

SOUTH FREDERICA END CAP

End-Cap Opportunity
Highly Visible Location
Ample Storefront Exposure



RETAIL LEASING OPPORTUNITY

5051 Frederica St, Suite B | Owensboro, KY 42301

**For Lease****\$20 SF/yr (NNN)****OFFERING SUMMARY**

Lease Rate:	\$20 SF/yr (NNN)
Building Size:	4,500 SF
Available SF:	2,250 SF
Lot Size:	18,803 SF
Year Built:	1993
Zoning:	B-4

PROPERTY OVERVIEW

Located in the center of Owensboro's main retail corridor, the property offers quick access to major retailers like Target, Walmart, Home Depot, and Lowe's, as well as a wide range of restaurants. With close proximity to major highways and public transit, the area is ideal for businesses seeking visibility and convenience. A new \$17.7 million indoor/outdoor family entertainment center is just a stone's throw away across the street at Towne Square Center, further enhancing the area's appeal.

LOCATION OVERVIEW

Discover the vibrant energy of Owensboro, KY, surrounding the prime location of this property. Located in a bustling retail district, the area offers a dynamic mix of popular shops and trendy eateries, making it an attractive destination for both locals and visitors. Enjoy diverse dining options and a strong retail presence in this South Frederica Corridor area. Excellent location for retail tenants seeking a high-traffic, high-visibility environment to establish their presence.



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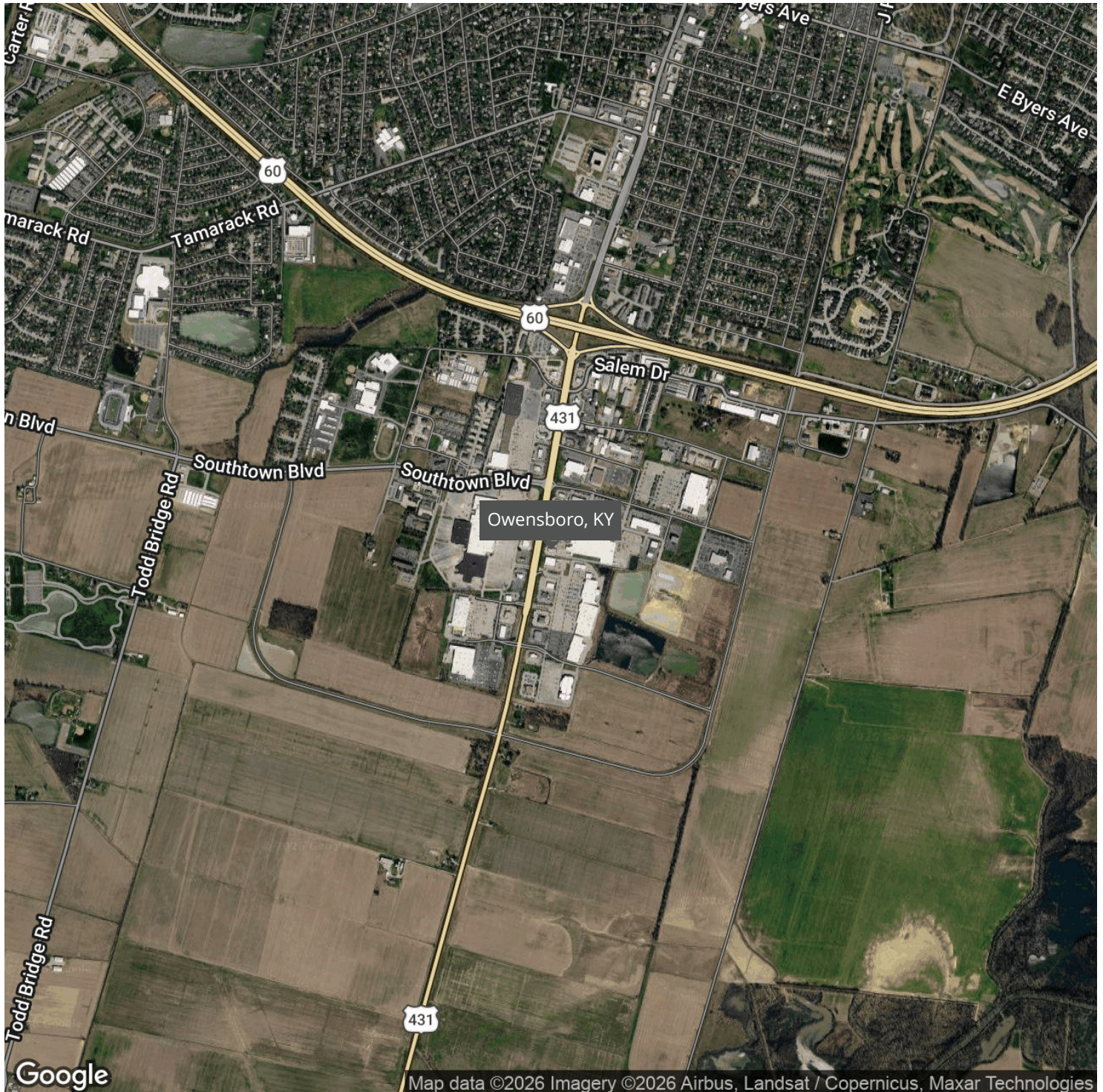
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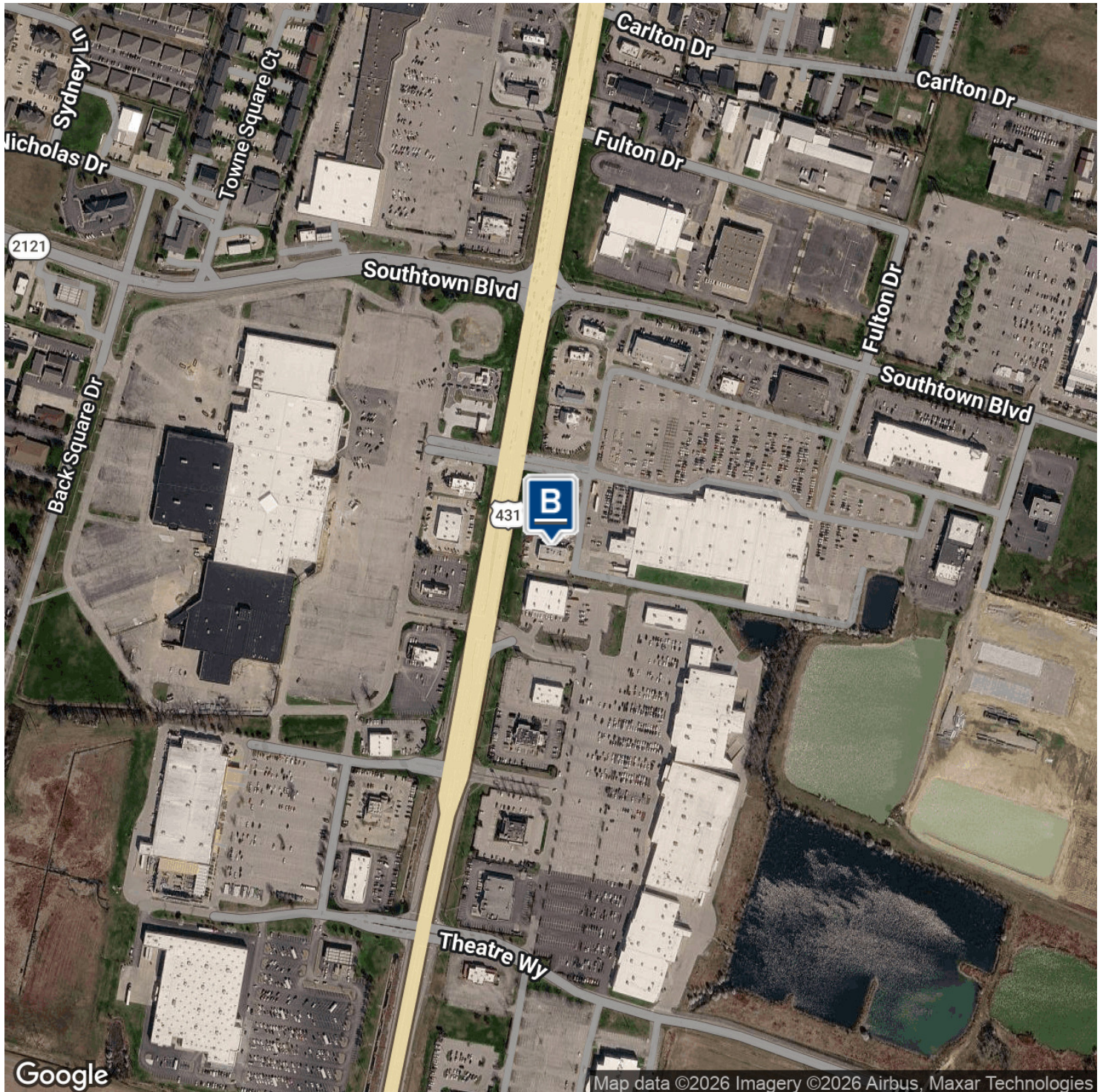
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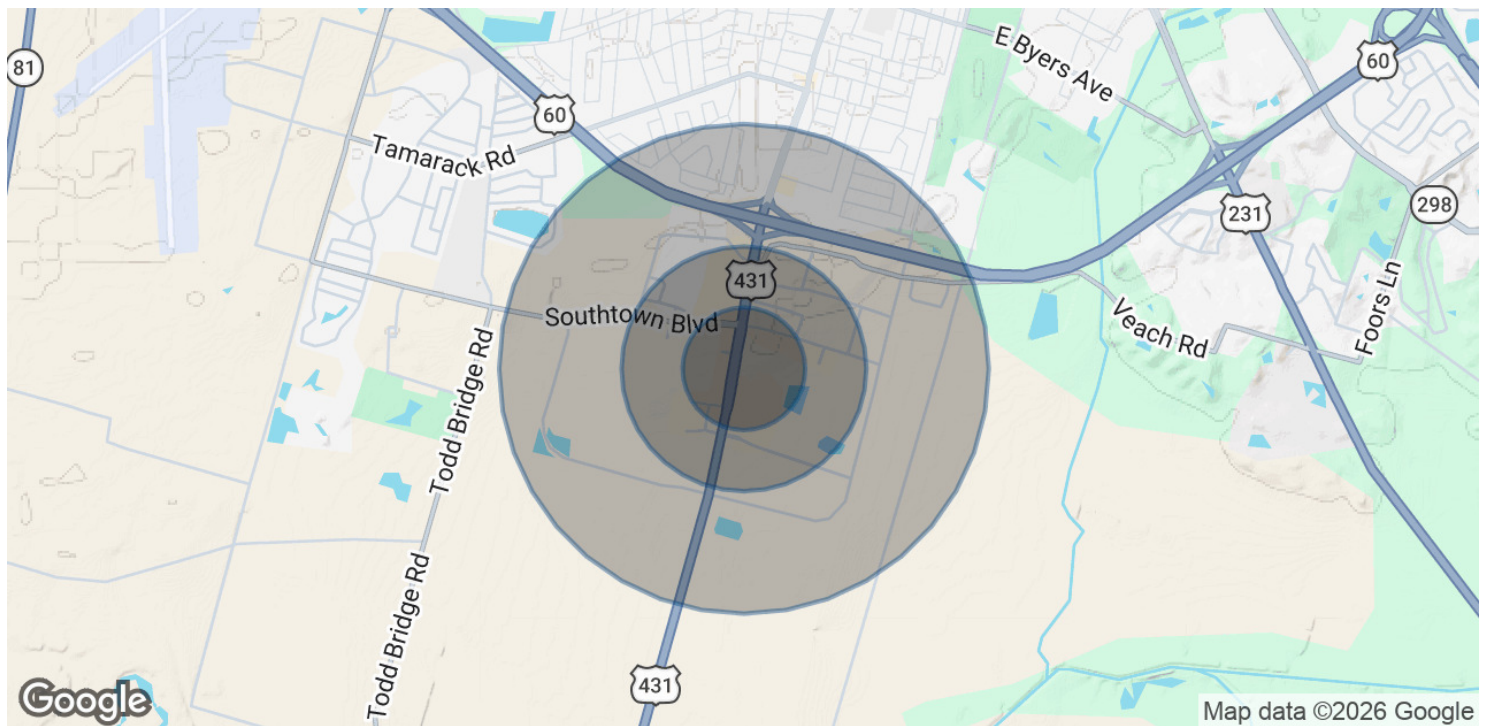
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**For Lease****\$20 SF/yr (NNN)****POPULATION**

	0.25 MILES	0.5 MILES	1 MILE
Total Population	33	137	2,881
Average Age	45.1	43.9	34.9
Average Age (Male)	42.8	41.1	34.5
Average Age (Female)	46.9	46.3	35.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	12	52	1,232
# of Persons per HH	2.8	2.6	2.3
Average HH Income	\$110,327	\$100,382	\$88,904
Average House Value	\$333,473	\$322,306	\$188,139

2023 American Community Survey (ACS)



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**For Lease****\$20 SF/yr (NNN)****JOE HUMPHREYS****Commercial Advisor**

joe@wgbarron.com

Direct: **270.485.1707** | Cell: **270.485.1707****PROFESSIONAL BACKGROUND**

Commercial real estate agent with a background built on discipline, leadership, and hard work. A former NCAA football player at Miami University before finishing his collegiate career at Murray State University, where he earned a bachelor's degree in integrated studies with a minor in Business Administration. While attending Murray State, he also gained experience working in the banking industry.

Today, Joe enjoys helping clients identify commercial real estate opportunities that create long-term value while building relationships founded on trust, integrity, and clear communication. Outside of work, he is passionate about fitness, the outdoors, and growing in his faith.

EDUCATION

Studied at Murray State University



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**For Lease****\$20 SF/yr (NNN)****TODD HUMPHREYS****CEO/Sr. Advisor**

todd@wgbarron.com

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. Todd then sold land to Goodwill Industries to build a new Eastside Owensboro location. The development was completed by selling remaining land and building 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.



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