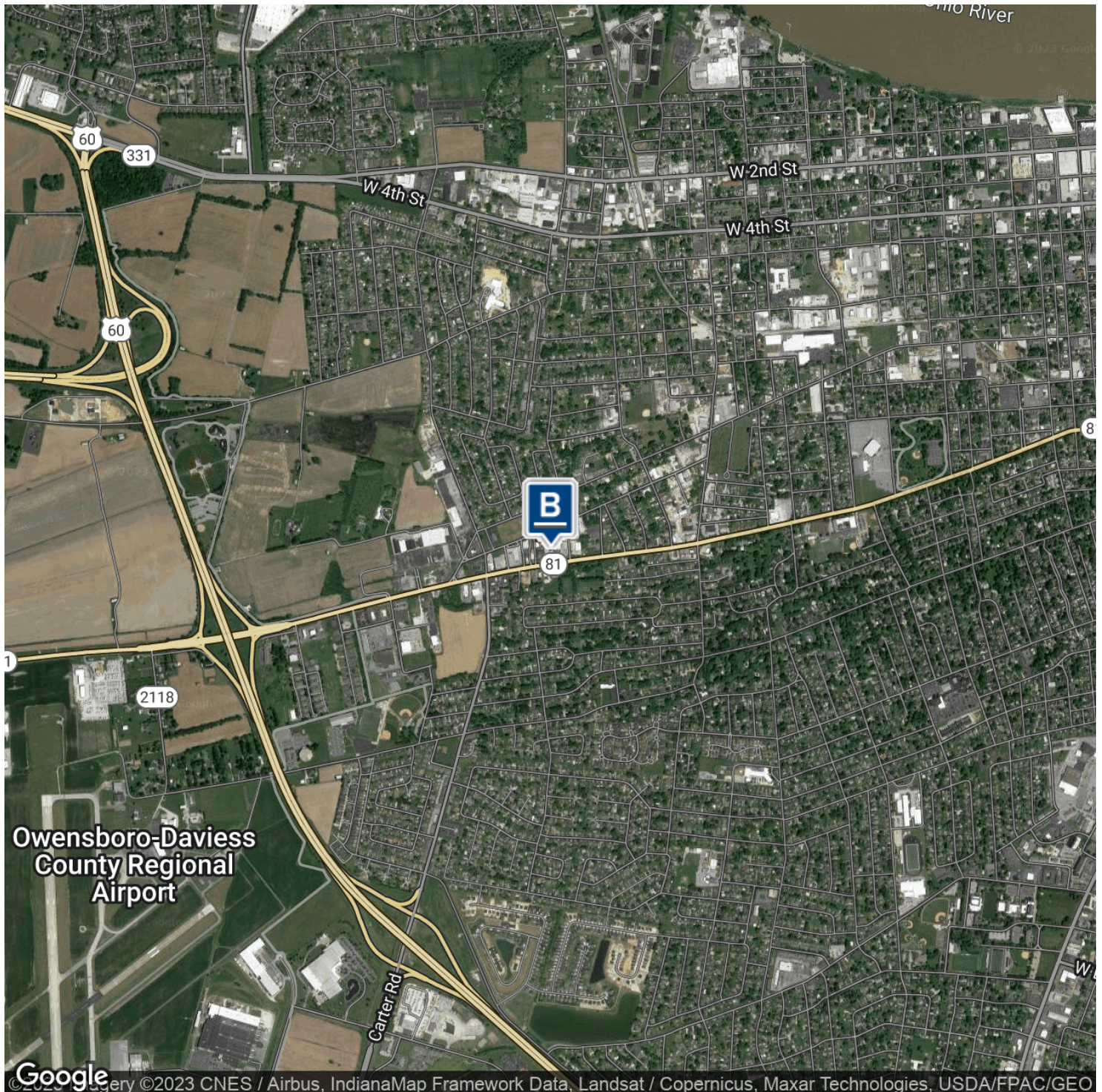
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For Lease

| **\$15.00 SF/yr (NNN)**



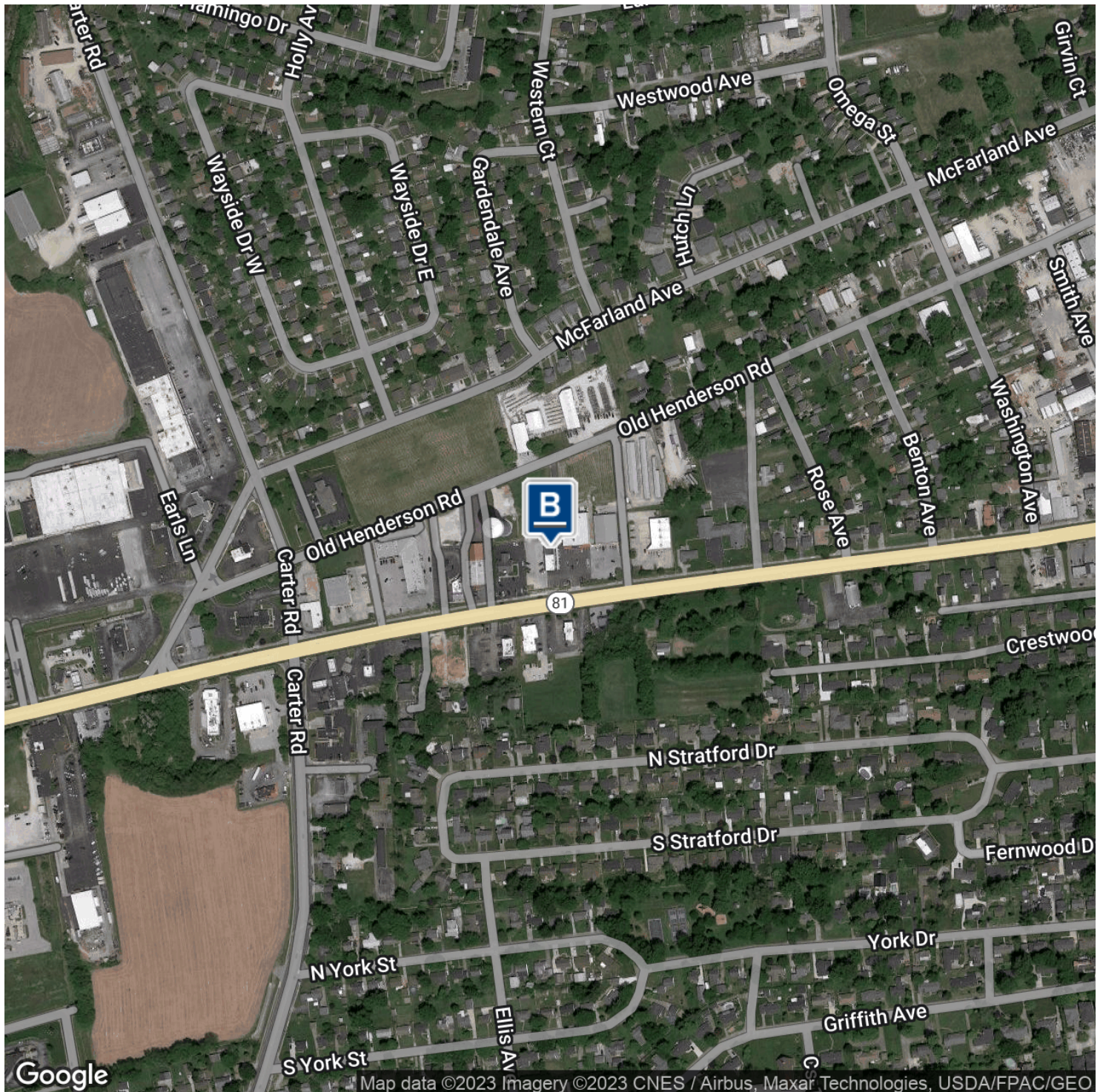
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**For Lease**

| \$15.00 SF/yr (NNN)

COMMERCIAL
GROUP**BO BARRON, CCIM** Managing Director
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Executive Summary

2429 W Parrish Ave, Owensboro, Kentucky, 42301
Drive Time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM

Latitude: 37.75845
Longitude: -87.14241

	5 minutes	10 minutes	15 minutes
Population			
2010 Population	24,411	61,343	74,740
2020 Population	25,244	64,524	80,517
2022 Population	25,656	65,216	81,587
2027 Population	25,936	65,571	82,398
2010-2020 Annual Rate	0.34%	0.51%	0.75%
2020-2022 Annual Rate	0.72%	0.48%	0.59%
2022-2027 Annual Rate	0.22%	0.11%	0.20%
2022 Male Population	47.6%	47.9%	48.5%
2022 Female Population	52.4%	52.1%	51.5%
2022 Median Age	40.1	40.1	40.6

In the identified area, the current year population is 81,587. In 2020, the Census count in the area was 80,517. The rate of change since 2020 was 0.59% annually. The five-year projection for the population in the area is 82,398 representing a change of 0.20% annually from 2022 to 2027. Currently, the population is 48.5% male and 51.5% 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	79.4%	81.2%	83.0%
2022 Black Alone	9.2%	6.7%	5.8%
2022 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2022 Asian Alone	2.3%	3.2%	2.9%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Other Race	2.5%	2.3%	2.1%
2022 Two or More Races	6.2%	6.2%	5.9%
2022 Hispanic Origin (Any Race)	4.9%	4.6%	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 36.0 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	54	53	64
2010 Households	10,344	25,796	30,853
2020 Households	10,485	26,776	32,900
2022 Households	10,633	27,047	33,327
2027 Households	10,746	27,195	33,649
2010-2020 Annual Rate	0.14%	0.37%	0.64%
2020-2022 Annual Rate	0.62%	0.45%	0.57%
2022-2027 Annual Rate	0.21%	0.11%	0.19%
2022 Average Household Size	2.36	2.34	2.38

The household count in this area has changed from 32,900 in 2020 to 33,327 in the current year, a change of 0.57% annually. The five-year projection of households is 33,649, a change of 0.19% annually from the current year total. Average household size is currently 2.38, compared to 2.38 in the year 2020. The number of families in the current year is 20,645 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.

June 07, 2023

Executive Summary

2429 W Parrish Ave, Owensboro, Kentucky, 42301
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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2022 Percent of Income for Mortgage	15.8%	16.9%	17.2%
Median Household Income			
2022 Median Household Income	\$46,264	\$46,630	\$52,106
2027 Median Household Income	\$55,139	\$55,373	\$61,120
2022-2027 Annual Rate	3.57%	3.50%	3.24%
Average Household Income			
2022 Average Household Income	\$65,561	\$65,932	\$73,010
2027 Average Household Income	\$76,090	\$77,452	\$85,497
2022-2027 Annual Rate	3.02%	3.27%	3.21%
Per Capita Income			
2022 Per Capita Income	\$27,210	\$27,405	\$29,738
2027 Per Capita Income	\$31,576	\$32,187	\$34,822
2022-2027 Annual Rate	3.02%	3.27%	3.21%

Households by Income

Current median household income is \$52,106 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$61,120 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$73,010 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$85,497 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$29,738 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$34,822 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	150	140	138
2010 Total Housing Units	11,113	27,776	33,106
2010 Owner Occupied Housing Units	6,071	15,214	19,653
2010 Renter Occupied Housing Units	4,272	10,582	11,200
2010 Vacant Housing Units	769	1,980	2,253
2020 Total Housing Units	11,228	28,717	35,139
2020 Vacant Housing Units	743	1,941	2,239
2022 Total Housing Units	11,387	29,007	35,573
2022 Owner Occupied Housing Units	6,539	16,094	21,497
2022 Renter Occupied Housing Units	4,094	10,953	11,830
2022 Vacant Housing Units	754	1,960	2,246
2027 Total Housing Units	11,552	29,239	35,888
2027 Owner Occupied Housing Units	6,706	16,492	22,081
2027 Renter Occupied Housing Units	4,040	10,702	11,568
2027 Vacant Housing Units	806	2,044	2,239

Currently, 60.4% of the 35,573 housing units in the area are owner occupied; 33.3%, 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 35,139 housing units in the area and 6.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.55%. Median home value in the area is \$169,794, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 5.05% annually to \$217,249.

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.

June 07, 2023

Business Summary

2429 W Parrish Ave, Owensboro, Kentucky, 42301
Drive Time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM
Latitude: 37.75845
Longitude: -87.14241

Data for all businesses in area				5 minutes		10 minutes				15 minutes			
Total Businesses:				877		2,862				3,453			
Total Employees:				10,778		37,100				47,241			
Total Residential Population:				25,656		65,216				81,587			
Employee/Residential Population Ratio (per 100 Residents)				42		57				58			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	12	1.4%	75	0.7%	59	2.1%	425	1.1%	82	2.4%	539	1.1%	
Construction	54	6.2%	885	8.2%	149	5.2%	1,878	5.1%	195	5.6%	2,366	5.0%	
Manufacturing	24	2.7%	992	9.2%	78	2.7%	3,797	10.2%	89	2.6%	4,398	9.3%	
Transportation	16	1.8%	198	1.8%	60	2.1%	890	2.4%	81	2.3%	1,084	2.3%	
Communication	3	0.3%	13	0.1%	20	0.7%	207	0.6%	24	0.7%	241	0.5%	
Utility	1	0.1%	24	0.2%	9	0.3%	548	1.5%	12	0.3%	633	1.3%	
Wholesale Trade	32	3.6%	346	3.2%	111	3.9%	1,192	3.2%	126	3.6%	1,356	2.9%	
Retail Trade Summary	185	21.1%	2,496	23.2%	592	20.7%	8,880	23.9%	746	21.6%	11,102	23.5%	
Home Improvement	13	1.5%	147	1.4%	47	1.6%	753	2.0%	52	1.5%	778	1.6%	
General Merchandise Stores	5	0.6%	126	1.2%	26	0.9%	866	2.3%	40	1.2%	1,445	3.1%	
Food Stores	18	2.1%	423	3.9%	49	1.7%	978	2.6%	67	1.9%	1,093	2.3%	
Auto Dealers, Gas Stations, Auto Aftermarket	29	3.3%	166	1.5%	88	3.1%	790	2.1%	101	2.9%	1,029	2.2%	
Apparel & Accessory Stores	7	0.8%	67	0.6%	28	1.0%	457	1.2%	34	1.0%	505	1.1%	
Furniture & Home Furnishings	9	1.0%	124	1.2%	32	1.1%	342	0.9%	40	1.2%	404	0.9%	
Eating & Drinking Places	40	4.6%	836	7.8%	139	4.9%	3,098	8.4%	187	5.4%	3,927	8.3%	
Miscellaneous Retail	65	7.4%	607	5.6%	183	6.4%	1,597	4.3%	226	6.5%	1,922	4.1%	
Finance, Insurance, Real Estate Summary	95	10.8%	781	7.2%	289	10.1%	2,918	7.9%	360	10.4%	3,331	7.1%	
Banks, Savings & Lending Institutions	25	2.9%	340	3.2%	71	2.5%	1,636	4.4%	95	2.8%	1,806	3.8%	
Securities Brokers	15	1.7%	59	0.5%	43	1.5%	163	0.4%	51	1.5%	184	0.4%	
Insurance Carriers & Agents	22	2.5%	159	1.5%	71	2.5%	525	1.4%	81	2.3%	581	1.2%	
Real Estate, Holding, Other Investment Offices	33	3.8%	223	2.1%	104	3.6%	594	1.6%	133	3.9%	760	1.6%	
Services Summary	360	41.0%	4,192	38.9%	1,152	40.3%	13,970	37.7%	1,336	38.7%	19,387	41.0%	
Hotels & Lodging	6	0.7%	66	0.6%	25	0.9%	337	0.9%	29	0.8%	398	0.8%	
Automotive Services	26	3.0%	139	1.3%	75	2.6%	403	1.1%	88	2.5%	480	1.0%	
Motion Pictures & Amusements	23	2.6%	141	1.3%	80	2.8%	514	1.4%	95	2.8%	615	1.3%	
Health Services	56	6.4%	778	7.2%	245	8.6%	3,552	9.6%	285	8.3%	6,918	14.6%	
Legal Services	15	1.7%	70	0.6%	56	2.0%	290	0.8%	65	1.9%	322	0.7%	
Education Institutions & Libraries	22	2.5%	1,303	12.1%	59	2.1%	3,286	8.9%	67	1.9%	3,578	7.6%	
Other Services	212	24.2%	1,695	15.7%	612	21.4%	5,588	15.1%	707	20.5%	7,075	15.0%	
Government	31	3.5%	716	6.6%	138	4.8%	2,168	5.8%	154	4.5%	2,573	5.4%	
Unclassified Establishments	64	7.3%	60	0.6%	205	7.2%	226	0.6%	248	7.2%	232	0.5%	
Totals	877	100.0%	10,778	100.0%	2,862	100.0%	37,100	100.0%	3,453	100.0%	47,241	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.

June 07, 2023

Business Summary

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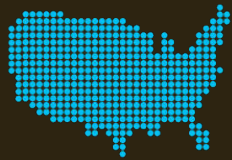
Prepared by Bo Barron, CCIM
Latitude: 37.75845
Longitude: -87.14241

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	3	0.3%	20	0.2%	19	0.7%	134	0.4%	29	0.8%	164	0.3%
Mining	2	0.2%	12	0.1%	8	0.3%	116	0.3%	9	0.3%	118	0.2%
Utilities	0	0.0%	7	0.1%	3	0.1%	56	0.2%	4	0.1%	101	0.2%
Construction	56	6.4%	895	8.3%	159	5.6%	1,971	5.3%	210	6.1%	2,495	5.3%
Manufacturing	27	3.1%	1,184	11.0%	89	3.1%	4,013	10.8%	106	3.1%	4,651	9.8%
Wholesale Trade	31	3.5%	337	3.1%	107	3.7%	1,171	3.2%	122	3.5%	1,335	2.8%
Retail Trade	138	15.7%	1,337	12.4%	432	15.1%	5,361	14.5%	532	15.4%	6,716	14.2%
Motor Vehicle & Parts Dealers	17	1.9%	121	1.1%	65	2.3%	699	1.9%	76	2.2%	916	1.9%
Furniture & Home Furnishings Stores	4	0.5%	93	0.9%	17	0.6%	179	0.5%	23	0.7%	227	0.5%
Electronics & Appliance Stores	4	0.5%	60	0.6%	18	0.6%	230	0.6%	18	0.5%	236	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	13	1.5%	147	1.4%	46	1.6%	733	2.0%	51	1.5%	758	1.6%
Food & Beverage Stores	20	2.3%	137	1.3%	47	1.6%	634	1.7%	64	1.9%	733	1.6%
Health & Personal Care Stores	12	1.4%	96	0.9%	40	1.4%	327	0.9%	49	1.4%	394	0.8%
Gasoline Stations	12	1.4%	46	0.4%	22	0.8%	90	0.2%	25	0.7%	113	0.2%
Clothing & Clothing Accessories Stores	7	0.8%	70	0.6%	34	1.2%	488	1.3%	43	1.2%	548	1.2%
Sport Goods, Hobby, Book, & Music Stores	6	0.7%	27	0.3%	21	0.7%	128	0.3%	26	0.8%	265	0.6%
General Merchandise Stores	5	0.6%	126	1.2%	26	0.9%	866	2.3%	40	1.2%	1,445	3.1%
Miscellaneous Store Retailers	22	2.5%	171	1.6%	65	2.3%	588	1.6%	77	2.2%	681	1.4%
Nonstore Retailers	15	1.7%	244	2.3%	30	1.0%	399	1.1%	39	1.1%	399	0.8%
Transportation & Warehousing	16	1.8%	244	2.3%	54	1.9%	1,248	3.4%	69	2.0%	1,430	3.0%
Information	5	0.6%	153	1.4%	38	1.3%	800	2.2%	48	1.4%	892	1.9%
Finance & Insurance	65	7.4%	568	5.3%	196	6.8%	2,356	6.4%	238	6.9%	2,603	5.5%
Central Bank/Credit Intermediation & Related Activities	28	3.2%	349	3.2%	80	2.8%	1,662	4.5%	104	3.0%	1,832	3.9%
Securities, Commodity Contracts & Other Financial	15	1.7%	59	0.5%	45	1.6%	169	0.5%	53	1.5%	190	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	22	2.5%	159	1.5%	71	2.5%	525	1.4%	81	2.3%	581	1.2%
Real Estate, Rental & Leasing	45	5.1%	243	2.3%	134	4.7%	647	1.7%	173	5.0%	835	1.8%
Professional, Scientific & Tech Services	64	7.3%	370	3.4%	204	7.1%	1,416	3.8%	243	7.0%	1,685	3.6%
Legal Services	17	1.9%	75	0.7%	60	2.1%	301	0.8%	69	2.0%	333	0.7%
Management of Companies & Enterprises	3	0.3%	26	0.2%	8	0.3%	47	0.1%	8	0.2%	48	0.1%
Administrative & Support & Waste Management & Remediation	25	2.9%	141	1.3%	91	3.2%	591	1.6%	113	3.3%	1,512	3.2%
Educational Services	25	2.9%	1,299	12.1%	67	2.3%	3,252	8.8%	76	2.2%	3,544	7.5%
Health Care & Social Assistance	106	12.1%	1,569	14.6%	353	12.3%	5,668	15.3%	398	11.5%	9,093	19.2%
Arts, Entertainment & Recreation	18	2.1%	146	1.4%	67	2.3%	532	1.4%	77	2.2%	612	1.3%
Accommodation & Food Services	47	5.4%	903	8.4%	167	5.8%	3,462	9.3%	219	6.3%	4,352	9.2%
Accommodation	6	0.7%	66	0.6%	25	0.9%	337	0.9%	29	0.8%	398	0.8%
Food Services & Drinking Places	40	4.6%	837	7.8%	142	5.0%	3,125	8.4%	190	5.5%	3,954	8.4%
Other Services (except Public Administration)	105	12.0%	550	5.1%	320	11.2%	1,852	5.0%	375	10.9%	2,234	4.7%
Automotive Repair & Maintenance	13	1.5%	50	0.5%	51	1.8%	247	0.7%	61	1.8%	320	0.7%
Public Administration	31	3.5%	716	6.6%	140	4.9%	2,182	5.9%	156	4.5%	2,587	5.5%
Unclassified Establishments	64	7.3%	60	0.6%	205	7.2%	226	0.6%	248	7.2%	232	0.5%
Total	877	100.0%	10,778	100.0%	2,862	100.0%	37,100	100.0%	3,453	100.0%	47,241	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.

June 07, 2023



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
learn more...				
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)	4,204	39.54%	11.26%	351
Cozy Country Living (L6)	85	0.80%	12.06%	7
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	2,467	23.20%	10.79%	215
Senior Styles (L9)	319	3.00%	5.80%	52
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	155	1.46%	6.16%	24
Hometown (L12)	3,402	31.99%	6.01%	532
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

Key Facts

\$138,372
Median Home Value

\$46,264
Median HH Income

3.0
Home Value to Income Ratio

Education

10%
No HS Diploma

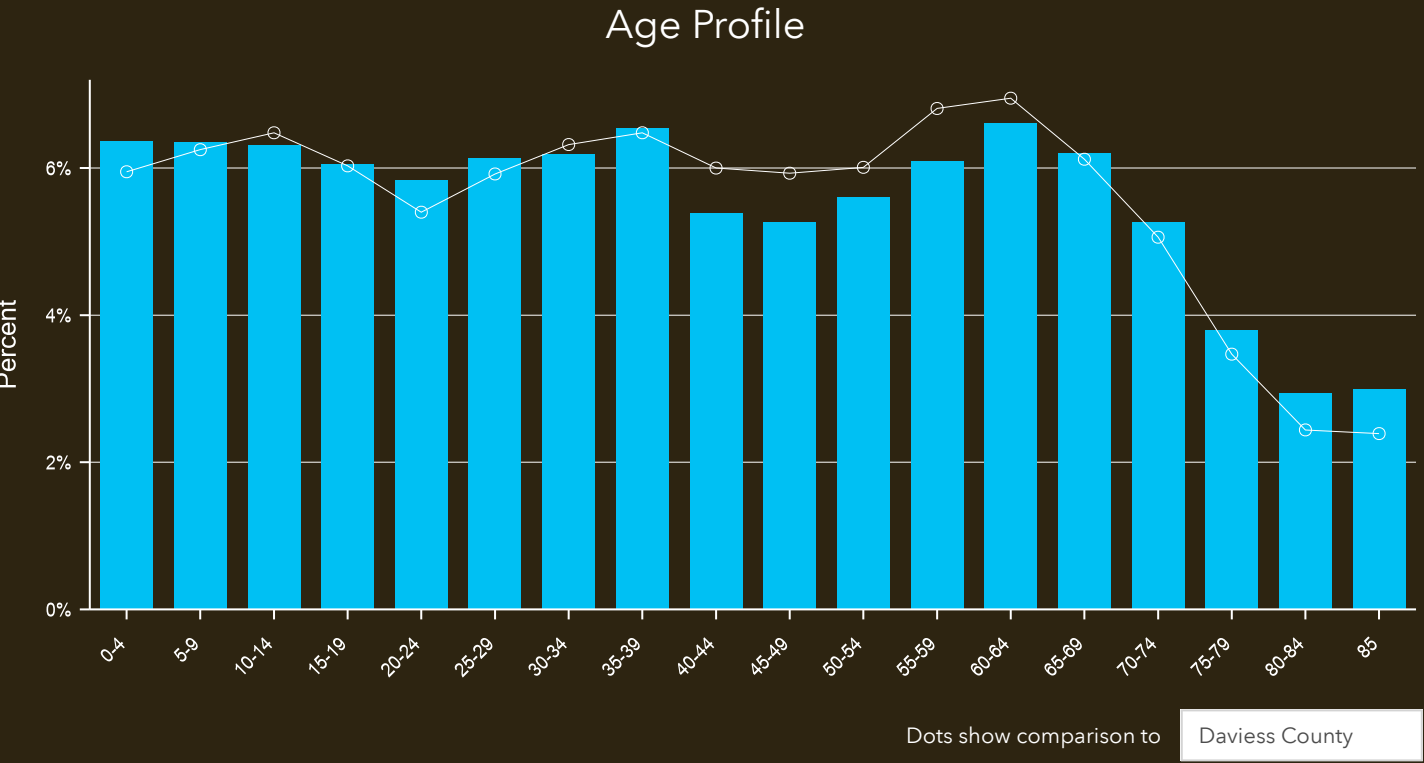
34%
HS Graduate

32%
Some College

24%
Degree or Higher

40.1
Median Age

10,633
Households



Households By Income

The largest group: \$50,000 - \$74,999 (16.3%)
The smallest group: \$150,000 - \$199,999 (2.6%)

Indicator ▲	Value	Diff
<\$15,000	13.5%	+2.7%
\$15,000 - \$24,999	12.3%	+1.5%
\$25,000 - \$34,999	11.7%	+1.9%
\$35,000 - \$49,999	15.4%	+2.4%
\$50,000 - \$74,999	16.3%	-1.6%
\$75,000 - \$99,999	15.6%	-0.9%
\$100,000 - \$149,999	9.9%	-3.2%
\$150,000 - \$199,999	2.6%	-1.0%
\$200,000+	2.6%	-2.0%

Bars show deviation from Daviess County

2429 W Parrish Ave, Owensboro, Kentucky, 42301

Drive time of 5 minutes

Tapestry Segments

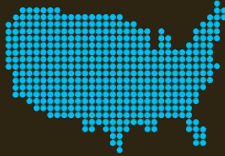
5E **Midlife Constants**
2,203 households
20.7% of Households

12C **Small Town Sincerity**
2,093 households
19.7% of Households

5D **Rustbelt Traditions**
854 households
8.0% of Households

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


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TAPESTRY SEGMENTATION


The Fabric of America's Neighborhoods

Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	390	1.44%	10.00%	14
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)	6,692	24.74%	11.26%	220
Cozy Country Living (L6)	4,480	16.56%	12.06%	137
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	6,037	22.32%	10.79%	207
Senior Styles (L9)	2,023	7.48%	5.80%	129
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	795	2.94%	6.16%	48
Hometown (L12)	6,630	24.51%	6.01%	408
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0




\$149,142

Median Home Value




\$46,630

Median HH Income



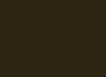
9%

No HS Diploma



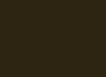
35%

HS Graduate




40.1

Median Age




3.2

Home Value to Income Ratio



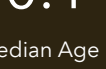
31%

Some College



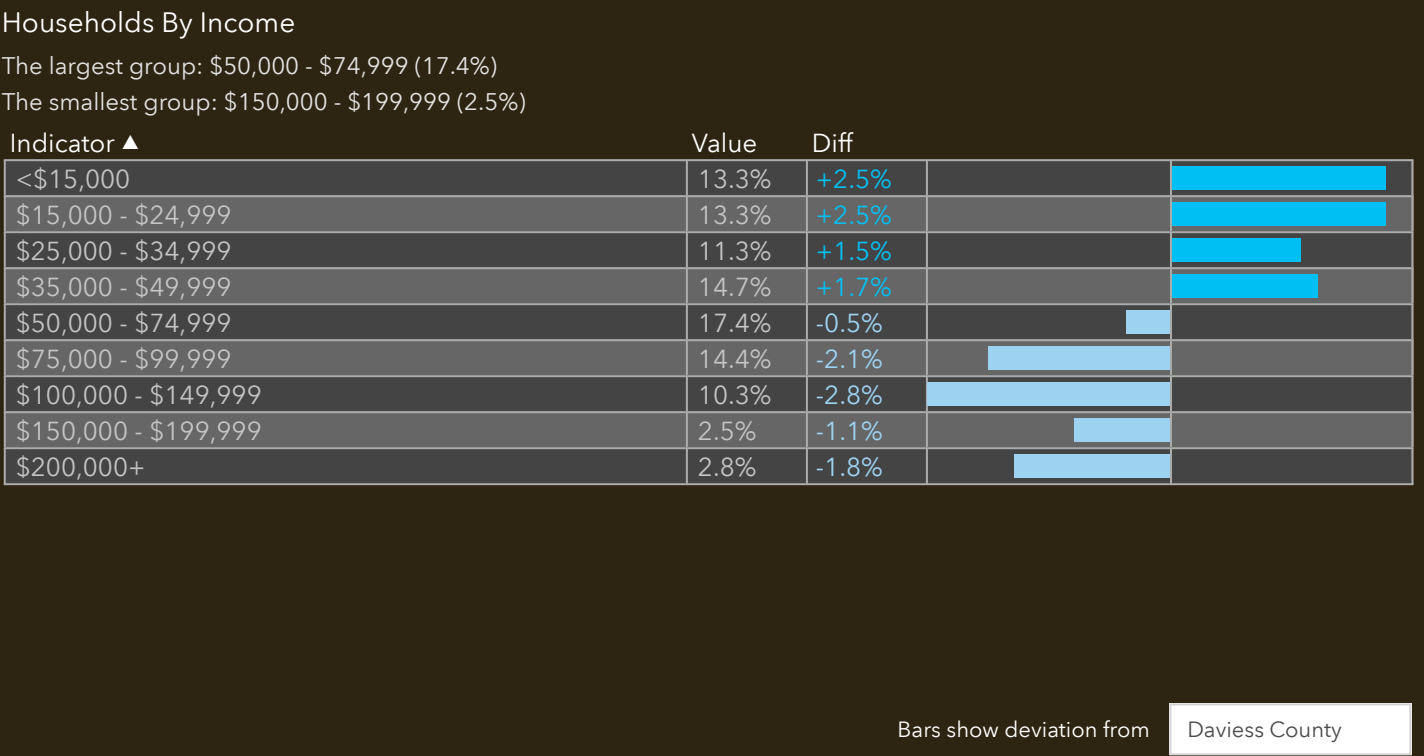
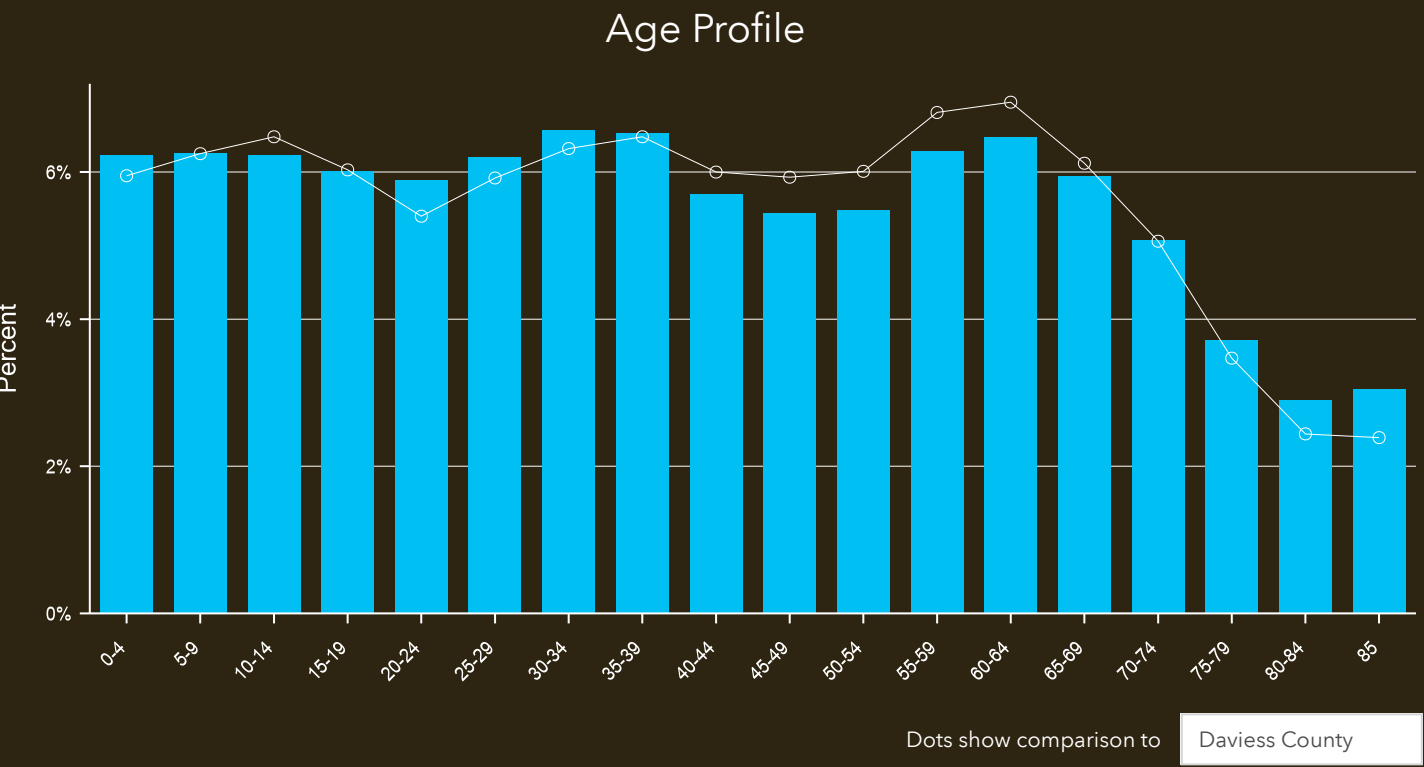
24%

Degree or Higher



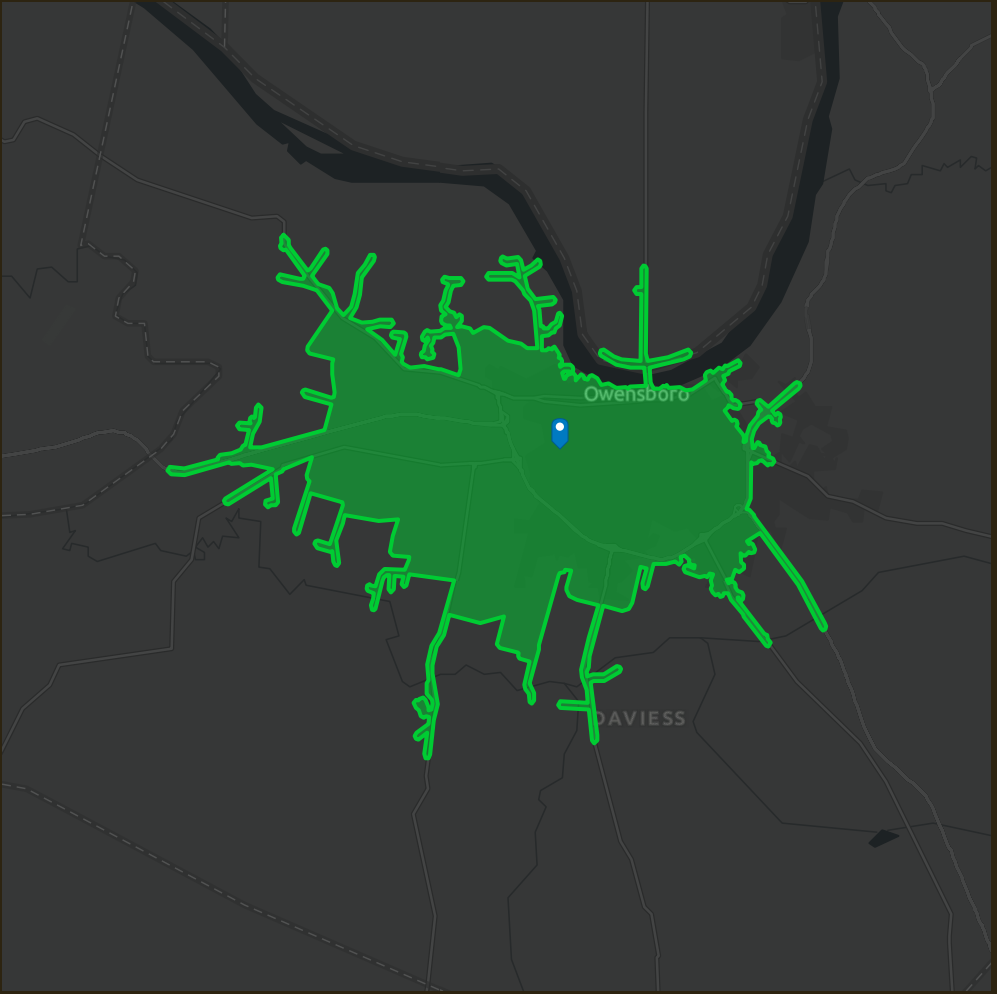
27,047

Households




2429 W Parrish Ave, Owensboro, Kentucky, 42301

Drive time of 10 minutes



Tapestry Segments




12C

Small Town Sincerity

4,849 households

17.9%

of Households




5E

Midlife Constants

2,739 households

10.1%

of Households



5D

Rustbelt Traditions

2,365 households

8.7%

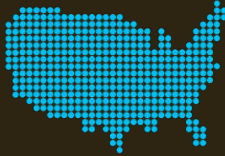
of Households

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

BARRON

COMMERCIAL GROUP


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TAPESTRY SEGMENTATION


The Fabric of America's Neighborhoods

Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	557	1.67%	10.00%	17
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	1,625	4.88%	7.63%	64
GenXurban (L5)	7,107	21.33%	11.26%	189
Cozy Country Living (L6)	8,478	25.44%	12.06%	211
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	6,037	18.11%	10.79%	168
Senior Styles (L9)	2,054	6.16%	5.80%	106
Rustic Outposts (L10)	44	0.13%	8.30%	2
Midtown Singles (L11)	795	2.39%	6.16%	39
Hometown (L12)	6,630	19.89%	6.01%	331
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0




\$169,794

Median Home Value




\$52,106

Median HH Income



8%

No HS Diploma




34%

HS Graduate


3.3

Home Value to Income Ratio



32%

Some College



26%

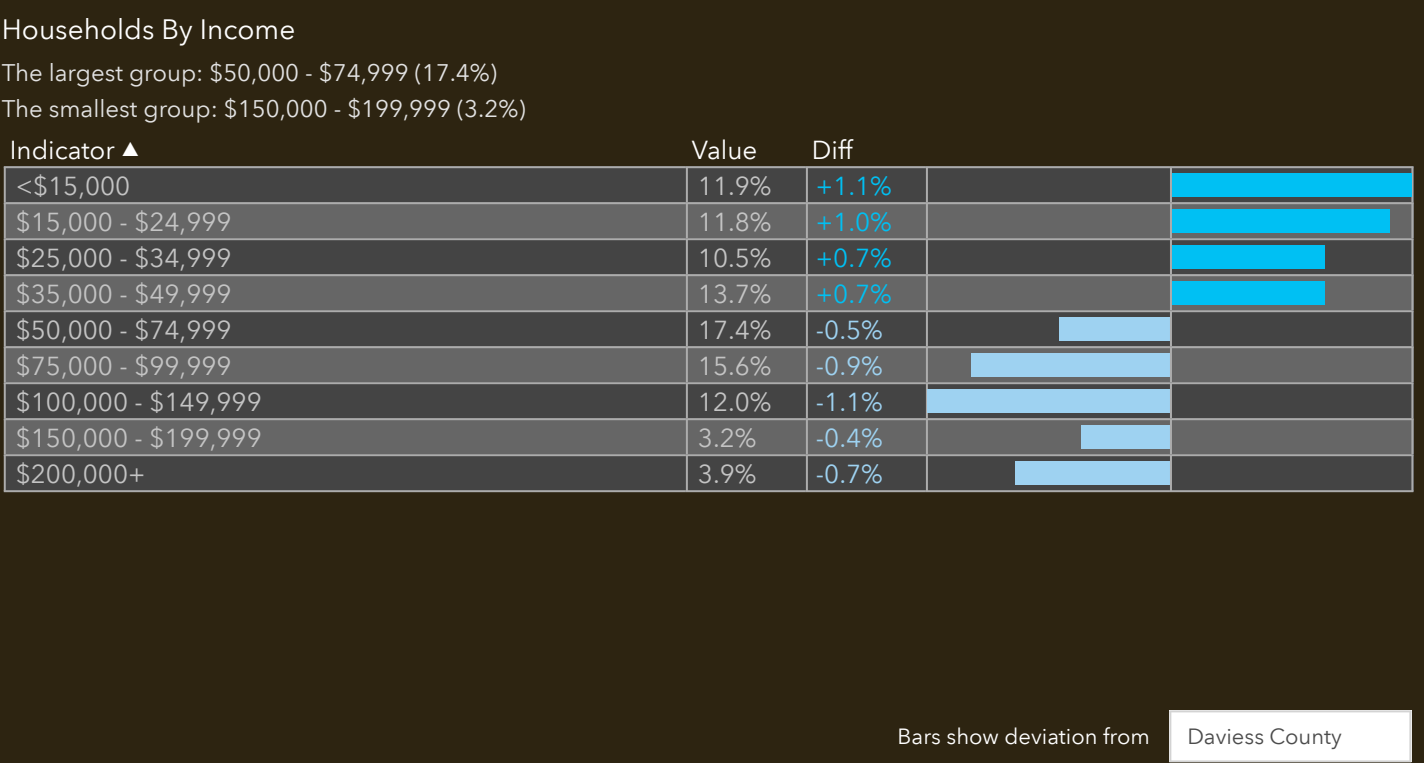
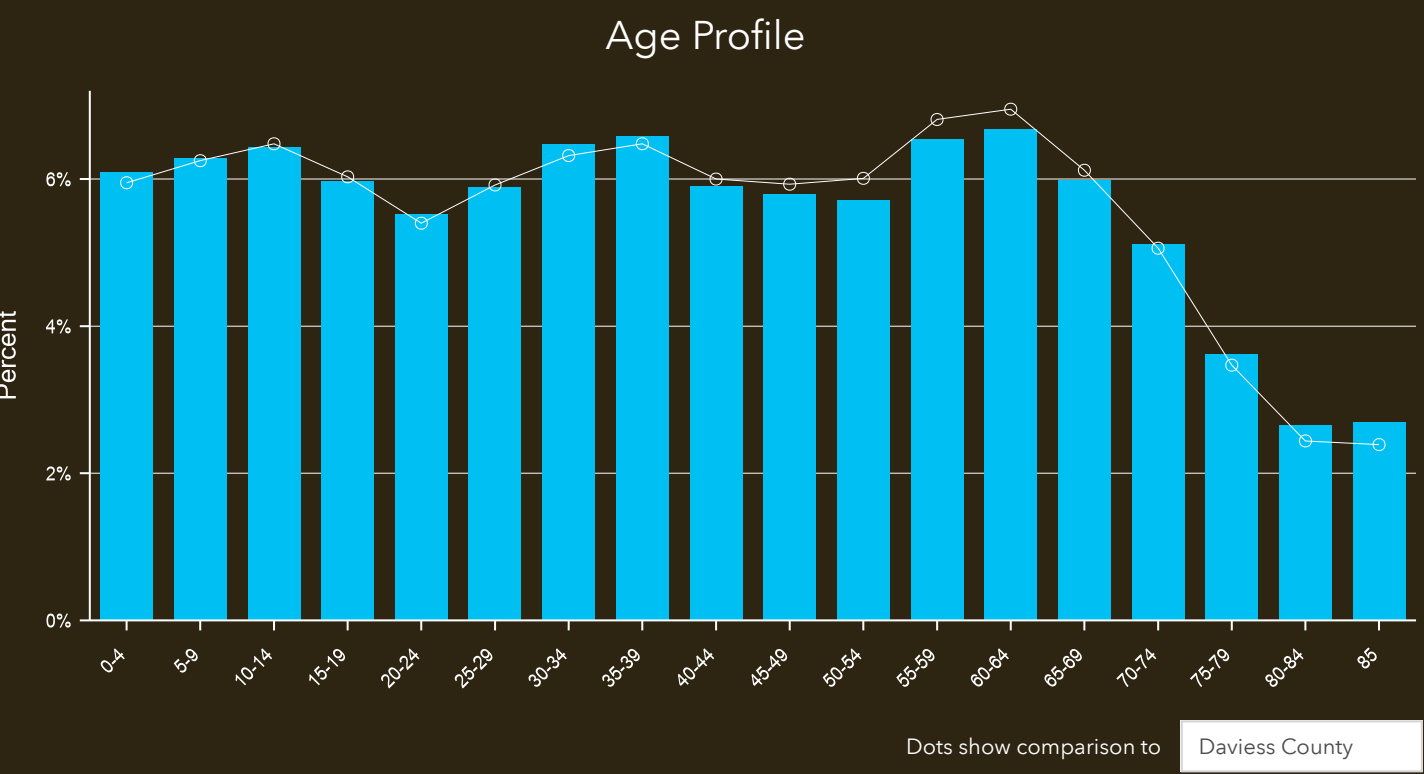
Degree or Higher

40.6

Median Age

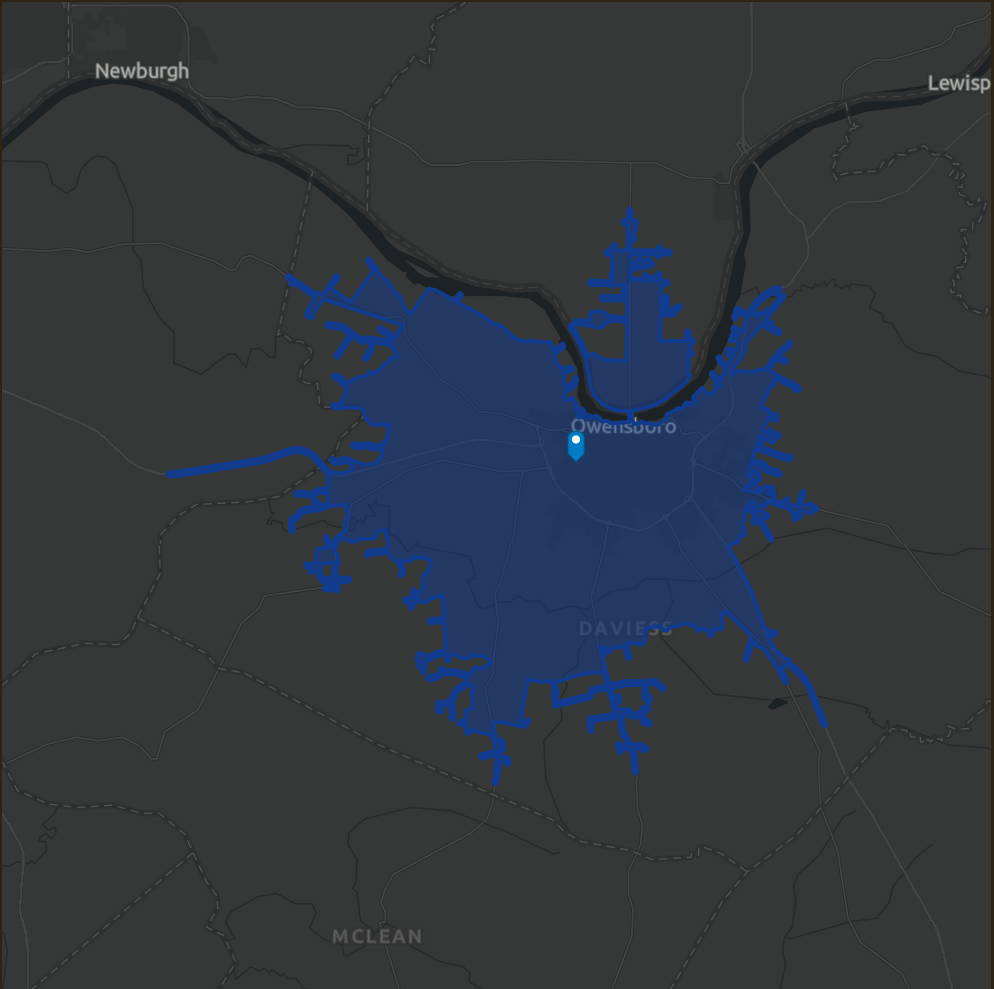
33,327

Households




2429 W Parrish Ave, Owensboro, Kentucky, 42301

Drive time of 15 minutes




Tapestry Segments



Small Town Sincerity

4,849 households


14.5% of Households



Salt of the Earth

4,415 households

13.2% of Households




Midlife Constants

3,154 households

9.5% of Households

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

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2429 Parrish Avenue West | Owensboro, KY 42301

**For Lease****\$15.00 SF/yr (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

2429 Parrish Avenue West | Owensboro, KY 42301

**For Lease****\$15.00 SF/yr (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 Monterrey, California

**BO BARRON, CCIM** Managing Director

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TODD HUMPHREYS Advisor

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