

300 Frederica St.

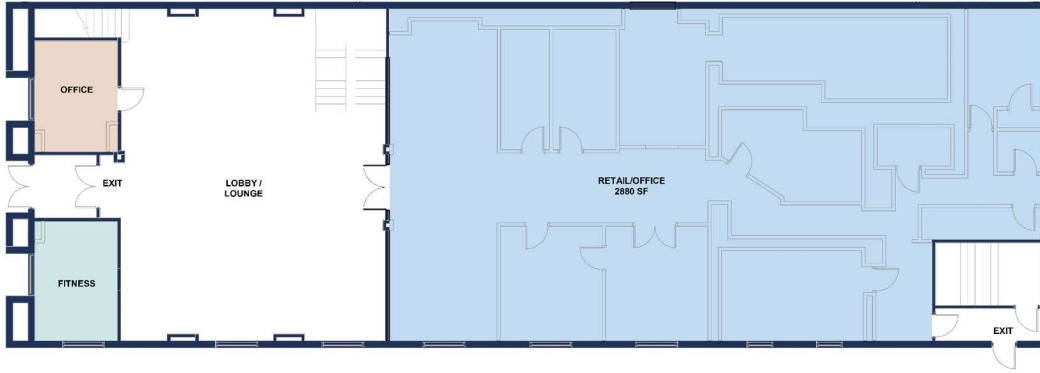
OWENSBORO, KY



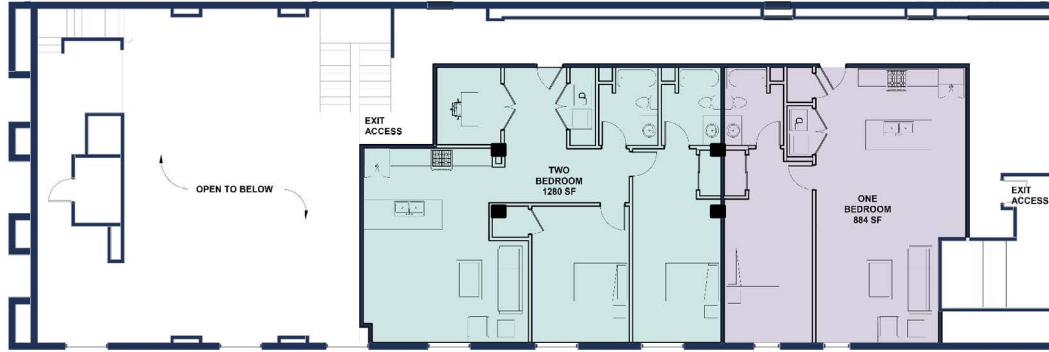
- Downtown redevelopment opportunity designed for flexibility and multiple end-use paths
- Activated ground-floor potential for retail, office, fitness, showroom, or studio concepts
- Marketable by floor or as a full-building solution depending on tenant/user needs
- Street-level activation focus: strong positioning for visibility and walkability in the downtown core
- Walkable to major downtown attractions including Smothers Park, the Convention Center, and the Bluegrass Music Hall of Fame
- Renovation in progress; program direction remains open to the right partner
- Second-floor residential upside (conceptual) to support day-to-night downtown activity
- Partner-friendly approach: collaborate on final program, layout, demising, and finish strategy
- Timing and scope can align with partner requirements as renovations progress
- Opportunity to shape a coordinated multi-building presence in a fast-changing downtown corridor







LEVEL 1 (GROUND FLOOR) | +/- 4,500 SF



LEVEL 2 (UPPER FLOOR) | +/- 3,000 SF

PLACER.AI METRICS



Visits Trend

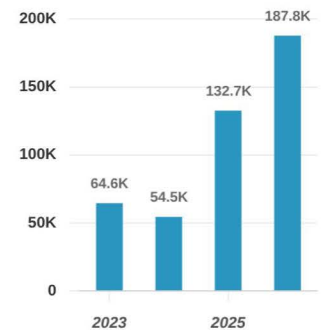
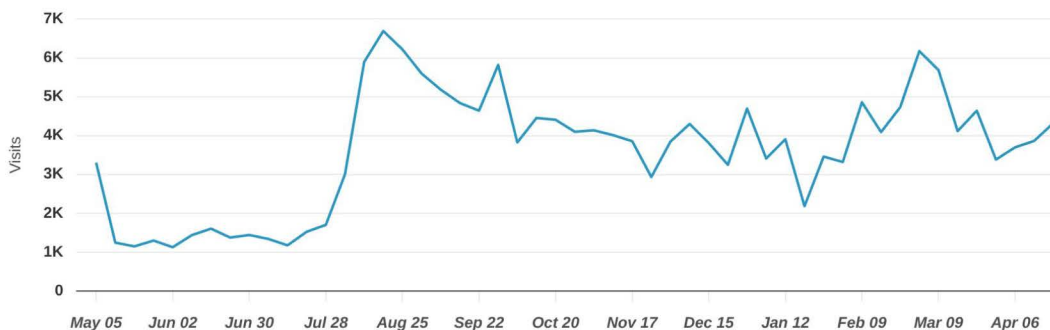
May 1, 2025 - Apr 30, 2026

Visitation data for Big Whiskey's American Restaurant (Nearby Activity 250 ft) is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>



Visits Trend

Big Whiskey's American R...
Frederica St, Owensboro, KY



Metrics

May 1, 2025 - Apr 30, 2026



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Metrics

Big Whiskey's American Re...
Frederica St, Owensboro, KY

Visits	187.8K	Avg. Dwell Time	75 Min
Visitors	91.9K	Visits Yo2Y	+209.6%
Visit Frequency	2.04	Visits Yo3Y	+120.7%

May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Trade Area Coverage by Distance

May 1, 2025 - Apr 30, 2026



Visitation data for Big Whiskey's American Restaurant (Nearby Activity 250 ft) is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>

Trade Area Coverage by Distance

Big Whiskey's American Re...
Frederica St, Owensboro, KY

Distance Range	% of Visitors
0 - 0.3 mi	~0.5%
0.5 - 0.7 mi	~1%
1 - 2 mi	~9%
3 - 5 mi	~16%
7 - 10 mi	~5.5%
30 - 50 mi	~22%
100 - 250 mi	~7%

Home Location | % of Visitors | Min Visits: 1 | May 1st, 2025 - Apr 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



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