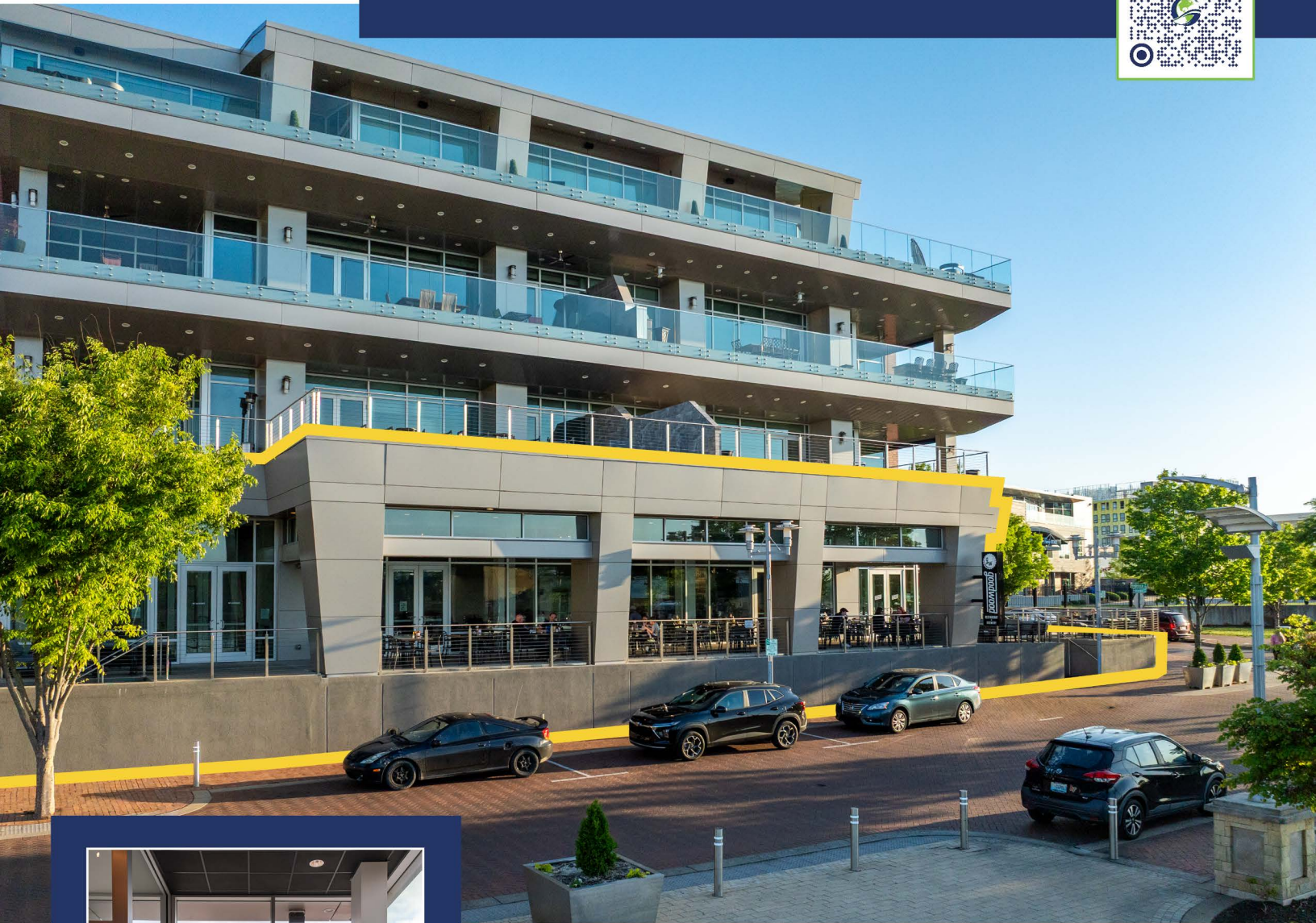




101 Frederica St.

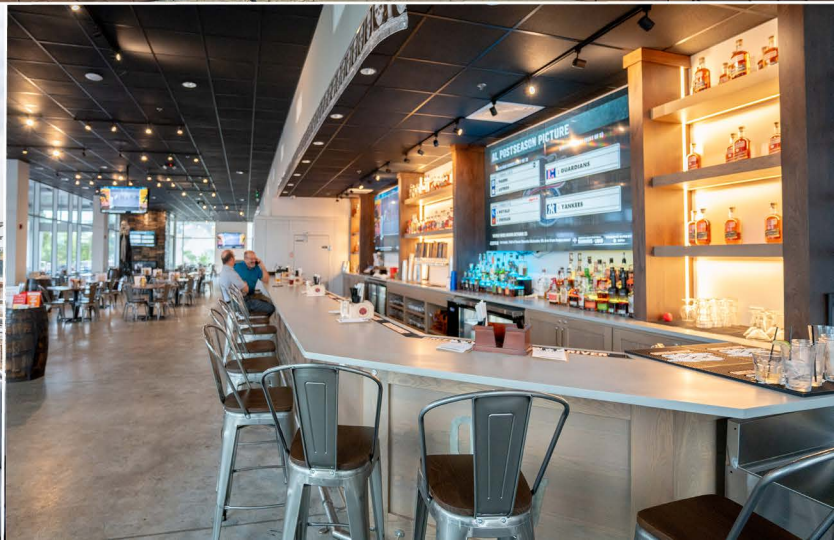
OWENSBORO, KY



- Prime riverfront restaurant opportunity in downtown Owensboro
- 6,725 SF total charged area
- Includes 5,512 SF interior restaurant space and 1,213 SF covered indoor/outdoor dining
- Additional 1,609 SF outdoor patio area
- Located within The Enclave on the Riverfront
- High-visibility corner presence near Frederica Street and Veterans Boulevard
- Built-out second-generation restaurant space offered as-is
- FF&E may be available to remain with the space
- Availability pending

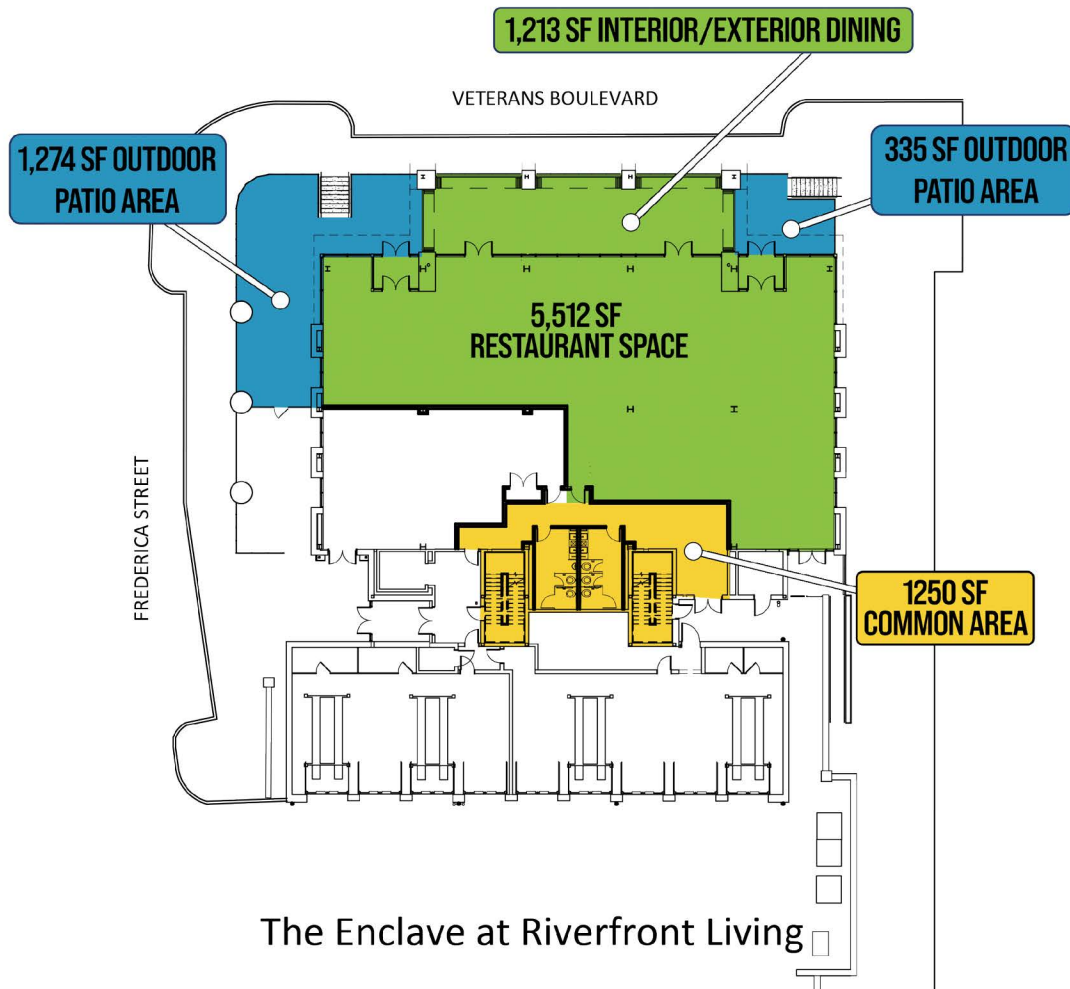
DOWNTOWN OWENSBORO, KY







EXISTING FLOOR PLAN



PLACER.AI METRICS

Metrics

Apr 1, 2025 - Mar 31, 2026



Visitation data for Owensboro Riverfront is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>

Metrics

Owensboro Riverfront

W 2nd St, Owensboro, KY

Visits	514.3K	Visit Frequency	2.59
Visitors	198.4K	Avg. Dwell Time	56 Min

Apr 1st, 2025 - Mar 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



PLACER.AI METRICS



Visits Trend

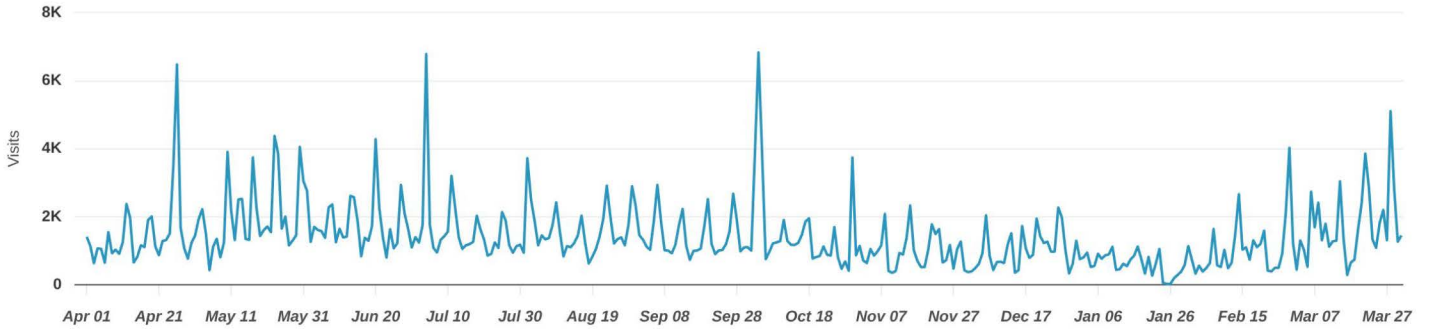
Apr 1, 2025 - Mar 31, 2026



Visitation data for Owensboro Riverfront is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>

Visits Trend

Owensboro Riverfront
W 2nd St, Owensboro, KY



Daily | Visits | Apr 1st, 2025 - Mar 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Trade Area

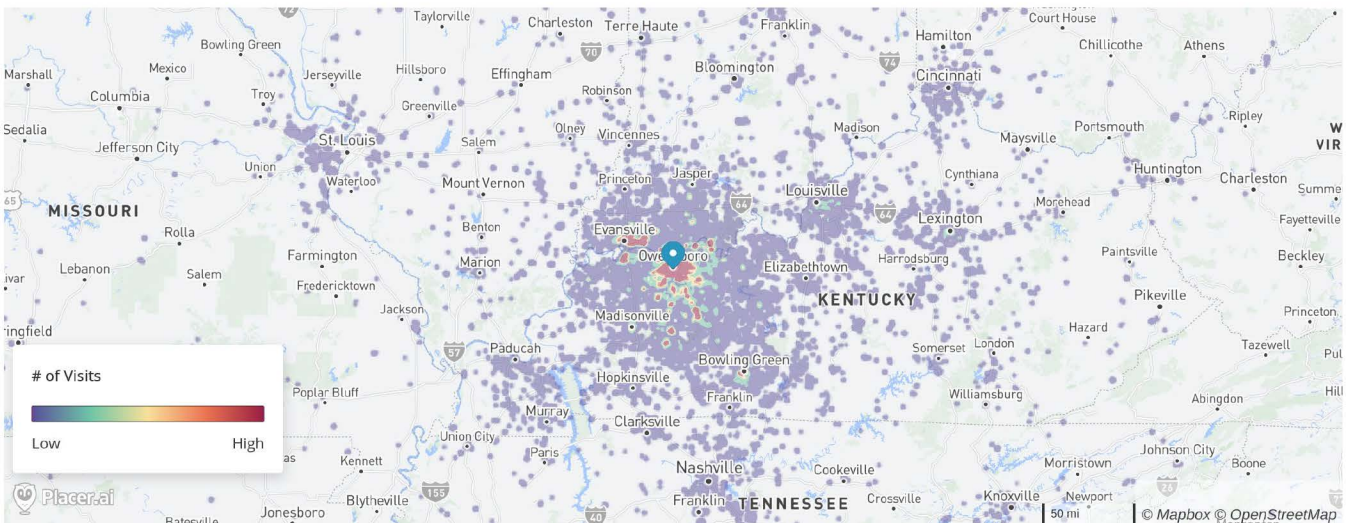
Apr 1, 2025 - Mar 31, 2026



Visitation data for Owensboro Riverfront is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>

Trade Area

Owensboro Riverfront
W 2nd St, Owensboro, KY



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Apr 1st, 2025 - Mar 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



PLACER.AI METRICS



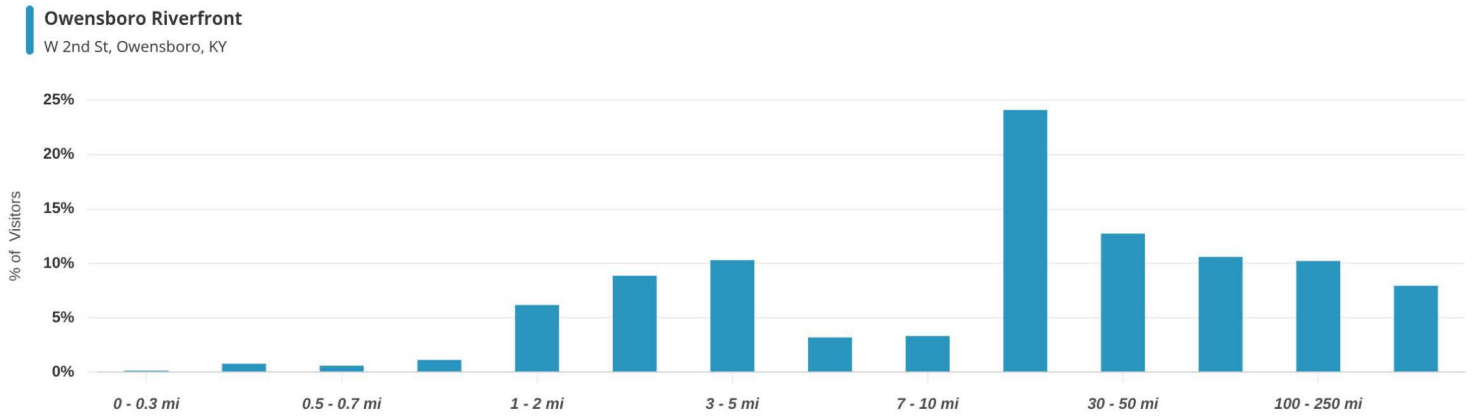
Trade Area Coverage by Distance

Apr 1, 2025 - Mar 31, 2026



Visitation data for Owensboro Riverfront is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>

Trade Area Coverage by Distance



Home Location | % of Visitors | Min Visits: 1 | Apr 1st, 2025 - Mar 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



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