

WHITAKER CENTER

1,335 to 4,000 Sq. Ft. Available

Excellent highway Visibility.

More than adequate parking



RETAIL LEASING OPPORTUNITY

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE ALLOW 24-48 HOUR NOTICE IN SCHEUDLING YOUR SHOWING.



1 | PROPERTY INFORMATION

Executive Summary

Lease Spaces



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	6,800 SF
Available SF:	1,335 - 4,000 SF
Lot Size:	0.646 Acres
Year Built:	1983
Zoning:	B-4

PROPERTY OVERVIEW

This space is located on the east side of Owensboro along the 4th street corridor leading to Highway 144. There is a total of 4,000 square feet available that could be subdivided into two spaces or even three. It is an excellent location for retail sales, boutique, office, golf shop, insurance agent, etc. Lessor is looking for a 3-5 year lease term, NNN.

LOCATION OVERVIEW

This property is located on E. 4th Street across the street from Dees Diner and in the same building with Terry's Tees. It has excellent visibility along the busy E. 4th street corridor that leads into highway 144. It is in close proximity to downtown Owensboro and only minutes from Highway 54 Corridor.

PROPERTY HIGHLIGHTS

- 1,335 to 4,000 Sq. Ft. Available
- Excellent highway Visibility.
- More than adequate parking

**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	1,335 - 4,000 SF	Lease Rate:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1359 E. 4th Street Owensboro, KY 42303	Available	1,335 - 4,000 SF	NNN	\$10.00 SF/yr	-

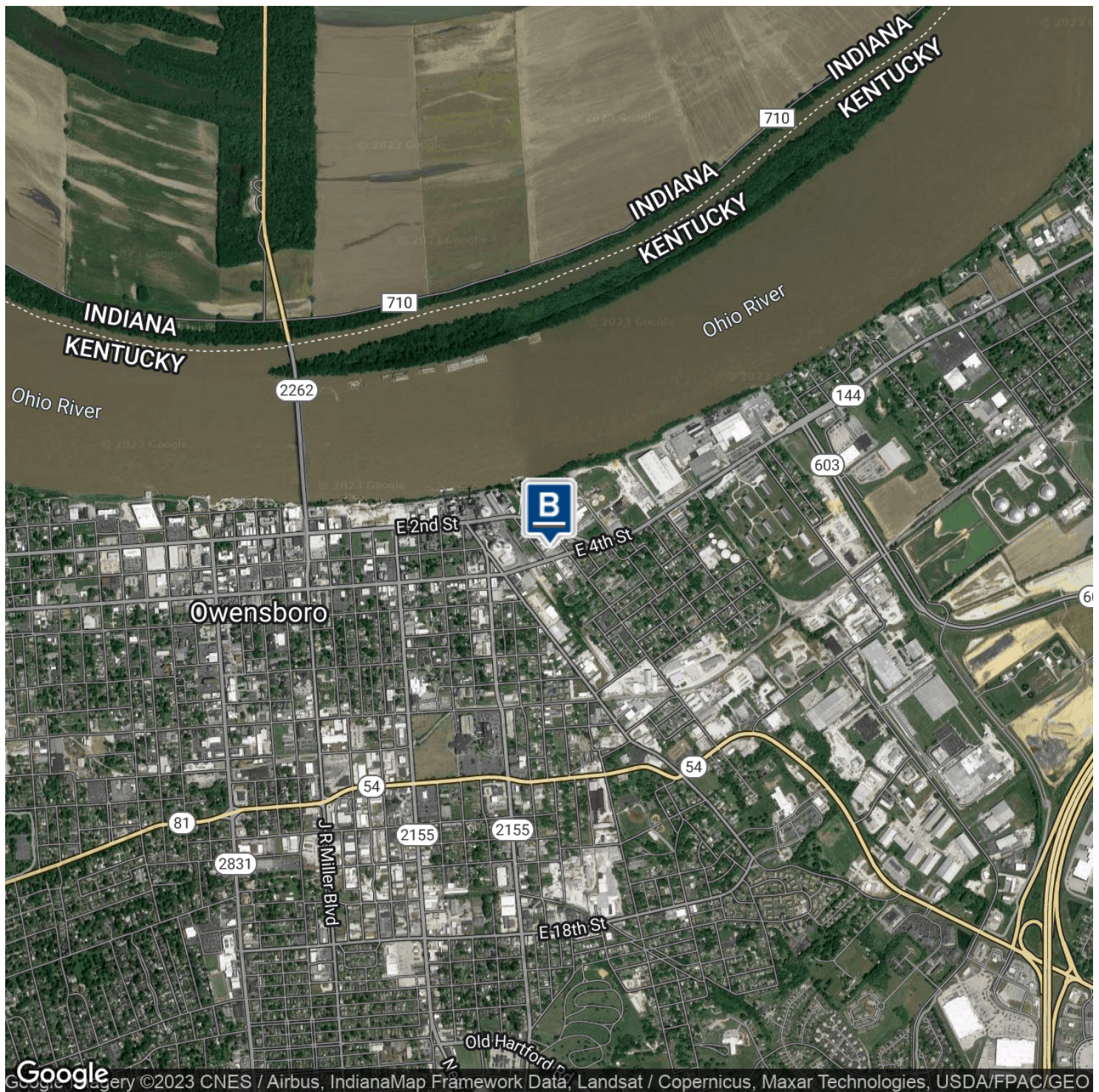


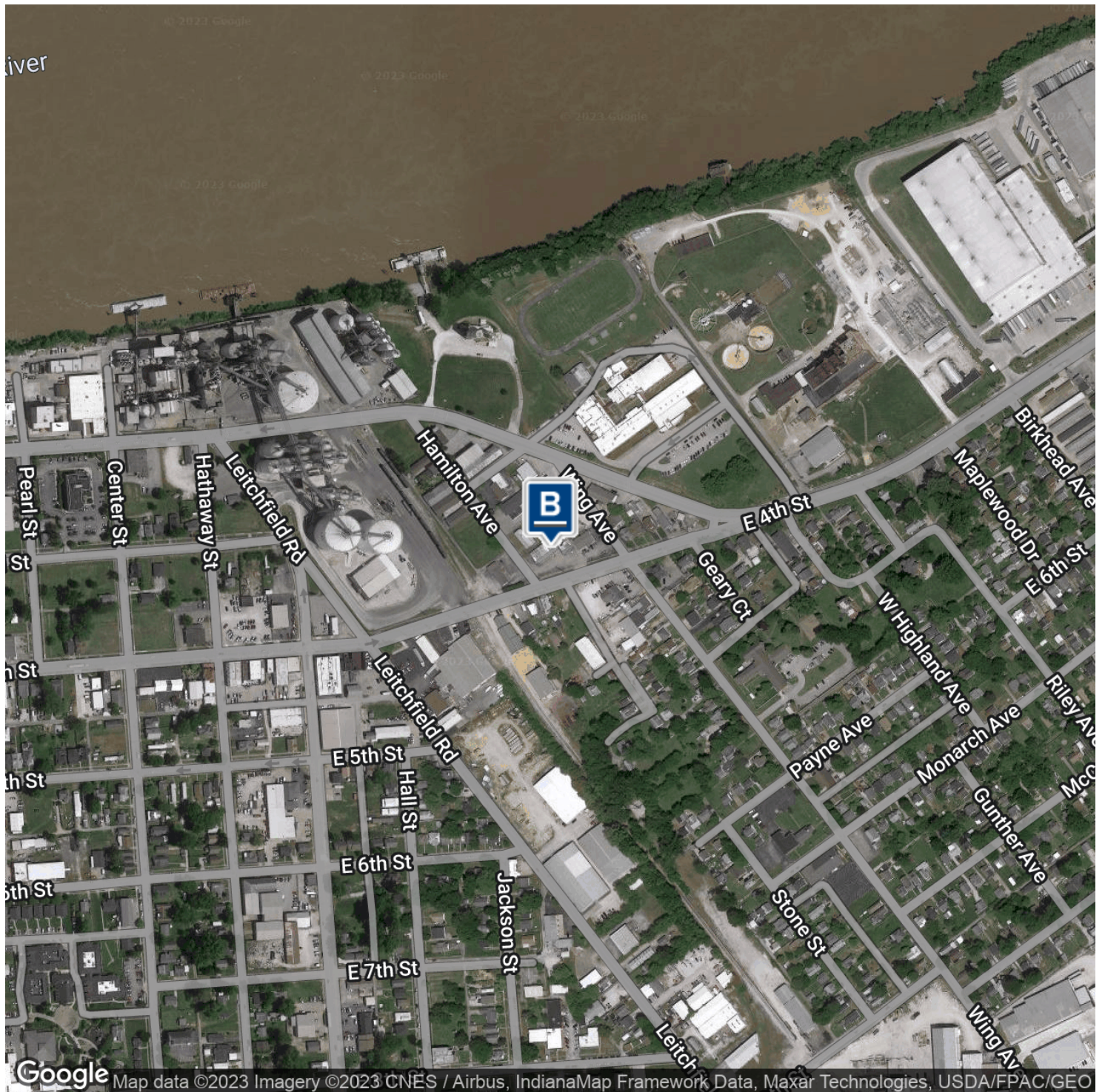
2 | LOCATION INFORMATION

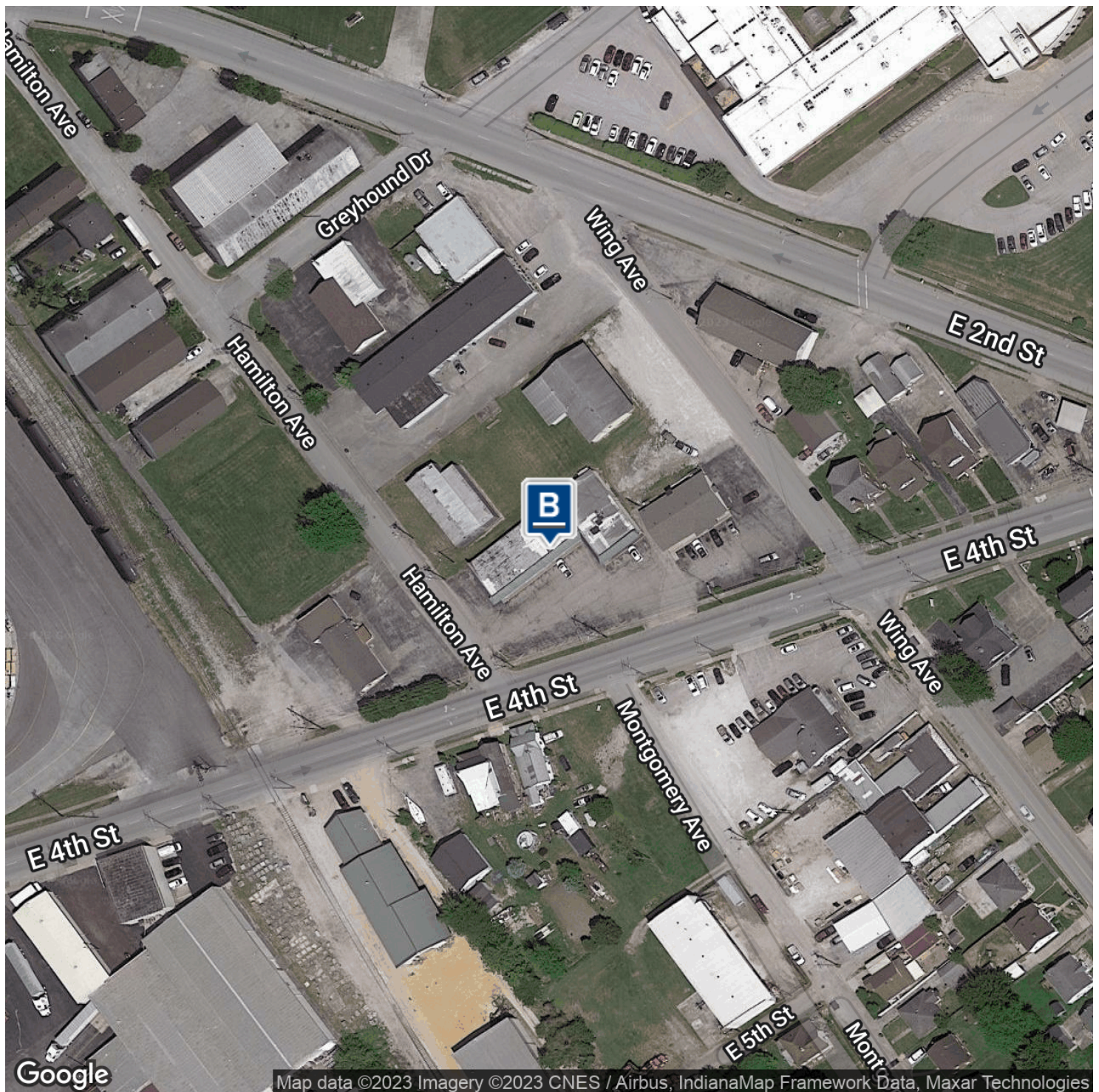
Regional Map

Location Map

Aerial Map



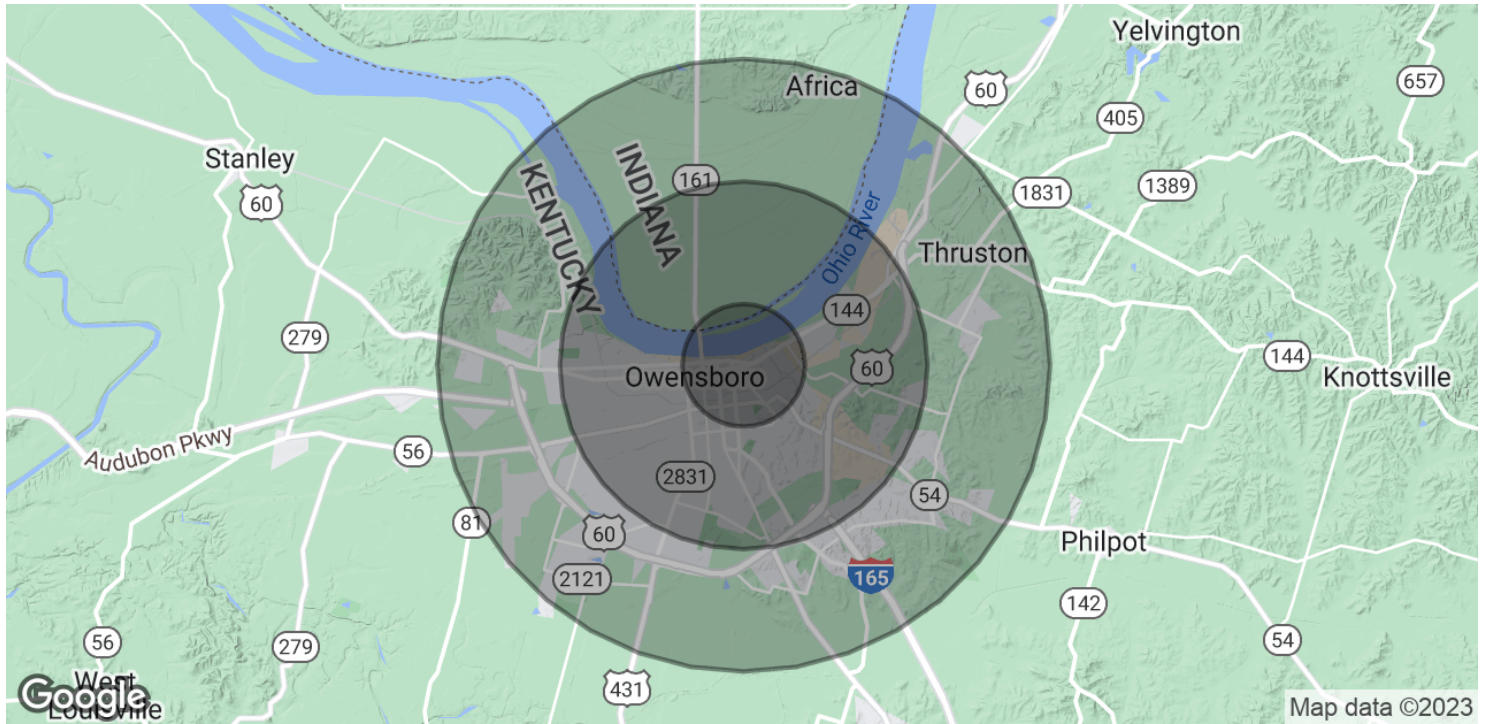






3 | DEMOGRAPHICS

Demographics Map & Report

**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	5,268	44,028	73,293
Average Age	33.7	40.6	40.0
Average Age (Male)	29.3	38.3	37.7
Average Age (Female)	35.4	42.2	41.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,176	20,342	32,864
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$42,002	\$57,067	\$64,748
Average House Value	\$87,067	\$123,902	\$140,633

* Demographic data derived from 2020 ACS - US Census



4 | ADVISOR BIOS

Todd Humphreys

Bo Barron, CCIM



TODD HUMPHREYS

Advisor

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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**

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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