

3810 Fairview Drive

OWENSBORO, KY



- ±23.68 Acres of Commercial Development Land
- Two ±1 Acre Prime Outparcels Positioned Closest to Kroger Marketplace
- Adjacent to Gateway Commons — Owensboro’s Dominant Retail Corridor
- Ground Lease, Build-to-Suit, or Strategic Sale Considered
- ±21.6 Acre Contiguous Tract for Larger-Scale Development
- Directly Across from New Kroger Marketplace (Opening 2026)
- Approved Future Signalized Intersection at Daviess County Middle School & Kroger Marketplace
- Ideal for Retail, Restaurant, Medical, Hospitality, and Mixed-Use Development



PLACER.AI METRICS



Visits Trend

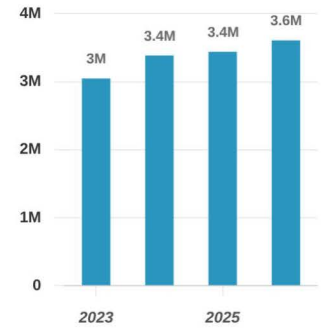
May 1, 2025 - Apr 30, 2026



Visits Trend

Gateway Commons

Calumet Ter, Owensboro, KY



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



Trade Area

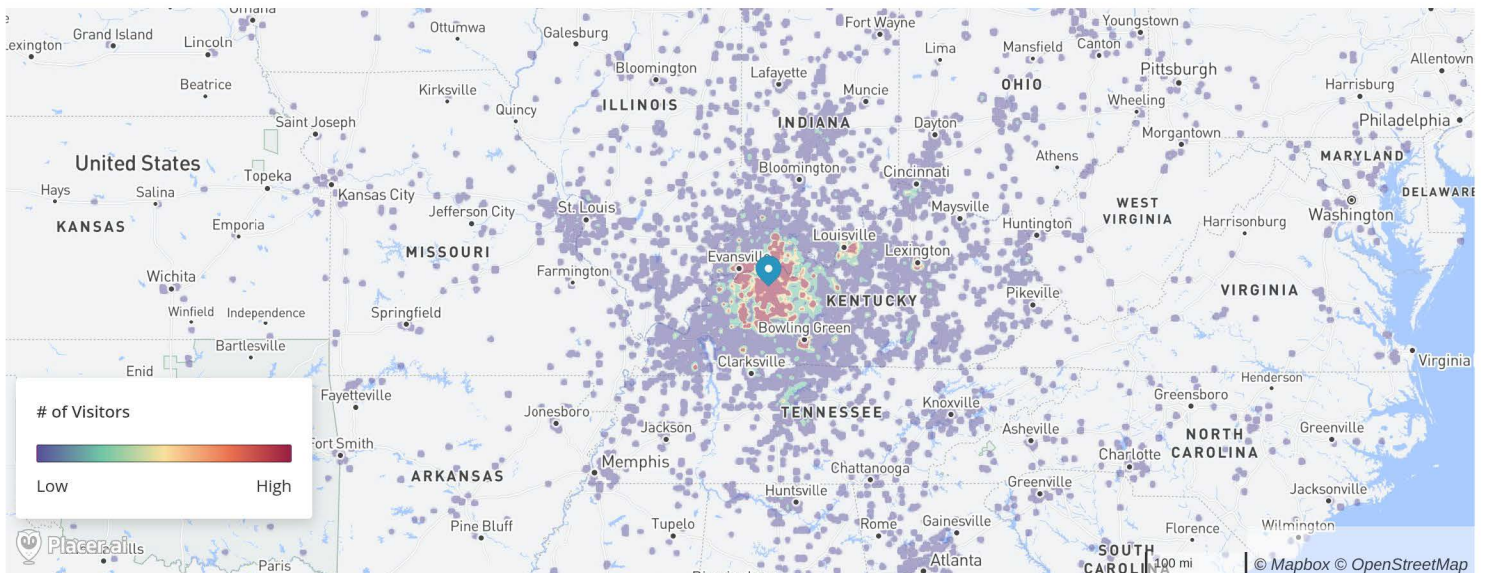
May 1, 2025 - Apr 30, 2026



Trade Area

Gateway Commons

Calumet Ter, 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

Gateway Commons

Calumet Ter, Owensboro, KY

Visits	3.6M	Visit Frequency	8.85
Visitors	407.8K	Avg. Dwell Time	54 Min

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



Trade Area Coverage by Distance

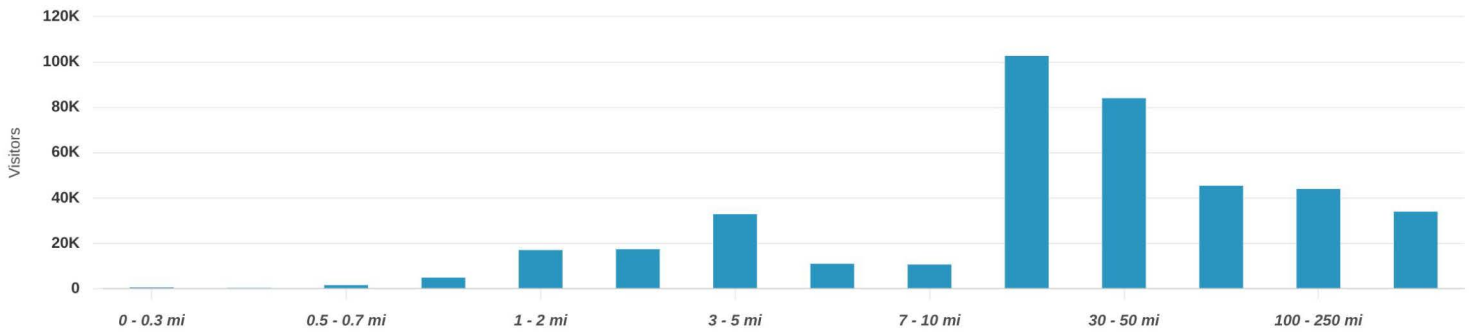
May 1, 2025 - Apr 30, 2026



Trade Area Coverage by Distance

Gateway Commons

Calumet Ter, Owensboro, KY



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



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