

LEWIS FAMILY TRUST

Turn-key restaurant with fully equipped kitchen

6,580 sq. ft.

100 parking spaces



RETAIL LEASING OPPORTUNITY

2945 Wimsatt Ct | Owensboro, KY 42303

**For Lease****| \$30.00 SF/yr (NNN)****OFFERING SUMMARY**

Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	6,580 SF
Available SF:	6,580 SF
Lot Size:	1.5 Acres
Year Built:	2011
Zoning:	B-4

PROPERTY OVERVIEW

An excellent leasing opportunity is available for this well-maintained 6,580 square foot restaurant space situated along the highly sought-after Highway 54/60 Corridor. With favorable terms of 10 years NNN at \$30 per square foot, this option provides a lucrative investment opportunity for lessees. The property features ample parking for 100 vehicles, ensuring convenience for patrons. Don't miss the chance to secure this turn-key leasing option, poised to elevate your restaurant venture to new heights of success.

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.



TODD HUMPHREYS Advisor
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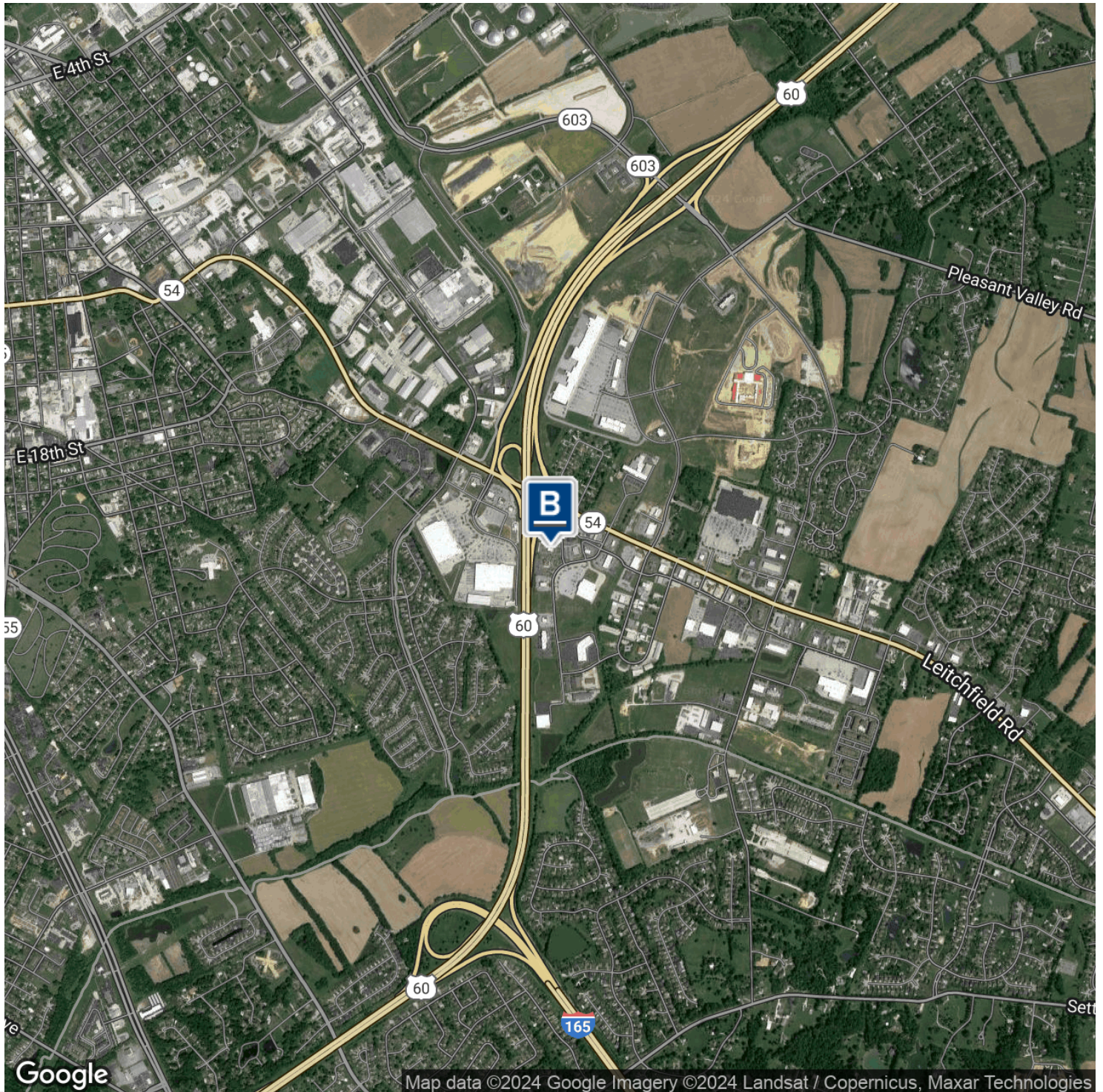
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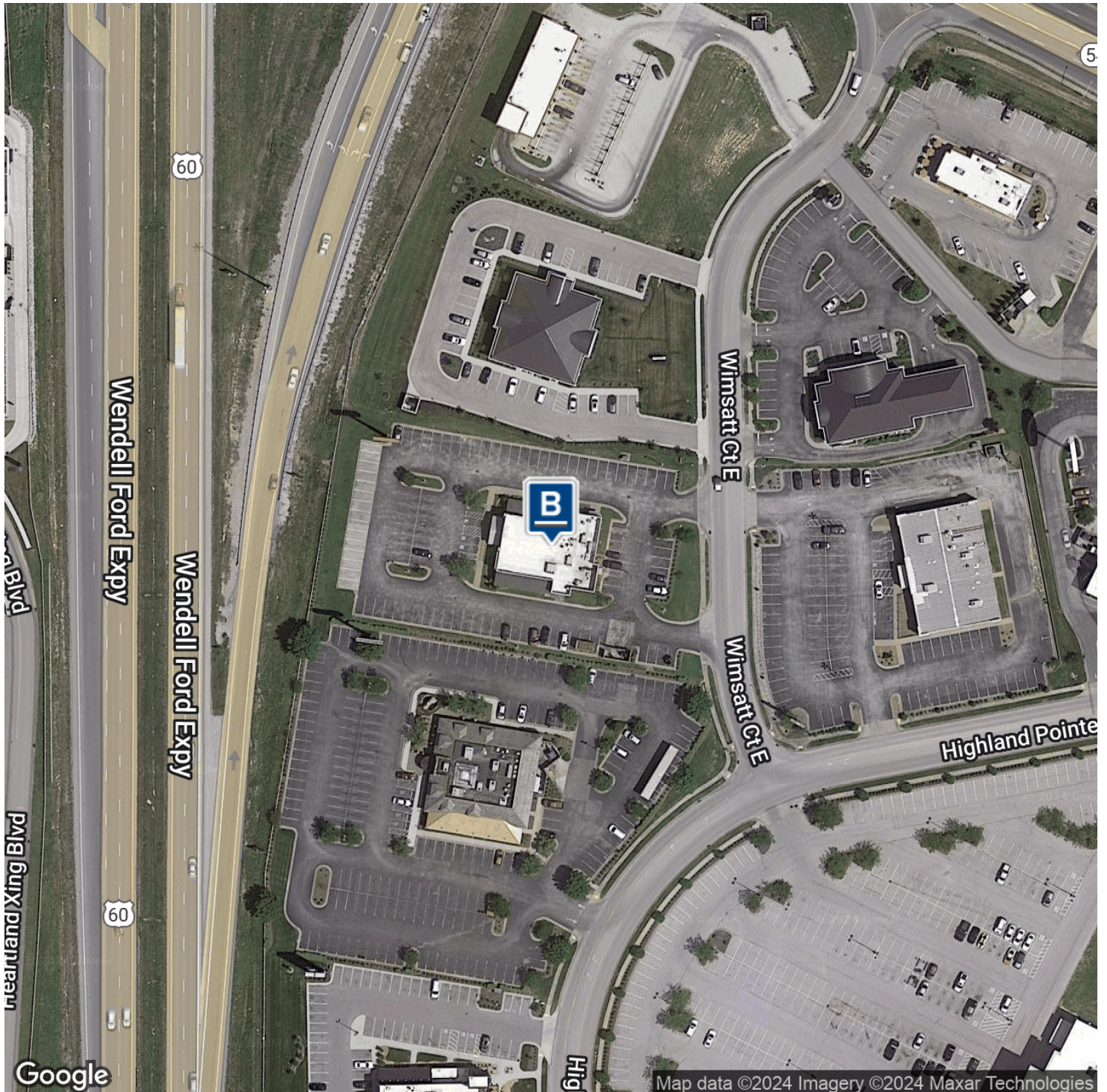
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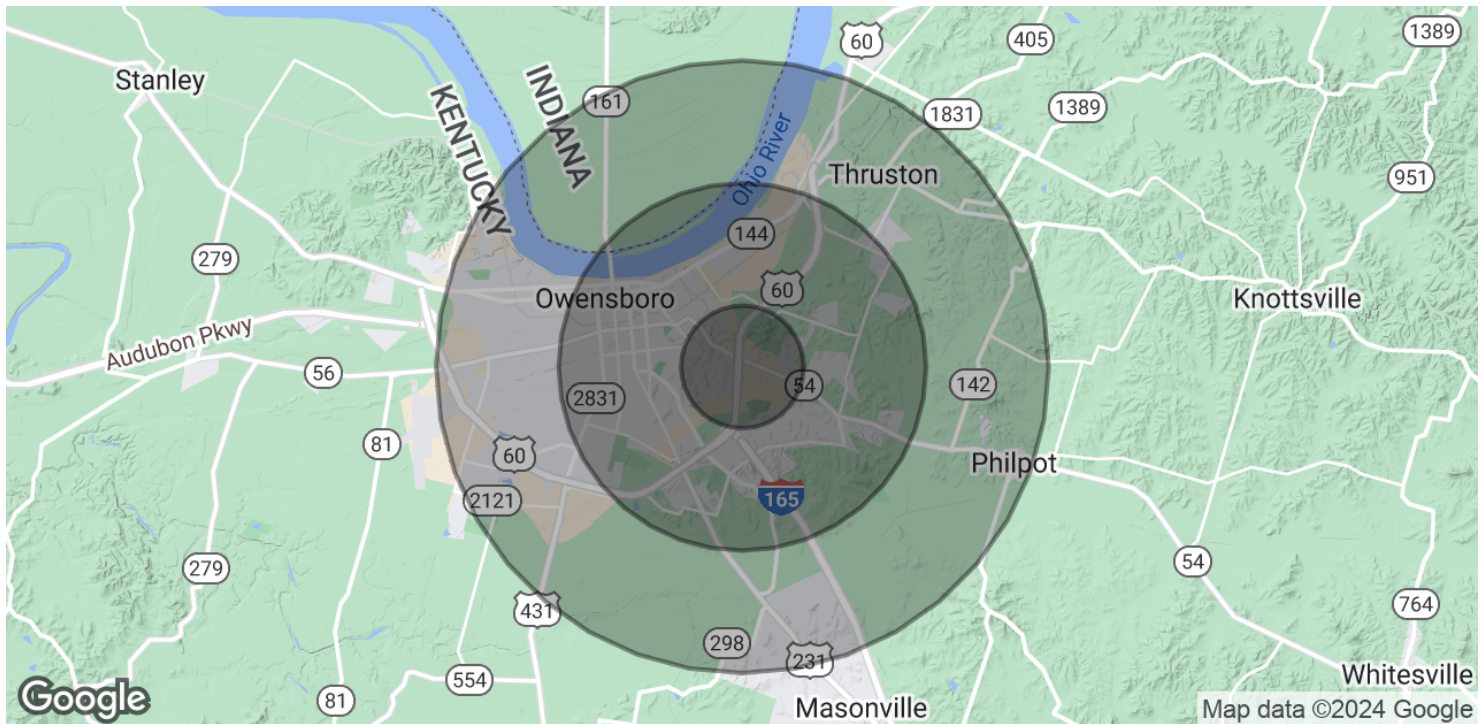
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**For Lease****\$30.00 SF/yr (NNN)****POPULATION**

	1 MILE	3 MILES	5 MILES
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

	1 MILE	3 MILES	5 MILES
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)



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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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