

# Riverfront BRIO

## OWENSBORO, KY



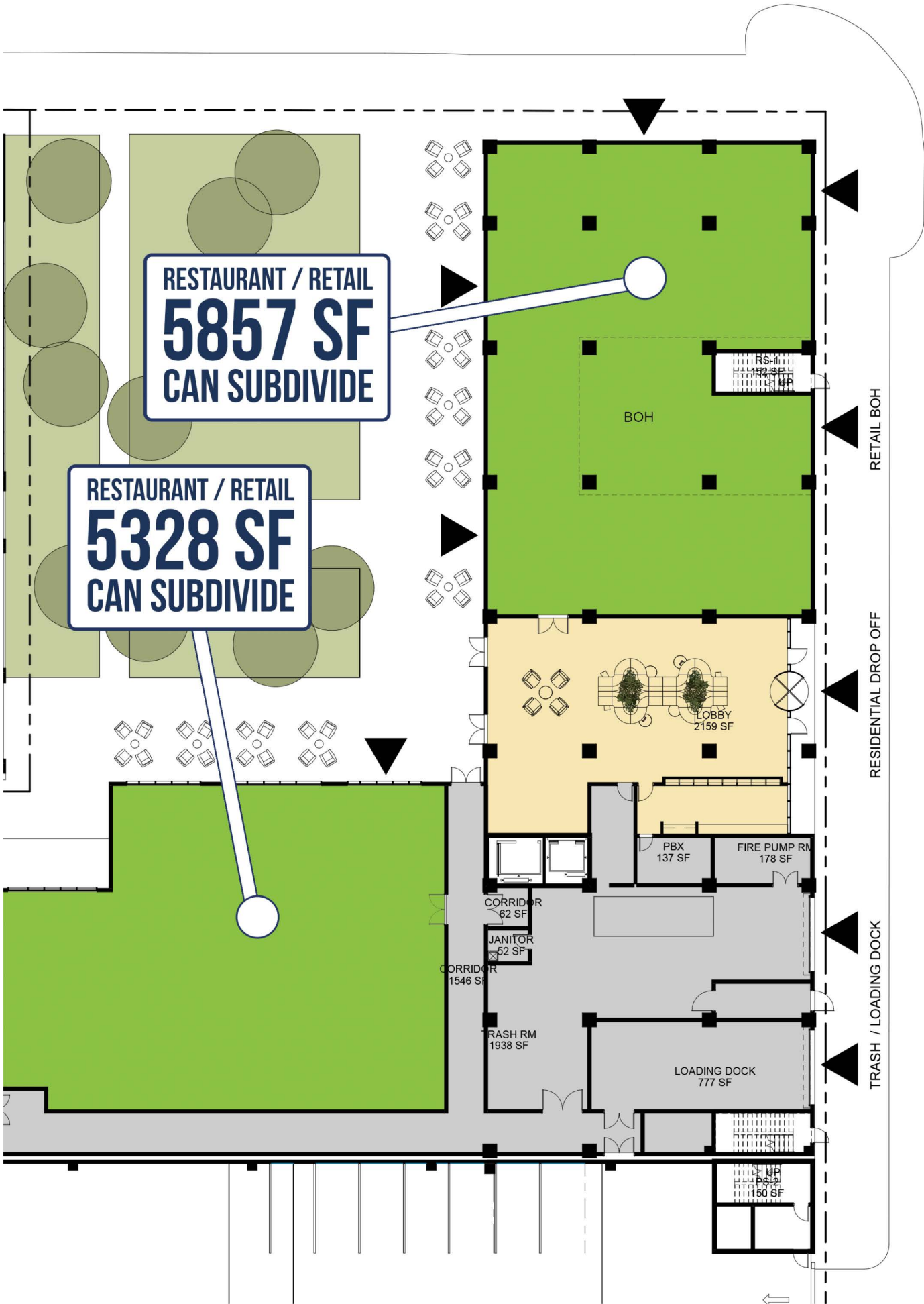
- ±11,185 SF of ground-floor restaurant / retail space available with flexible suite configurations
- Onsite parking garage
- 117 apartment homes
- 144-room Home2 Suites
- Lies adjacent to future 88,000 SF sportsplex - construction underway
- Located in the downtown core along the majestic Ohio River
- Within Opportunity Zone
- Arts and Entertainment District
- Will build out space to suit tenant needs
- Across from Convention Center, International Bluegrass Music Museum and Hall of Fame, and Smothers Park





*Riverfront BRIO construction progress as of April 2026*





RESTAURANT / RETAIL  
**5857 SF**  
CAN SUBDIVIDE

RESTAURANT / RETAIL  
**5328 SF**  
CAN SUBDIVIDE

RS-1  
152 SF  
UP

BOH

LOBBY  
2159 SF

PBX  
137 SF

FIRE PUMP RM  
178 SF

CORRIDOR  
62 SF

JANITOR  
62 SF

CORRIDOR  
1546 SF

TRASH RM  
1938 SF

LOADING DOCK  
777 SF

RS-2  
160 SF  
UP

RETAIL BOH

RESIDENTIAL DROP OFF

TRASH / LOADING DOCK



# PLACER.AI METRICS



## Visits Trend

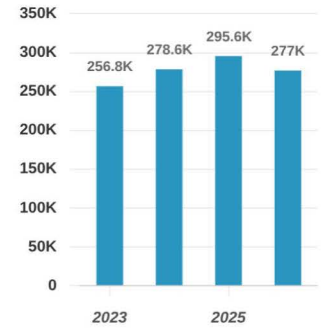
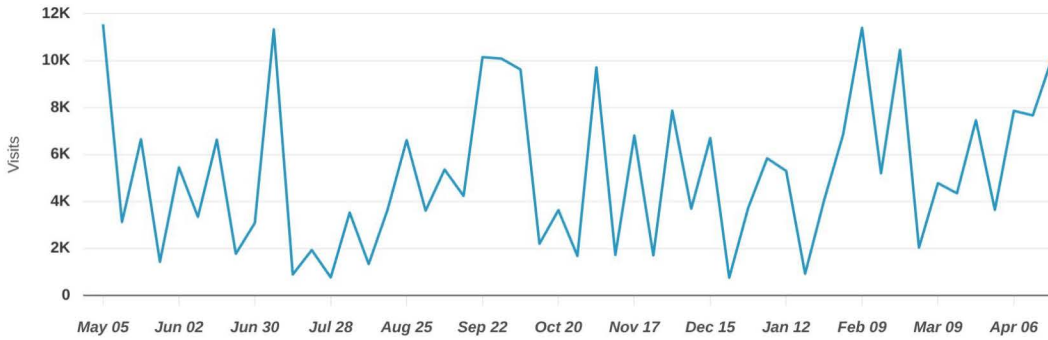
May 1, 2025 - Apr 30, 2026



### Visits Trend

#### Owensboro Convention C...

W 2nd St, Owensboro, KY



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



## Trade Area

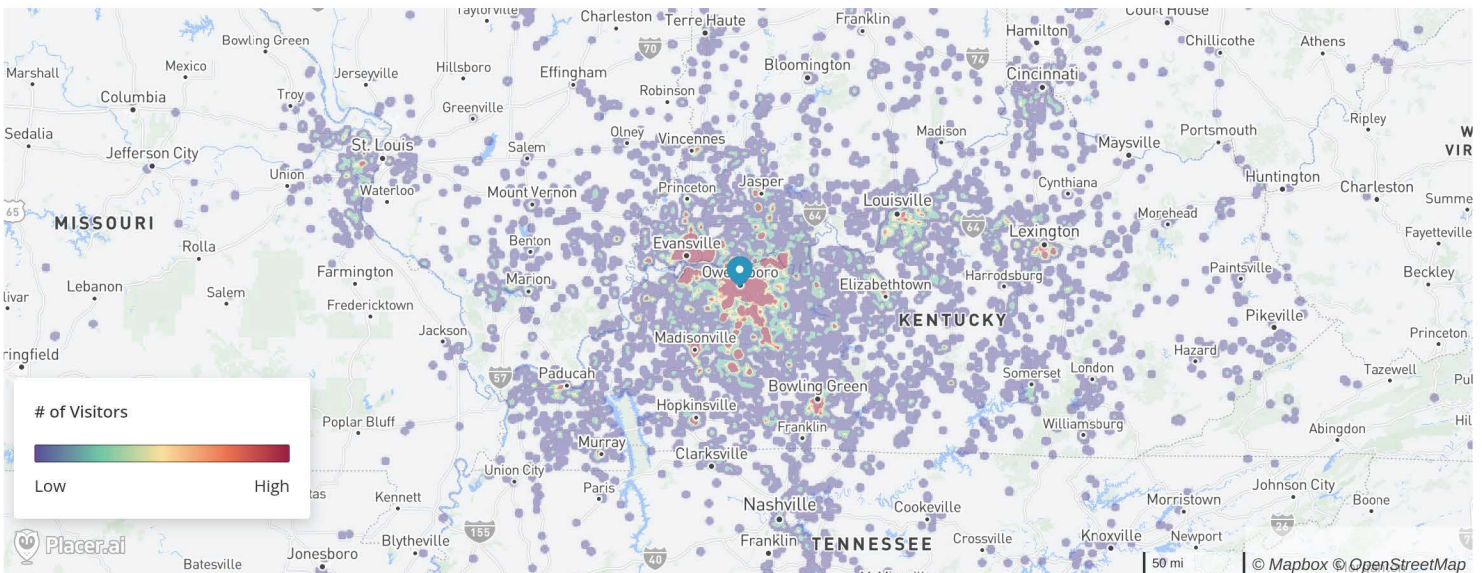
May 1, 2025 - Apr 30, 2026



### Trade Area

#### Owensboro Convention Ce...

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.

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





# Metrics

May 1, 2025 - Apr 30, 2026



## Metrics

### Owensboro Convention Ce...

W 2nd St, Owensboro, KY

Visits	277K	Avg. Dwell Time	175 Min
Visitors	138.6K	Visits Yo2Y	+5.1%
Visit Frequency	2	Visits Yo3Y	+18.2%

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



# Trade Area Coverage by Distance

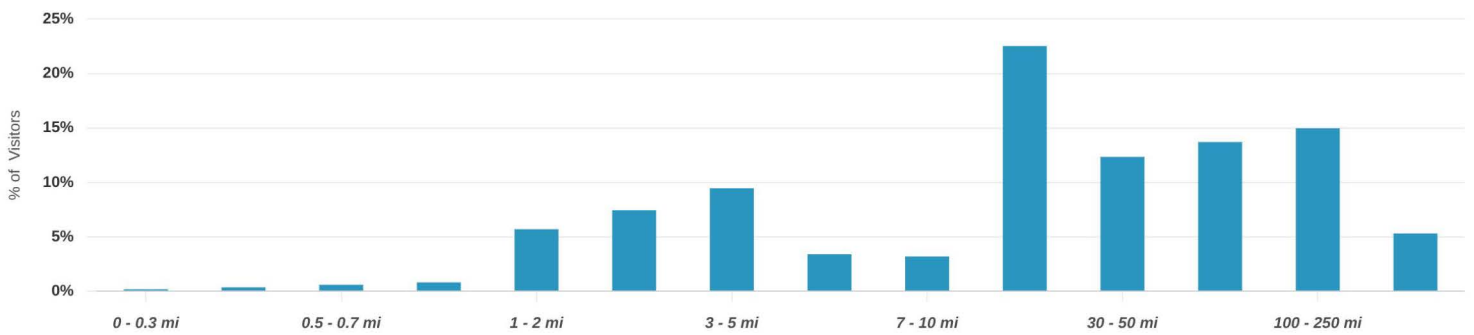
May 1, 2025 - Apr 30, 2026



## Trade Area Coverage by Distance

### Owensboro Convention Ce...

W 2nd St, Owensboro, KY



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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