

# LEWIS FAMILY TRUST

For Sale or Lease

Turn-Key restaurant Highway 54/60 Corridor

Currently Occupied tenant has option to renew



RETAIL INVESTMENT OPPORTUNITY

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## PRESENTED BY

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ALL POTENTIAL INVESTORS ARE RESPONSIBLE TO TAKE APPROPRIATE STEPS TO VERIFY ALL INFORMATION SET FORTH HEREIN AND CONDUCT THEIR OWN THOROUGH DUE DILIGENCE BEFORE PURCHASING THE PROPERTY. Potential investors assume all risk for any inaccuracies or inconsistencies.

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



# 1 | PROPERTY INFORMATION

[Executive Summary](#)

[Additional Photos](#)

[Additional Photos](#)





## OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	6,580 SF
Available SF:	6,580 SF
Lot Size:	1.5 Acres
Price / SF:	\$379.94
Year Built:	2011
Zoning:	B-4

## PROPERTY OVERVIEW

Introducing a prime restaurant opportunity along Highway 54/60 Corridor, this well-maintained 6,580 square foot space is currently leased, offering immediate revenue potential. With ample parking for 100 vehicles, patrons enjoy convenience, making it an ideal location for diners. Additionally, lease options are available with favorable 10-year NNN terms at \$30 per square foot, presenting a lucrative opportunity for potential lessees. Don't miss out on this turn-key offer set to enhance the dining experience and elevate your restaurant venture.

## LOCATION OVERVIEW

Strategically located at the intersection of Highway 54 and Highway 60 bypass, this property offers prime exposure in Owensboro, Kentucky's bustling retail and dining hub. With high visibility from the Highway 60 bypass, businesses attract both local and traveling customers. Easy access to the I-165 interstate and the east-west corridor connects businesses to a wide customer base from Owensboro-Daviess County and beyond. Don't miss the chance to position your business for success in this convenient and well-connected location.











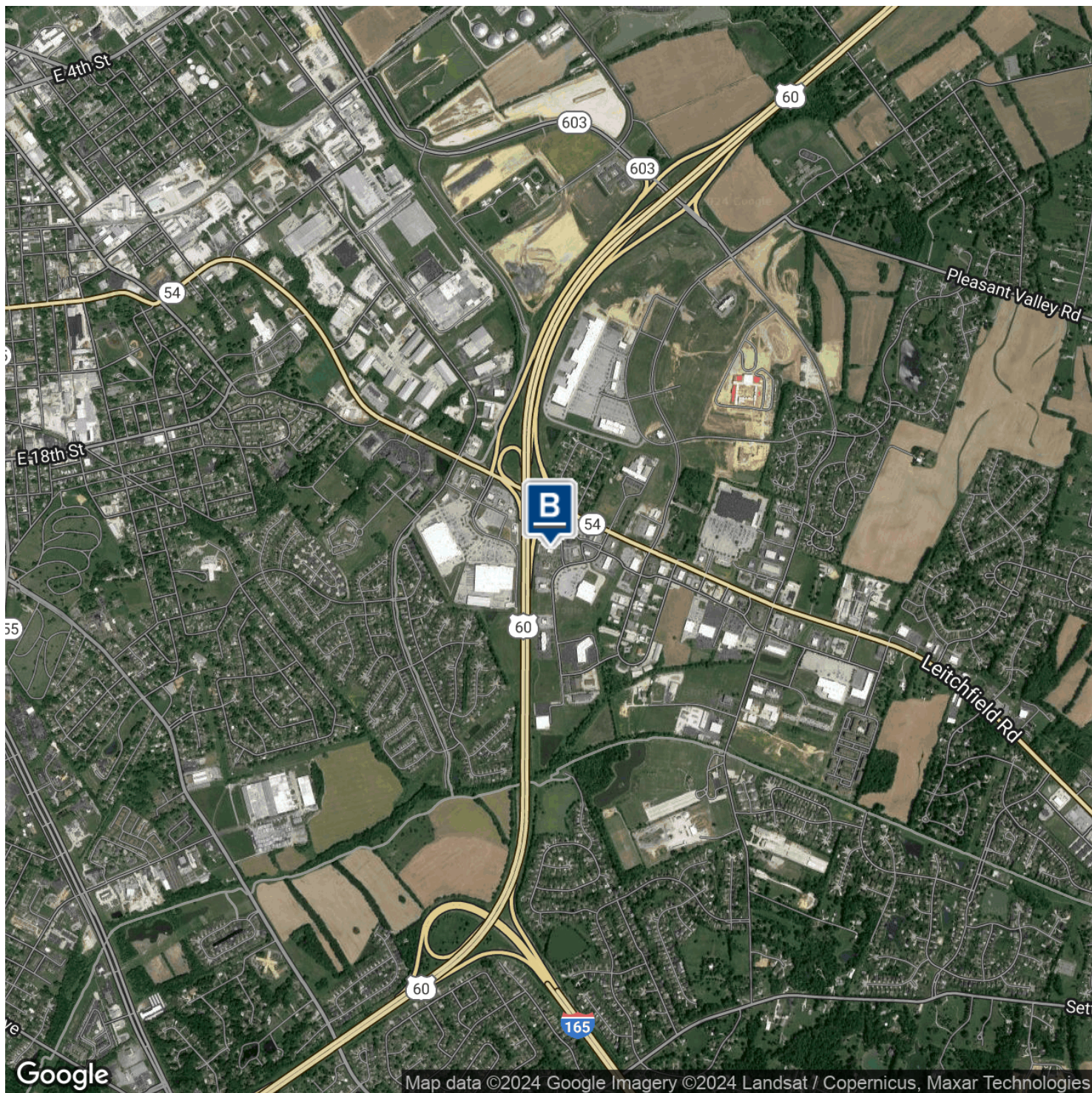
## 2 | LOCATION INFORMATION

[Regional Map](#)

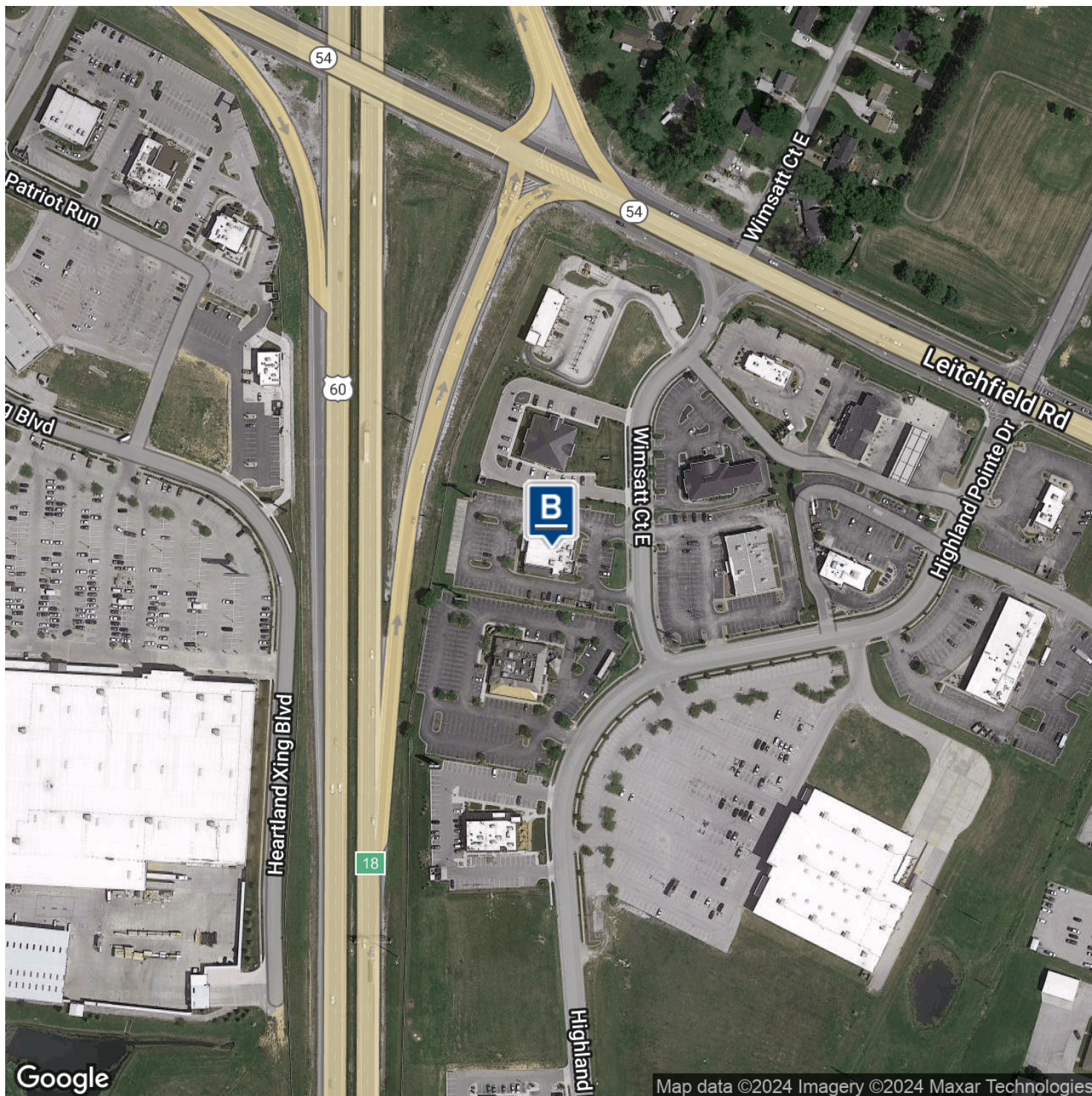
[Location Map](#)

[Aerial Map](#)











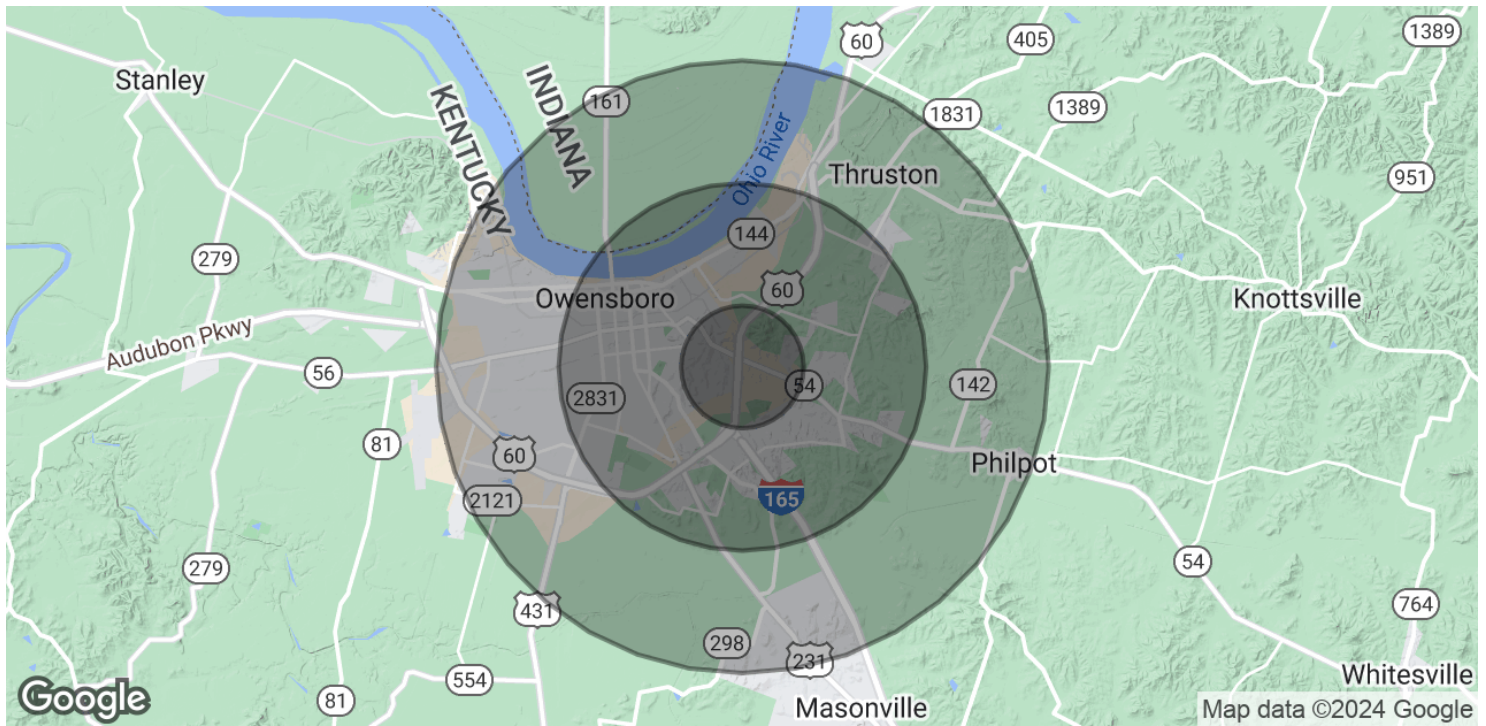




A photograph of a two-story brick building with a sign that reads "EL BRACERO MEXICAN CUISINE". The building has a covered entrance and several windows. There are trees and a parking lot in front of the building. The image is dimmed and serves as a background for the top half of the page.

## 3 | DEMOGRAPHICS

Demographics Map & Report

**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,513	39,103	71,179
Average Age	40.9	41.6	40.2
Average Age (Male)	37.7	39.4	37.9
Average Age (Female)	42.8	43.1	42.2

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,095	17,433	31,781
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$70,772	\$67,558	\$64,866
Average House Value	\$147,132	\$146,921	\$141,523

2020 American Community Survey (ACS)



## 4 | ADVISOR BIOS

Todd Humphreys



**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)