

# CENTER PLAZA

1,150 & 1,800 Square Feet

Located on JR Miller Blvd in the center of Owensboro

\$15.00 psf NNN



RETAIL LEASING OPPORTUNITY

303 E 14th St | Owensboro, KY 42303

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

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	9,610 SF
Available SF:	1,150 - 1,800 SF
Lot Size:	0.924 Acres
Year Built:	2015
Zoning:	B-4

**PROPERTY OVERVIEW**

Here's your chance to secure a prime space in Center Plaza! With a range of leasing options available, this thriving plaza is ready to accommodate your business, whether it's an insurance office, retail boutique, smoothie shop, or your unique venture. Join the vibrant business community at Center Plaza, alongside established names like Owensboro Financial Services, Ascension Medical Clinic, and Madison Square Boutique and Bridal. Don't miss out on this exceptional opportunity!

**LOCATION OVERVIEW**

Centrally located at the intersection of Parrish Ave and J.R. Miller Blvd in Owensboro, Kentucky, this prime space offers a strategic and central business address. It offers easy access to downtown Owensboro, Highway 54, West Parrish, and South Frederica. You'll be at the heart of Owensboro's thriving business district, ensuring visibility and accessibility for your customers. Don't miss out on this prime location.

**PROPERTY HIGHLIGHTS**

- 1,150 & 1,800 Square Feet
- Located on JR Miller Blvd in the center of Owensboro
- \$15.00 psf 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



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

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,150 - 1,800 SF	Lease Rate:	\$15.00 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 5	Available	1,150 SF	NNN	\$15.00 SF/yr	-
Suite 3	Available	1,800 SF	NNN	\$15.00 SF/yr	-



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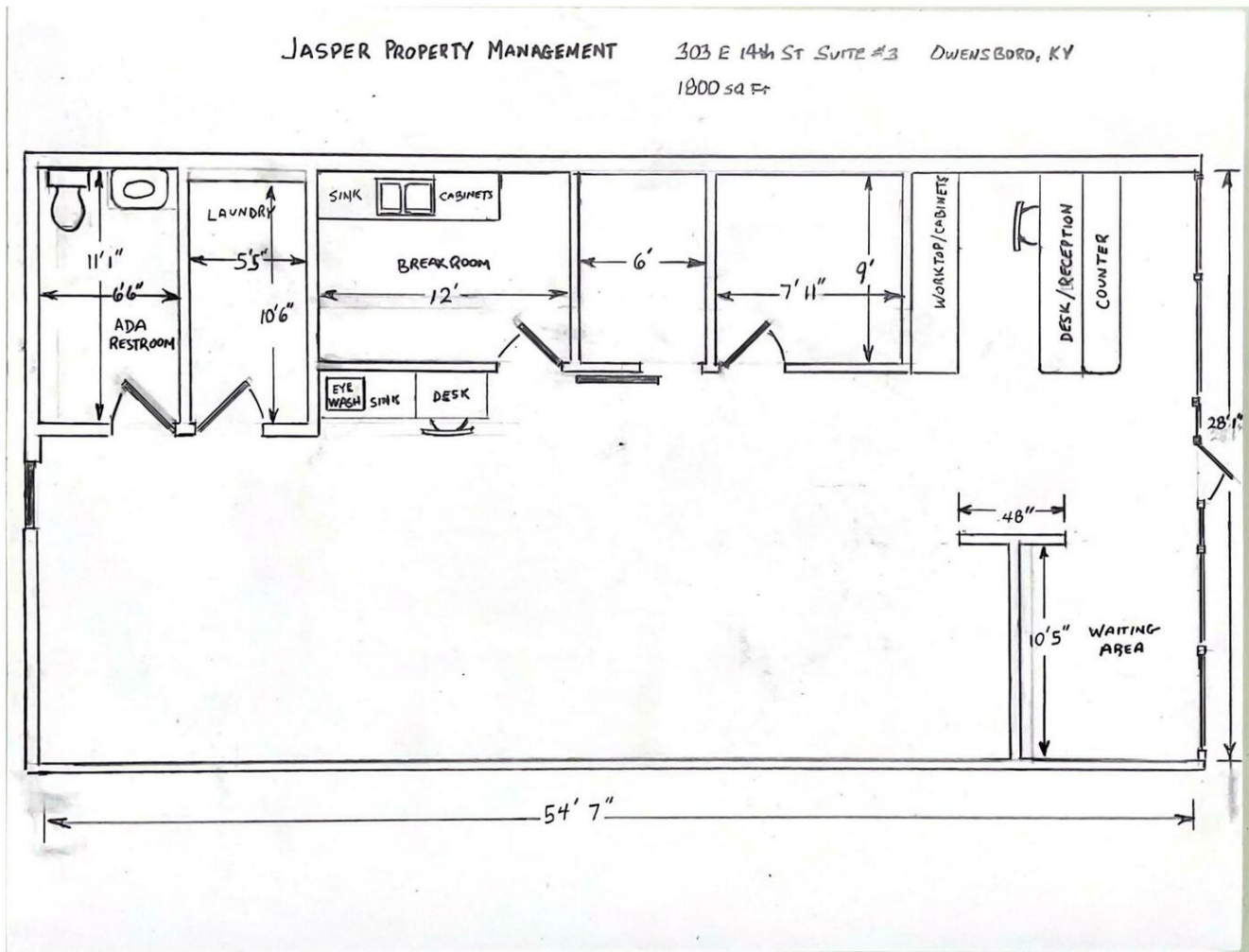
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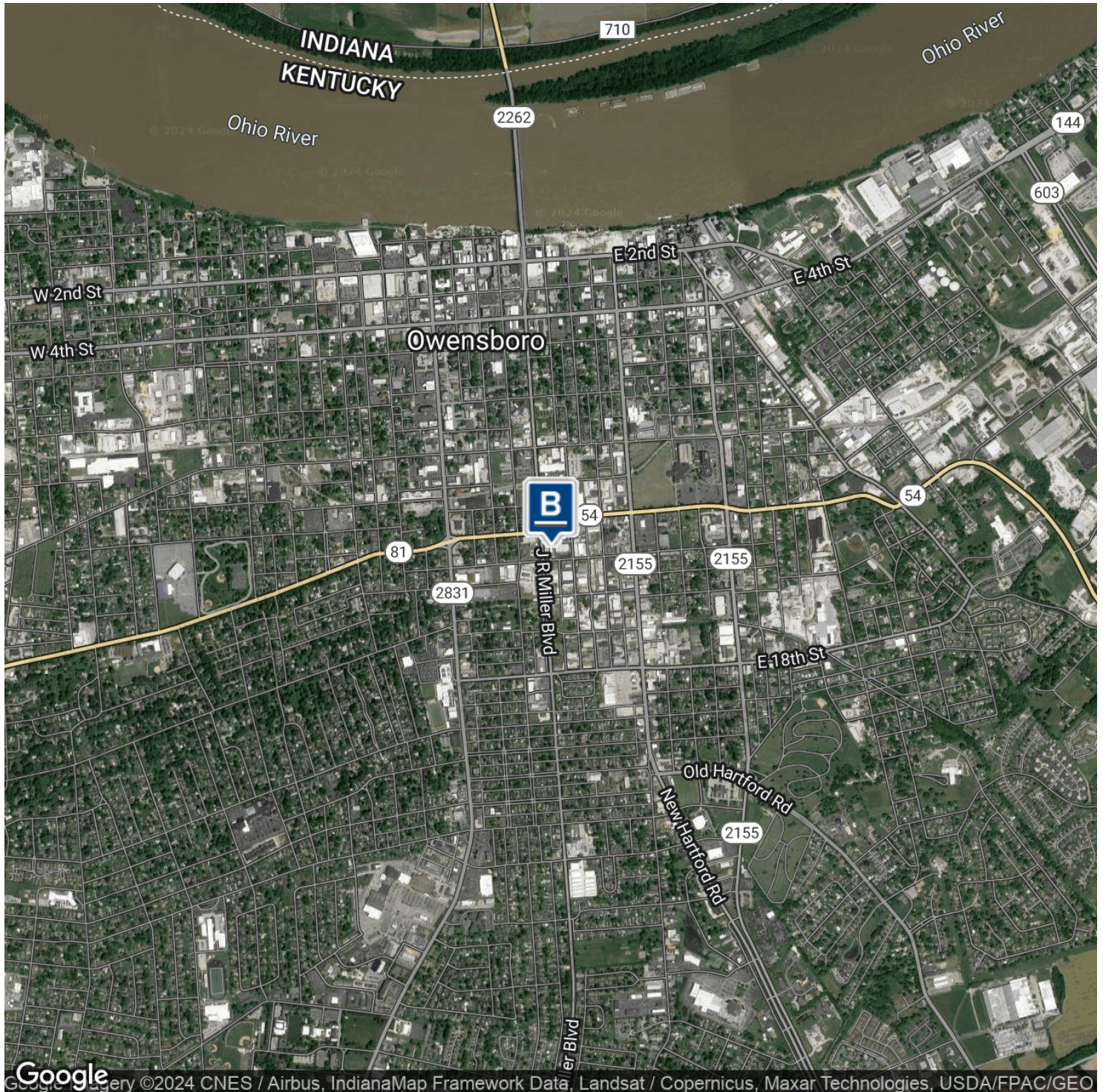


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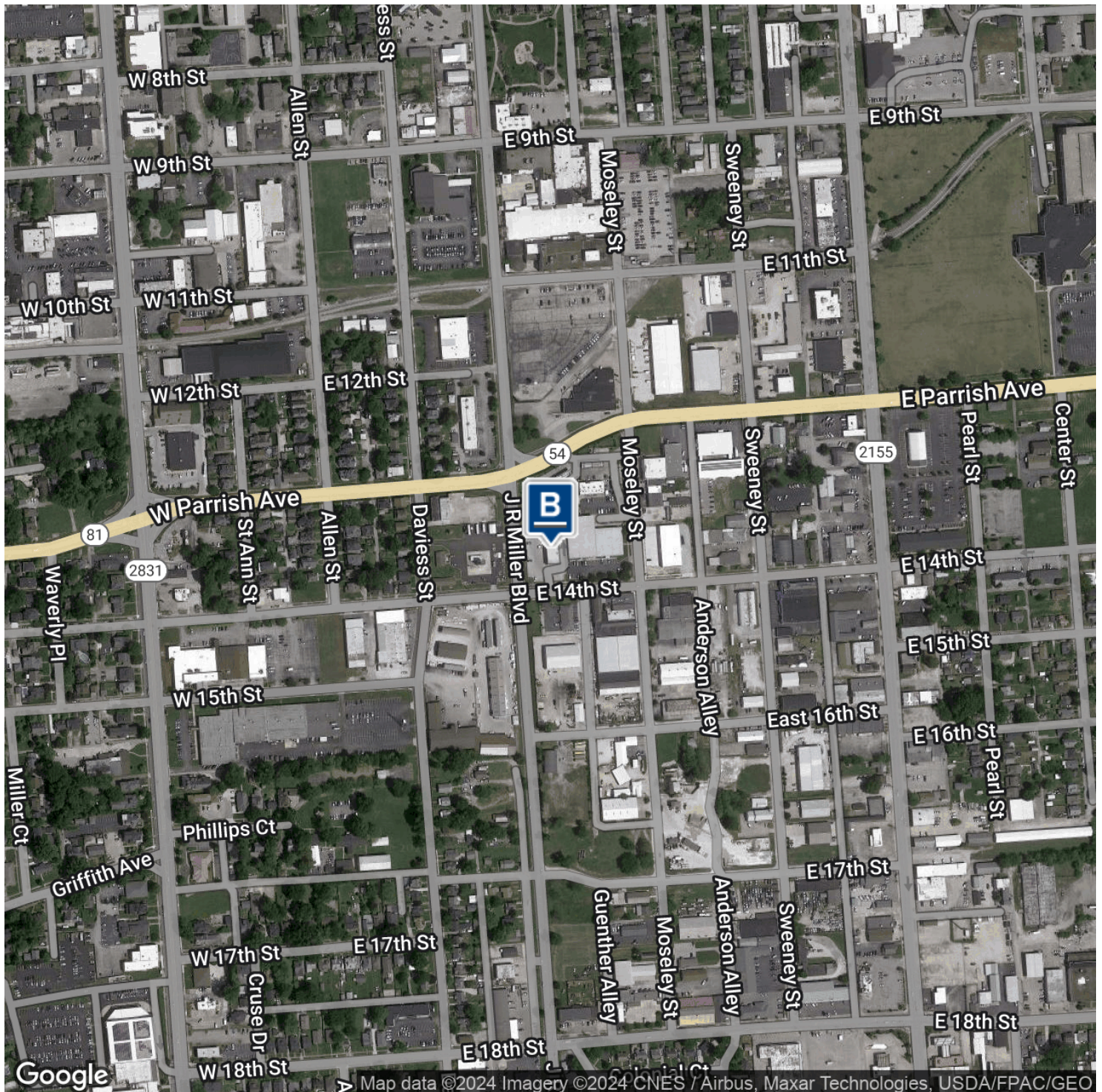


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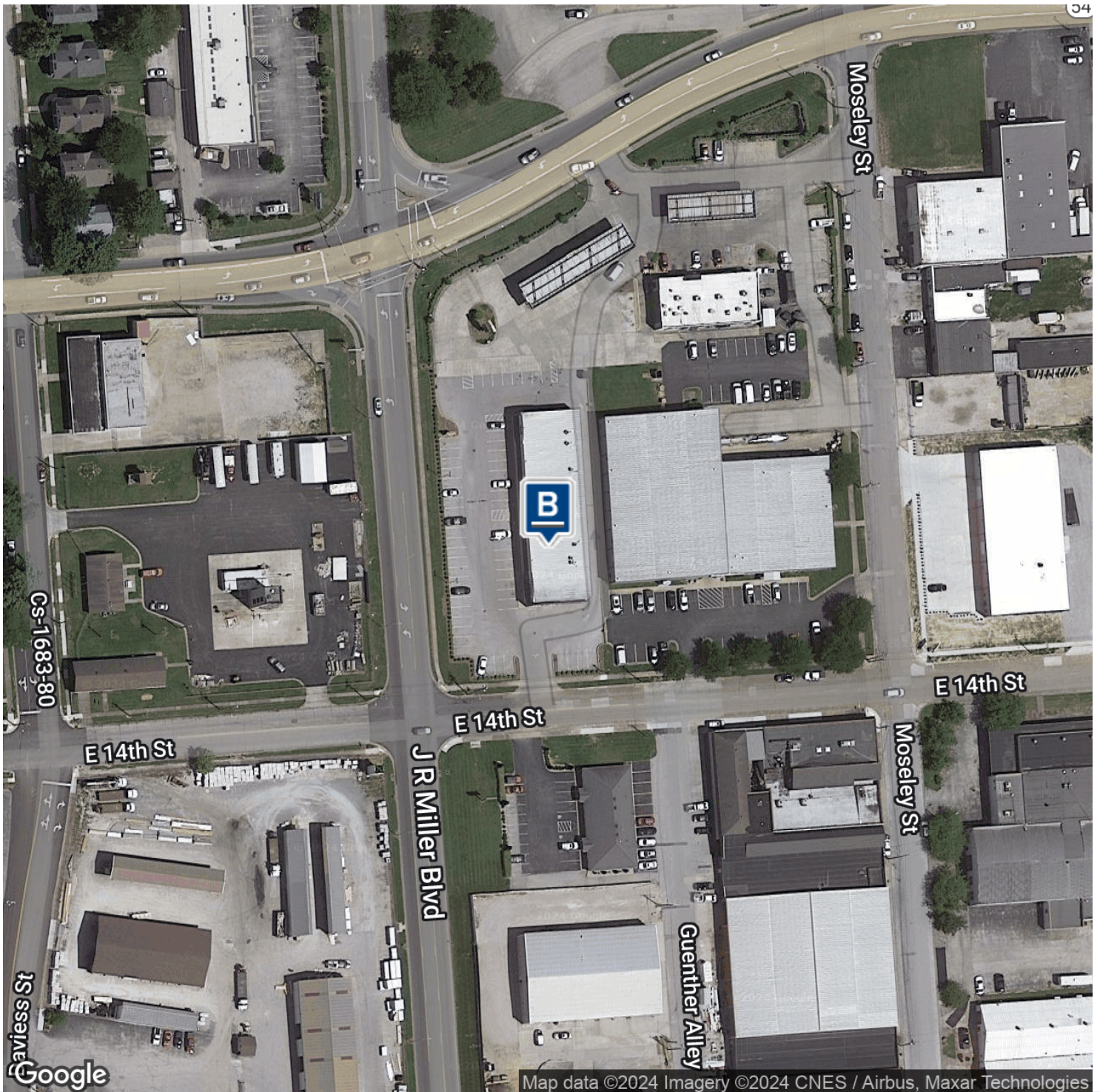
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## Executive Summary

303 E 14th St, Owensboro, Kentucky, 42303  
Drive time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM

Latitude: 37.76363

Longitude: -87.10749

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	14,647	58,069	77,090
2020 Population	14,973	61,183	83,009
2023 Population	14,984	61,923	84,129
2028 Population	14,863	62,265	84,823
2010-2020 Annual Rate	0.22%	0.52%	0.74%
2020-2023 Annual Rate	0.02%	0.37%	0.41%
2023-2028 Annual Rate	-0.16%	0.11%	0.16%
2023 Male Population	48.8%	48.3%	48.7%
2023 Female Population	51.2%	51.7%	51.3%
2023 Median Age	39.4	40.8	40.9

In the identified area, the current year population is 84,129. In 2020, the Census count in the area was 83,009. The rate of change since 2020 was 0.41% annually. The five-year projection for the population in the area is 84,823 representing a change of 0.16% annually from 2023 to 2028. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 40.9, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	77.4%	80.4%	82.7%
2023 Black Alone	8.2%	7.0%	5.8%
2023 American Indian/Alaska Native Alone	0.5%	0.3%	0.3%
2023 Asian Alone	2.6%	3.5%	3.0%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	3.5%	2.4%	2.2%
2023 Two or More Races	7.7%	6.3%	6.0%
2023 Hispanic Origin (Any Race)	6.8%	5.1%	4.8%

Persons of Hispanic origin represent 4.8% of the population in the identified area compared to 19.4% 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 37.2 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	53	63	69
2010 Households	5,971	24,541	31,699
2020 Households	6,003	25,583	33,757
2023 Households	6,019	25,975	34,340
2028 Households	6,010	26,296	34,852
2010-2020 Annual Rate	0.05%	0.42%	0.63%
2020-2023 Annual Rate	0.08%	0.47%	0.53%
2023-2028 Annual Rate	-0.03%	0.25%	0.30%
2023 Average Household Size	2.37	2.30	2.39

The household count in this area has changed from 33,757 in 2020 to 34,340 in the current year, a change of 0.53% annually. The five-year projection of households is 34,852, a change of 0.30% 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 21,050 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	18.4%	18.9%	18.9%
<b>Median Household Income</b>			
2023 Median Household Income	\$44,896	\$53,097	\$58,275
2028 Median Household Income	\$49,835	\$59,864	\$66,861
2023-2028 Annual Rate	2.11%	2.43%	2.79%
<b>Average Household Income</b>			
2023 Average Household Income	\$67,390	\$75,897	\$80,869
2028 Average Household Income	\$76,203	\$86,063	\$91,798
2023-2028 Annual Rate	2.49%	2.55%	2.57%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$27,747	\$31,567	\$32,989
2028 Per Capita Income	\$31,585	\$36,040	\$37,700
2023-2028 Annual Rate	2.62%	2.69%	2.71%
<b>GINI Index</b>			
2023 Gini Index	47.1	43.6	42.1

### Households by Income

Current median household income is \$58,275 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$66,861 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$80,869 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$91,798 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$32,989 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$37,700 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	131	128	128
2010 Total Housing Units	6,713	26,477	34,005
2010 Owner Occupied Housing Units	3,216	14,654	20,334
2010 Renter Occupied Housing Units	2,753	9,886	11,365
2010 Vacant Housing Units	742	1,936	2,306
2020 Total Housing Units	6,628	27,507	36,049
2020 Vacant Housing Units	625	1,924	2,292
2023 Total Housing Units	6,649	27,988	36,737
2023 Owner Occupied Housing Units	3,314	15,618	22,248
2023 Renter Occupied Housing Units	2,705	10,357	12,092
2023 Vacant Housing Units	630	2,013	2,397
2028 Total Housing Units	6,657	28,318	37,213
2028 Owner Occupied Housing Units	3,353	16,065	22,924
2028 Renter Occupied Housing Units	2,657	10,231	11,928
2028 Vacant Housing Units	647	2,022	2,361
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	42.6	45.8	47.1

Currently, 60.6% of the 36,737 housing units in the area are owner occupied; 32.9%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 36,049 housing units in the area and 6.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.58%. Median home value in the area is \$183,673, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 4.48% annually to \$228,647.

**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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

# Business Summary

303 E 14th St, Owensboro, Kentucky, 42303  
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Prepared by Bo Barron, CCIM  
Latitude: 37.76363  
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Data for all businesses in area				5 minutes		10 minutes				15 minutes			
Total Businesses:				1,195		2,891				3,310			
Total Employees:				14,495		40,948				47,486			
Total Residential Population:				14,984		61,923				84,129			
Employee/Residential Population Ratio (per 100 Residents)				97		66				56			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	16	1.3%	118	0.8%	55	1.9%	419	1.0%	83	2.5%	551	1.2%	
Construction	52	4.4%	734	5.1%	155	5.4%	2,216	5.4%	193	5.8%	2,596	5.5%	
Manufacturing	34	2.8%	1,447	10.0%	72	2.5%	2,932	7.2%	91	2.7%	4,213	8.9%	
Transportation	17	1.4%	301	2.1%	64	2.2%	678	1.7%	89	2.7%	1,114	2.3%	
Communication	4	0.3%	21	0.1%	25	0.9%	231	0.6%	27	0.8%	241	0.5%	
Utility	3	0.3%	388	2.7%	9	0.3%	599	1.5%	12	0.4%	621	1.3%	
Wholesale Trade	52	4.4%	610	4.2%	104	3.6%	1,370	3.3%	120	3.6%	1,624	3.4%	
Retail Trade Summary	195	16.3%	1,616	11.1%	601	20.8%	9,416	23.0%	694	21.0%	11,019	23.2%	
Home Improvement	24	2.0%	266	1.8%	48	1.7%	696	1.7%	51	1.5%	715	1.5%	
General Merchandise Stores	8	0.7%	33	0.2%	32	1.1%	1,189	2.9%	42	1.3%	1,498	3.2%	
Food Stores	15	1.3%	87	0.6%	57	2.0%	1,002	2.4%	67	2.0%	1,065	2.2%	
Auto Dealers & Gas Stations	31	2.6%	187	1.3%	88	3.0%	960	2.3%	102	3.1%	1,042	2.2%	
Apparel & Accessory Stores	10	0.8%	49	0.3%	25	0.9%	355	0.9%	30	0.9%	491	1.0%	
Furniture & Home Furnishings	15	1.3%	95	0.7%	39	1.3%	420	1.0%	44	1.3%	441	0.9%	
Eating & Drinking Places	34	2.8%	527	3.6%	153	5.3%	3,384	8.3%	174	5.3%	3,820	8.0%	
Miscellaneous Retail	58	4.9%	372	2.6%	160	5.5%	1,408	3.4%	185	5.6%	1,947	4.1%	
Finance, Insurance, Real Estate Summary	125	10.5%	1,428	9.9%	314	10.9%	3,313	8.1%	347	10.5%	3,491	7.4%	
Banks, Savings & Lending Institutions	20	1.7%	764	5.3%	76	2.6%	2,000	4.9%	83	2.5%	2,051	4.3%	
Securities Brokers	24	2.0%	136	0.9%	48	1.7%	200	0.5%	50	1.5%	205	0.4%	
Insurance Carriers & Agents	35	2.9%	212	1.5%	73	2.5%	432	1.1%	81	2.4%	465	1.0%	
Real Estate, Holding, Other Investment Offices	46	3.8%	316	2.2%	117	4.0%	681	1.7%	133	4.0%	769	1.6%	
Services Summary	514	43.0%	6,084	42.0%	1,146	39.6%	17,193	42.0%	1,267	38.3%	19,213	40.5%	
Hotels & Lodging	7	0.6%	62	0.4%	23	0.8%	343	0.8%	27	0.8%	395	0.8%	
Automotive Services	32	2.7%	220	1.5%	74	2.6%	427	1.0%	82	2.5%	457	1.0%	
Movies & Amusements	31	2.6%	223	1.5%	72	2.5%	517	1.3%	79	2.4%	584	1.2%	
Health Services	112	9.4%	1,868	12.9%	277	9.6%	6,597	16.1%	292	8.8%	7,055	14.9%	
Legal Services	36	3.0%	207	1.4%	56	1.9%	289	0.7%	60	1.8%	303	0.6%	
Education Institutions & Libraries	18	1.5%	861	5.9%	57	2.0%	3,148	7.7%	67	2.0%	3,685	7.8%	
Other Services	279	23.3%	2,643	18.2%	587	20.3%	5,872	14.3%	660	19.9%	6,733	14.2%	
Government	100	8.4%	1,666	11.5%	141	4.9%	2,395	5.8%	150	4.5%	2,611	5.5%	
Unclassified Establishments	83	6.9%	81	0.6%	205	7.1%	187	0.5%	236	7.1%	193	0.4%	
Totals	1,195	100.0%	14,495	100.0%	2,891	100.0%	40,948	100.0%	3,310	100.0%	47,486	100.0%	

**Source:** Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

**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.

September 11, 2023



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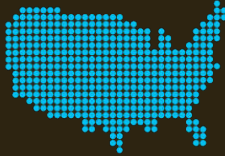
Prepared by Bo Barron, CCIM  
Latitude: 37.76363  
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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	4	0.3%	12	0.1%	15	0.5%	98	0.2%	27	0.8%	162	0.3%
Mining	4	0.3%	48	0.3%	9	0.3%	121	0.3%	10	0.3%	125	0.3%
Utilities	0	0.0%	0	0.0%	3	0.1%	79	0.2%	4	0.1%	91	0.2%
Construction	57	4.8%	759	5.2%	164	5.7%	2,291	5.6%	206	6.2%	2,723	5.7%
Manufacturing	35	2.9%	1,308	9.0%	86	3.0%	3,181	7.8%	108	3.3%	4,478	9.4%
Wholesale Trade	50	4.2%	599	4.1%	102	3.5%	1,357	3.3%	118	3.6%	1,611	3.4%
Retail Trade	153	12.8%	1,048	7.2%	423	14.6%	5,578	13.6%	493	14.9%	6,729	14.2%
Motor Vehicle & Parts Dealers	26	2.2%	171	1.2%	66	2.3%	866	2.1%	77	2.3%	925	1.9%
Furniture & Home Furnishings Stores	6	0.5%	56	0.4%	21	0.7%	237	0.6%	23	0.7%	250	0.5%
Electronics & Appliance Stores	10	0.8%	52	0.4%	20	0.7%	241	0.6%	22	0.7%	252	0.5%
Building Material & Garden Equipment & Supplies Dealers	23	1.9%	247	1.7%	47	1.6%	676	1.7%	50	1.5%	695	1.5%
Food & Beverage Stores	16	1.3%	73	0.5%	56	1.9%	799	2.0%	65	2.0%	1,079	2.3%
Health & Personal Care Stores	11	0.9%	99	0.7%	42	1.5%	350	0.9%	46	1.4%	384	0.8%
Gasoline Stations & Fuel Dealers	5	0.4%	16	0.1%	22	0.8%	95	0.2%	25	0.8%	117	0.2%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	11	0.9%	53	0.4%	30	1.0%	379	0.9%	38	1.1%	525	1.1%
Sporting Goods, Hobby, Book, & Music Stores	30	2.5%	177	1.2%	68	2.4%	613	1.5%	86	2.6%	867	1.8%
General Merchandise Stores	16	1.3%	106	0.7%	50	1.7%	1,324	3.2%	61	1.8%	1,635	3.4%
Transportation & Warehousing	18	1.5%	673	4.6%	52	1.8%	1,025	2.5%	73	2.2%	1,451	3.1%
Information	13	1.1%	255	1.8%	41	1.4%	589	1.4%	45	1.4%	621	1.3%
Finance & Insurance	85	7.1%	1,130	7.8%	207	7.2%	2,661	6.5%	223	6.7%	2,751	5.8%
Central Bank/Credit Intermediation & Related Activities	25	2.1%	779	5.4%	84	2.9%	2,023	4.9%	91	2.7%	2,074	4.4%
Securities & Commodity Contracts	25	2.1%	139	1.0%	50	1.7%	206	0.5%	52	1.6%	211	0.4%
Funds, Trusts & Other Financial Vehicles	35	2.9%	212	1.5%	73	2.5%	432	1.1%	81	2.4%	465	1.0%
Real Estate, Rental & Leasing	48	4.0%	302	2.1%	138	4.8%	757	1.8%	159	4.8%	870	1.8%
Professional, Scientific & Tech Services	103	8.6%	867	6.0%	204	7.1%	1,505	3.7%	226	6.8%	1,636	3.4%
Legal Services	36	3.0%	207	1.4%	59	2.0%	298	0.7%	64	1.9%	314	0.7%
Management of Companies & Enterprises	4	0.3%	32	0.2%	9	0.3%	55	0.1%	11	0.3%	62	0.1%
Administrative, Support & Waste Management Services	43	3.6%	371	2.6%	81	2.8%	1,095	2.7%	103	3.1%	1,558	3.3%
Educational Services	21	1.8%	850	5.9%	68	2.4%	3,133	7.7%	78	2.4%	3,670	7.7%
Health Care & Social Assistance	159	13.3%	2,765	19.1%	380	13.1%	8,625	21.1%	400	12.1%	9,149	19.3%
Arts, Entertainment & Recreation	33	2.8%	255	1.8%	66	2.3%	516	1.3%	73	2.2%	571	1.2%
Accommodation & Food Services	42	3.5%	596	4.1%	180	6.2%	3,755	9.2%	204	6.2%	4,243	8.9%
Accommodation	7	0.6%	62	0.4%	23	0.8%	343	0.8%	27	0.8%	395	0.8%
Food Services & Drinking Places	35	2.9%	533	3.7%	156	5.4%	3,411	8.3%	177	5.3%	3,847	8.1%
Other Services (except Public Administration)	140	11.7%	865	6.0%	315	10.9%	1,930	4.7%	360	10.9%	2,169	4.6%
Automotive Repair & Maintenance	23	1.9%	135	0.9%	52	1.8%	283	0.7%	59	1.8%	311	0.7%
Public Administration	102	8.5%	1,680	11.6%	143	4.9%	2,409	5.9%	152	4.6%	2,625	5.5%
Unclassified Establishments	83	6.9%	81	0.6%	205	7.1%	187	0.5%	236	7.1%	193	0.4%
Total	1,195	100.0%	14,495	100.0%	2,891	100.0%	40,948	100.0%	3,310	100.0%	47,486	100.0%

**Source:** Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

**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.

September 11, 2023




# TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods


Tapestry LifeMode				
<a href="#">learn more...</a>	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)	1,271	21.12%	11.26%	188
Cozy Country Living (L6)	201	3.34%	12.06%	28
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	1,722	28.61%	10.79%	265
Senior Styles (L9)	430	7.14%	5.80%	123
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	269	4.47%	6.16%	73
Hometown (L12)	2,126	35.32%	6.01%	588
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

Key Facts



\$137,116

Median Home Value




\$44,896

Median HH Income

3.1


Home Value to Income Ratio

Education




10%

No HS Diploma




37%

HS Graduate



26%

Some College



26%

Degree or Higher

Age Profile

Age Group	Percent
0-4	6.8%
5-9	6.5%
10-14	6.8%
15-19	6.3%
20-24	5.9%
25-29	6.7%
30-34	7.1%
35-39	6.8%
40-44	6.5%
45-49	5.4%
50-54	6.1%
55-59	6.5%
60-64	6.6%
65-69	6.7%
70-74	5.4%
75-79	3.9%
80-84	3.1%
85+	3.0%

Dots show comparison to 21059 (Davies County)

2023 Households By Income (Esri)

The largest group: <\$15,000 (21.1%)


The smallest group: \$200,000+ (3.4%)

Indicator ▲	Value	Diff
<\$15,000	21.1%	+9.3%
\$15,000 - \$24,999	9.5%	+2.2%
\$25,000 - \$34,999	8.6%	+0.8%
\$35,000 - \$49,999	14.9%	+1.6%
\$50,000 - \$74,999	17.4%	+0.8%
\$75,000 - \$99,999	9.8%	-4.0%
\$100,000 - \$149,999	10.7%	-6.2%
\$150,000 - \$199,999	4.7%	-3.1%
\$200,000+	3.4%	-1.3%


Bars show deviation from 21059 (Davies County)

303 E 14th St, Owensboro, Kentucky, 42303

Drive time of 5 minutes



Tapestry Segments




12C

Small Town Sincerity

1,665 households

27.7%

of Households




8G

Hometown Heritage

1,649 households

27.4%

of Households



5B

In Style


535 households

8.9%

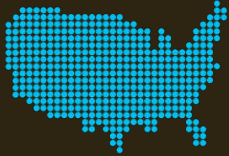
of Households

Source: Esri. The vintage of the data is 2023.

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# TAPESTRY SEGMENTATION


The Fabric of America's Neighborhoods

Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	521	2.01%	10.00%	20
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	1,061	4.08%	7.63%	54
GenXurban (L5)	6,541	25.18%	11.26%	224
Cozy Country Living (L6)	3,399	13.09%	12.06%	109
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	5,426	20.89%	10.79%	194
Senior Styles (L9)	1,838	7.08%	5.80%	122
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	800	3.08%	6.16%	50
Hometown (L12)	6,389	24.60%	6.01%	409
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0




\$167,303

Median Home Value




\$53,097

Median HH Income



8%

No HS Diploma




35%

HS Graduate


3.2

Home Value to  
Income Ratio



30%

Some College



27%

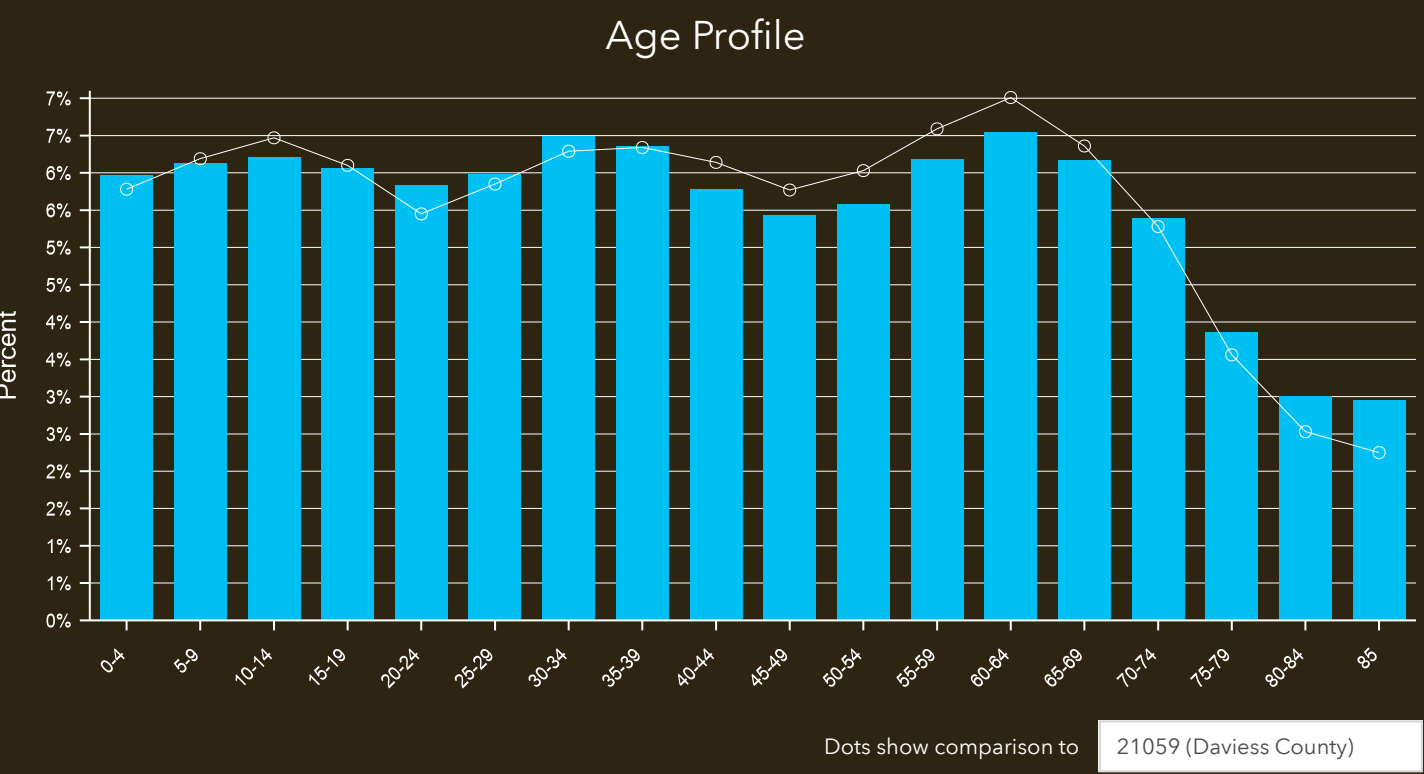
Degree or Higher

40.8

Median Age

25,975

Households



2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (16.1%)




The smallest group: \$200,000+ (3.6%)

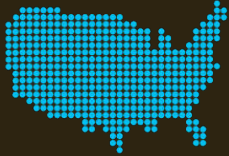
Indicator ▲	Value	Diff
<\$15,000	15.0%	+3.2%
\$15,000 - \$24,999	8.7%	+1.4%
\$25,000 - \$34,999	8.9%	+1.1%
\$35,000 - \$49,999	14.6%	+1.3%
\$50,000 - \$74,999	16.1%	-0.5%
\$75,000 - \$99,999	12.7%	-1.1%
\$100,000 - \$149,999	14.4%	-2.5%
\$150,000 - \$199,999	6.0%	-1.8%
\$200,000+	3.6%	-1.1%

Bars show deviation from 21059 (Davie County)

303 E 14th St, Owensboro, Kentucky, 42303

Drive time of 10 minutes


Tapestry Segments		
	<b>Small Town Sincerity</b> 4,819 households	<b>18.6%</b> of Households
	<b>Midlife Constants</b> 3,234 households	<b>12.5%</b> of Households
	<b>Old and Newcomers</b> 2,064 households	<b>7.9%</b> of Households



# TAPESTRY SEGMENTATION


The Fabric of America's Neighborhoods

Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	558	1.62%	10.00%	16
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	1,613	4.70%	7.63%	62
GenXurban (L5)	7,195	20.95%	11.26%	186
Cozy Country Living (L6)	9,148	26.64%	12.06%	221
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	6,066	17.66%	10.79%	164
Senior Styles (L9)	2,044	5.95%	5.80%	103
Rustic Outposts (L10)	328	0.96%	8.30%	12
Midtown Singles (L11)	800	2.33%	6.16%	38
Hometown (L12)	6,588	19.18%	6.01%	319
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0




\$183,673

Median Home Value




\$58,275

Median HH Income



8%

No HS Diploma




34%

HS Graduate


3.2

Home Value to Income Ratio



31%

Some College



27%

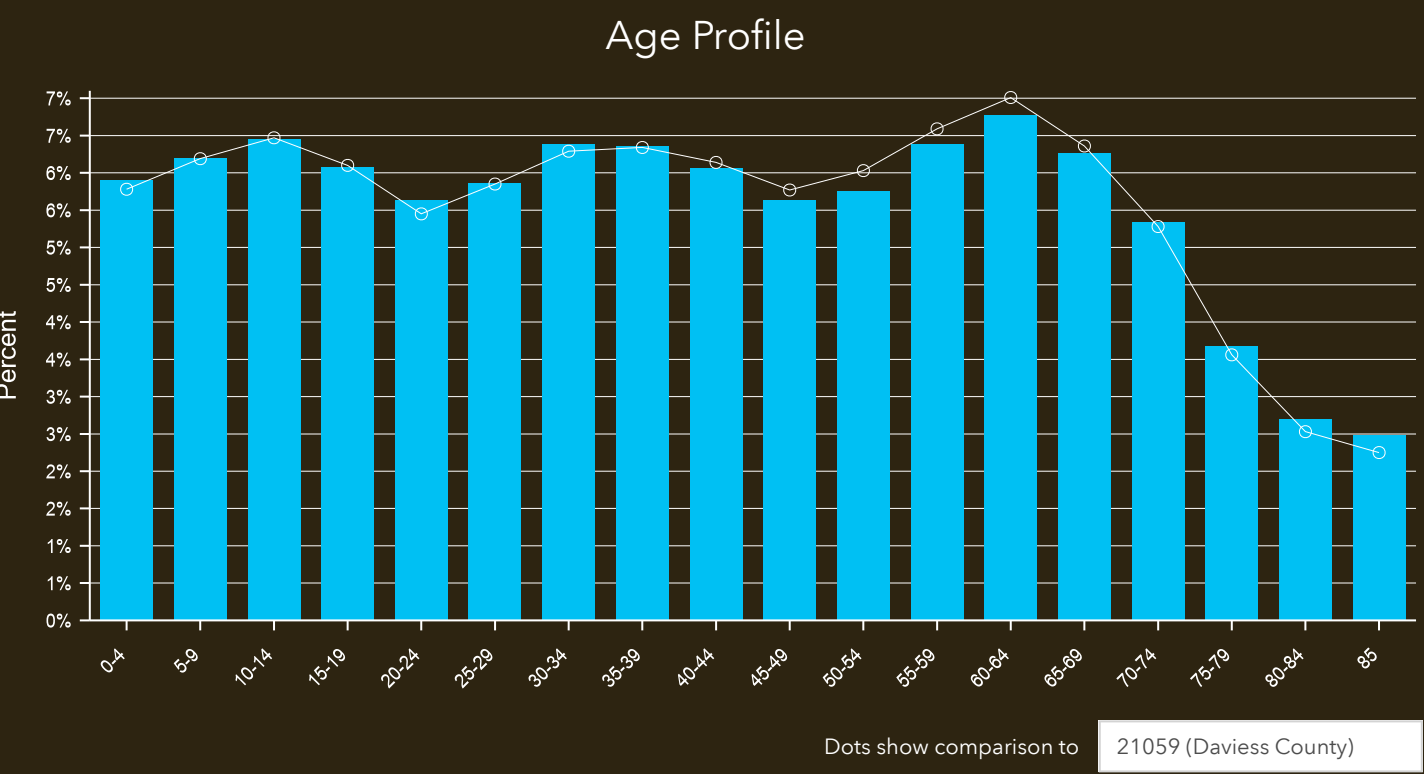
Degree or Higher

40.9

Median Age

34,340

Households



2023 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (16.5%)  
The smallest group: \$200,000+ (4.0%)




Indicator ▲	Value	Diff
<\$15,000	12.9%	+1.1%
\$15,000 - \$24,999	7.9%	+0.6%
\$25,000 - \$34,999	8.5%	+0.7%
\$35,000 - \$49,999	13.8%	+0.5%
\$50,000 - \$74,999	16.4%	-0.2%
\$75,000 - \$99,999	13.3%	-0.5%
\$100,000 - \$149,999	16.5%	-0.4%
\$150,000 - \$199,999	6.7%	-1.1%
\$200,000+	4.0%	-0.7%

Bars show deviation from 21059 (Daviness County)

303 E 14th St, Owensboro, Kentucky, 42303

Drive time of 15 minutes

Tapestry Segments

 <div>12C</div>	<div>Small Town Sincerity</div> <div>4,819 households</div>	<div>14.0%</div> <div>of Households</div>	▼
 <div>6B</div>	<div>Salt of the Earth</div> <div>4,765 households</div>	<div>13.9%</div> <div>of Households</div>	▼
 <div>5E</div>	<div>Midlife Constants</div> <div>3,234 households</div>	<div>9.4%</div> <div>of Households</div>	▼



303 E 14th St | Owensboro, KY 42303

**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

303 E 14th St | Owensboro, KY 42303

**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



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