

# 1204 CARTER RD

Move-in ready salon with 8 Stations

Two additional private rooms for esthetician or massage therapy

2,000 sq. ft.



RETAIL LEASING OPPORTUNITY

1204 Carter Rd | Owensboro, KY 42301



For Lease

| \$19.50 SF/yr (NNN)



### OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Building Size:	3,652 SF
Available SF:	2,000 SF
Lot Size:	20,276 SF
Year Built:	1972
Zoning:	B-4
Market:	Owensboro

### PROPERTY OVERVIEW

Situated in Owensboro's west side, this free-standing building offers a prime lease opportunity perfectly suited for a move-in-ready salon or spa business. The 2,000 sq. ft. space is designed with eight stations and two additional rooms suitable for massage therapy or esthetician services.

Its strategic location ensures accessibility to a steady customer base. The property's proximity to key transportation routes enhances its appeal for businesses seeking visibility and convenience. This practical yet promising space is well-positioned for a salon or spa venture to thrive in Owensboro's active market.

### LOCATION OVERVIEW

Located at 1204 Carter Road, this property enjoys a strategic position on the west side of Owensboro. Within a mile or less, you'll find banks, restaurants, and vibrant residential areas, enhancing its appeal to businesses and customers alike. It offers easy access to key transportation routes, with the Wendell Ford Expressway and Audubon Parkway just minutes away.



**TODD HUMPHREYS** Advisor  
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**For Lease****\$19.50 SF/yr (NNN)****LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 SF	Lease Rate:	\$19.50 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Salon/Spa	Available	2,000 SF	NNN	\$19.50 SF/yr	This move-in-ready salon/spa space offers 2,000 sq. ft. with eight stations and two rooms for massage therapy or esthetician services. Conveniently located on Owensboro's west side, it provides immediate accessibility to banks, restaurants, and residential areas. Ideal for a salon or spa business, this well-equipped space is ready for immediate occupancy and success in Owensboro's active market.



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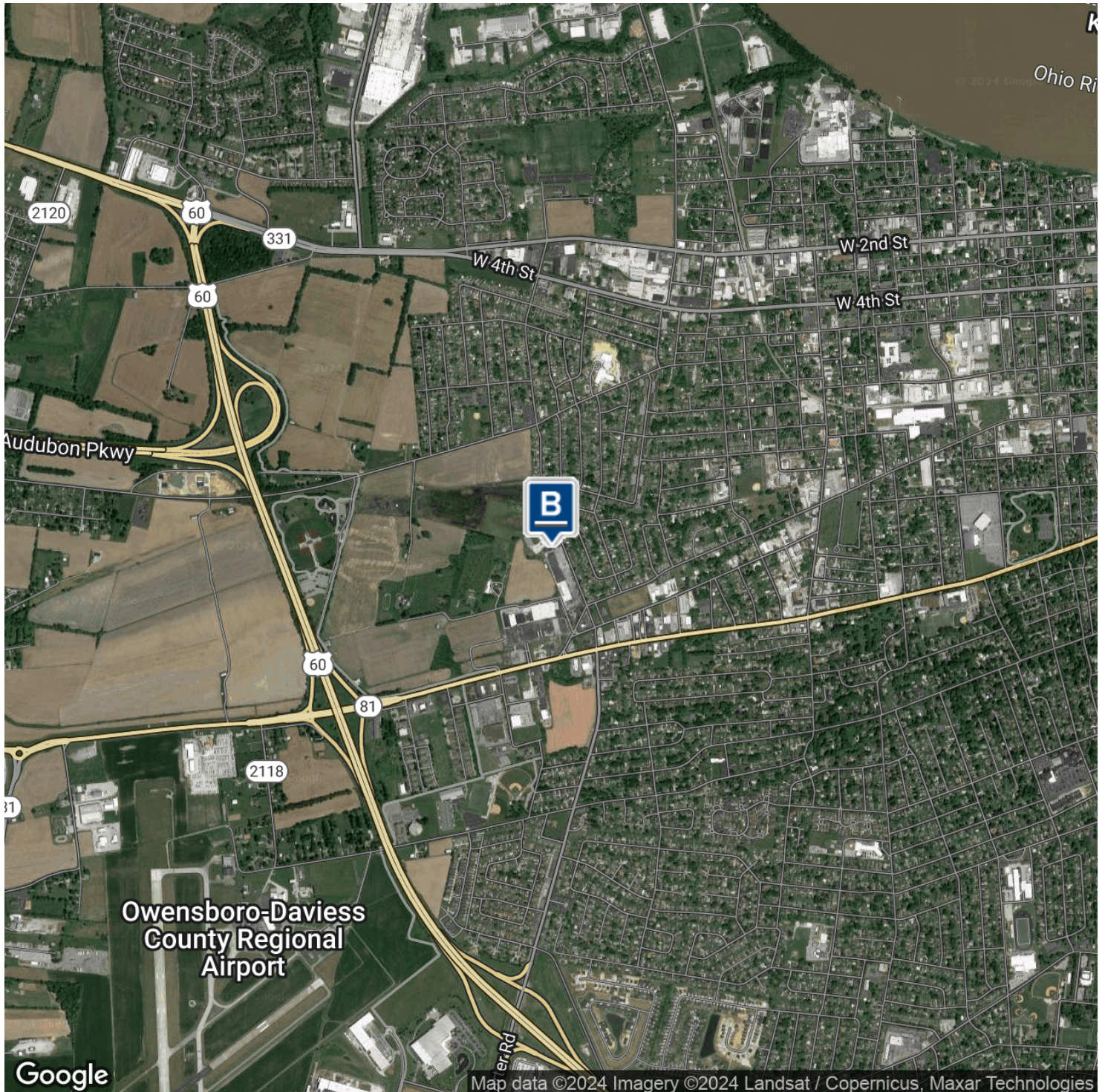


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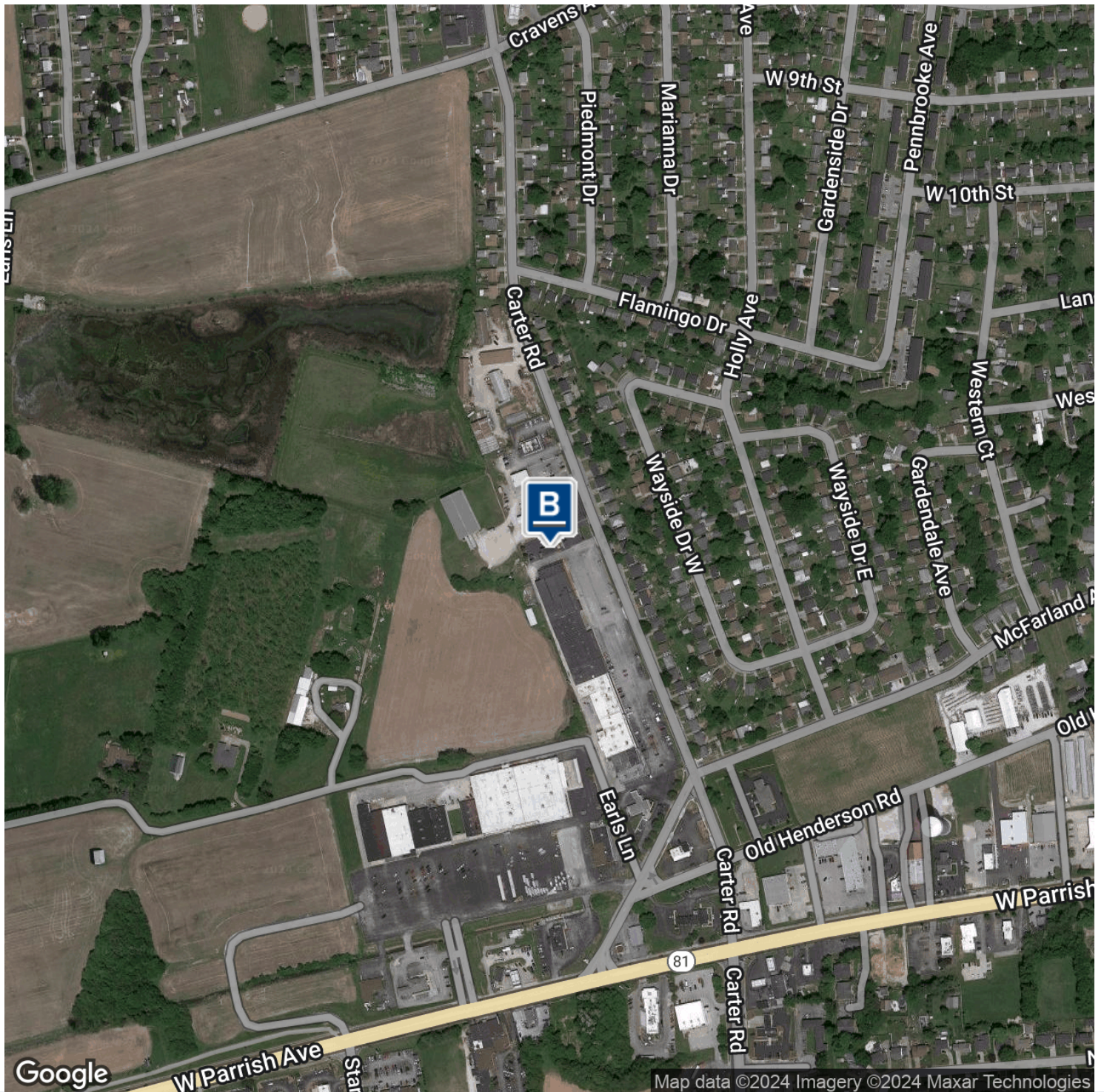


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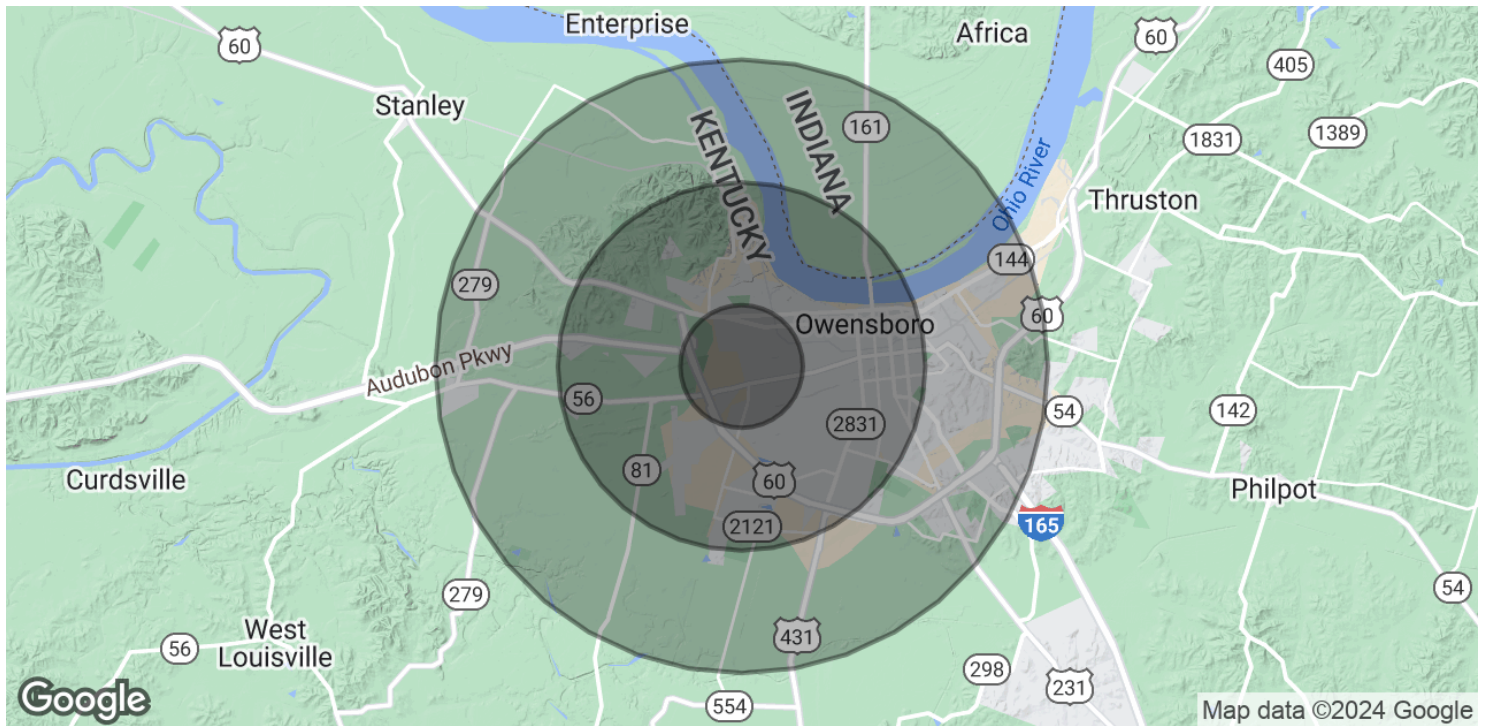


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**For Lease****\$19.50 SF/yr (NNN)****POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	8,086	46,703	68,090
Average Age	38.7	38.0	39.0
Average Age (Male)	36.9	35.6	37.1
Average Age (Female)	43.6	40.4	40.7

**HOUSEHOLDS & INCOME****1 MILE****3 MILES****5 MILES**

Total Households	4,097	21,482	30,639
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$50,191	\$56,995	\$61,663
Average House Value	\$104,833	\$120,068	\$135,476

2020 American Community Survey (ACS)



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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)



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