

2512 Calumet Trace

OWENSBORO, KY

PREMIER RETAIL OPPORTUNITY IN OWENSBORO'S THRIVING GATEWAY COMMONS

- 23,500 SF Available for Lease
- Former American Freight location - move-in ready box store format
- Publix-anchored Gateway Commons, Owensboro's premier retail corridor
- Part of 320,451 SF retail power center with exceptional co-tenancy
- High-visibility location with abundant parking and easy highway access
- Major National tenant mix including Hobby Lobby, Ross, Burlington, Old Navy, Five Below, Homegoods and Sierra
- Adjacent to 500-bed regional hospital (Owensboro's largest employer)
- Across from new Daviess County Middle School and several other schools
- Surrounded by established residential neighborhoods and continued development

RETAIL POWER CENTER



PRIME 23,500 SF MOVE-IN-READY INLINE OPPORTUNITY POSITIONED BETWEEN BEALLS AND BURLINGTON, WITHIN A PUBLIX-ANCHORED POWER CENTER AND SURROUNDED BY OLD NAVY, BOOT BARN, HOMEGOODS, SIERRA TRADING POST, HOBBY LOBBY AND KIRKLAND'S. A HIGH TRAFFIC



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AGENT & VP OF PROPERTY MANAGEMENT

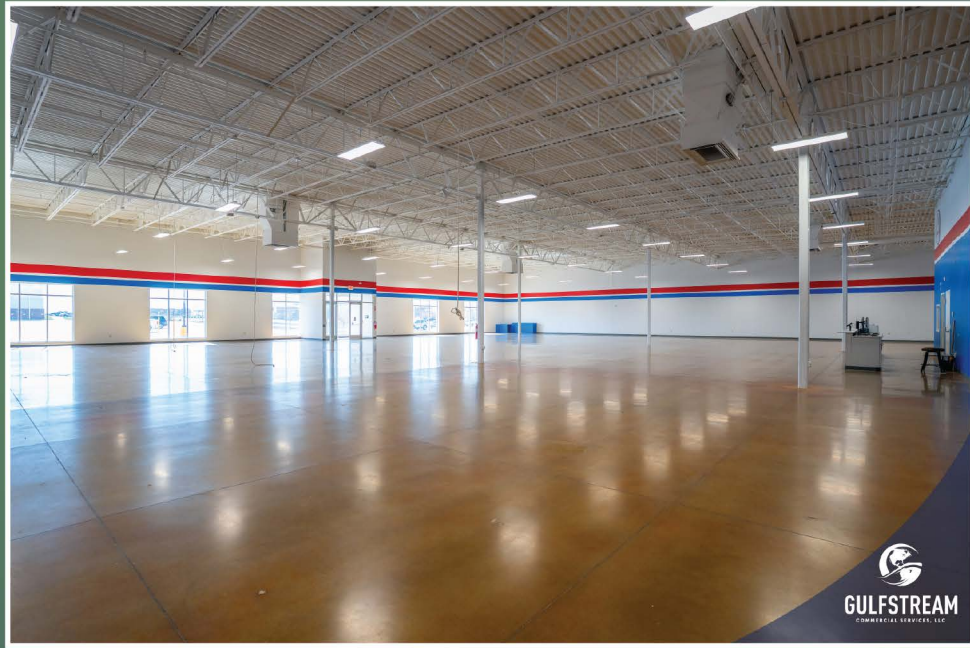
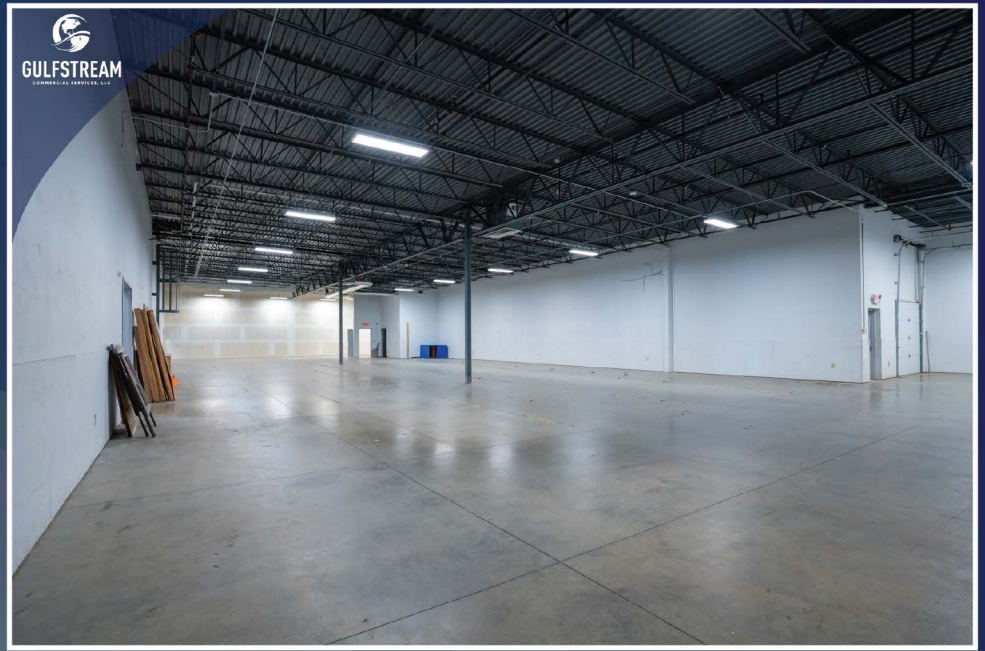
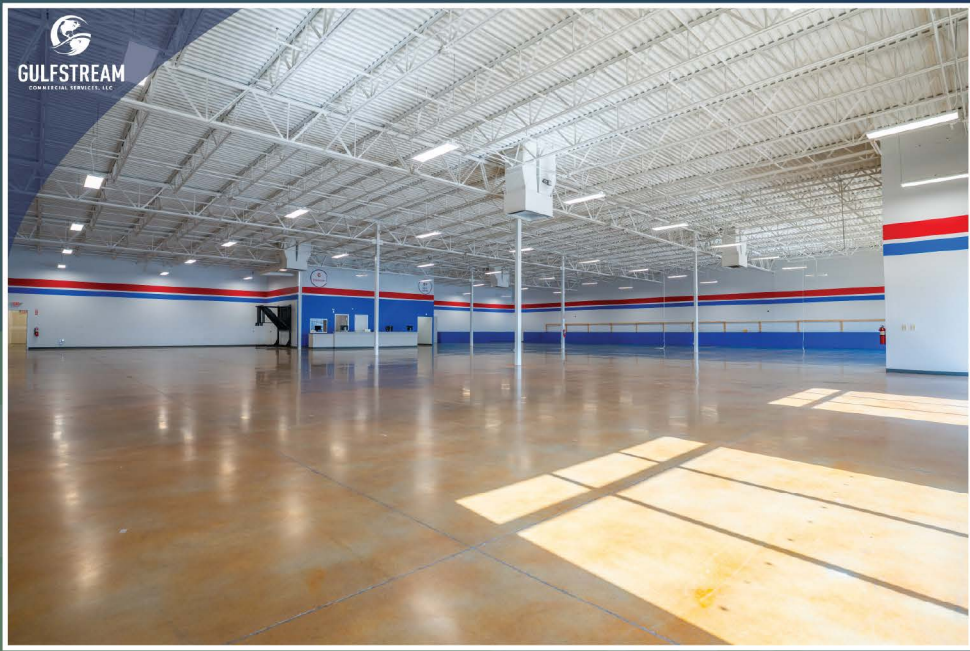
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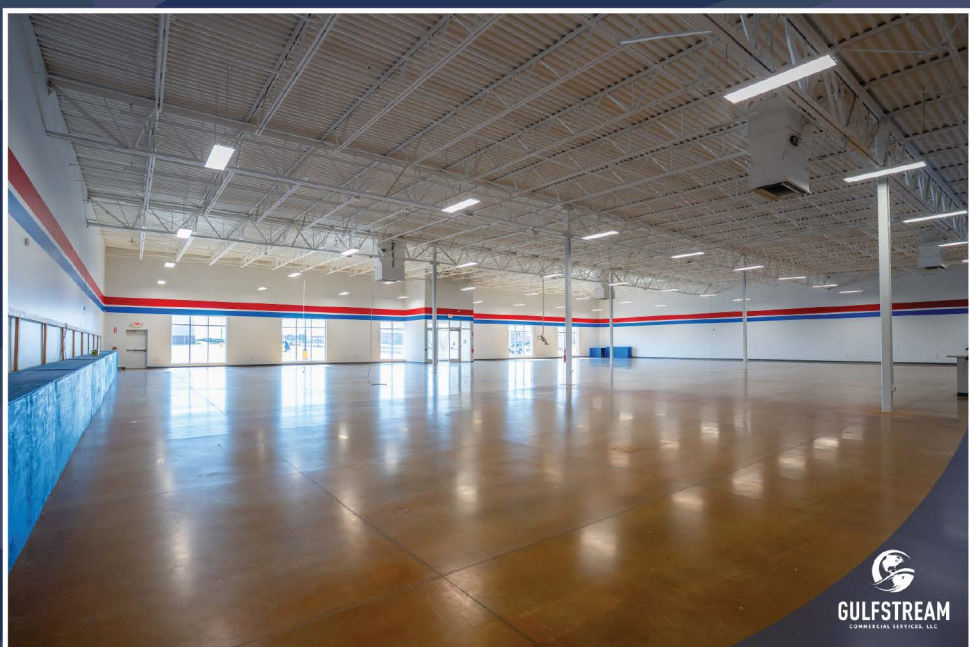
CRE Brokerage, Management, Development,
and **Investment Partners** from the ground up.





GULFSTREAM

COMMERCIAL SERVICES, LLC





Trade Area

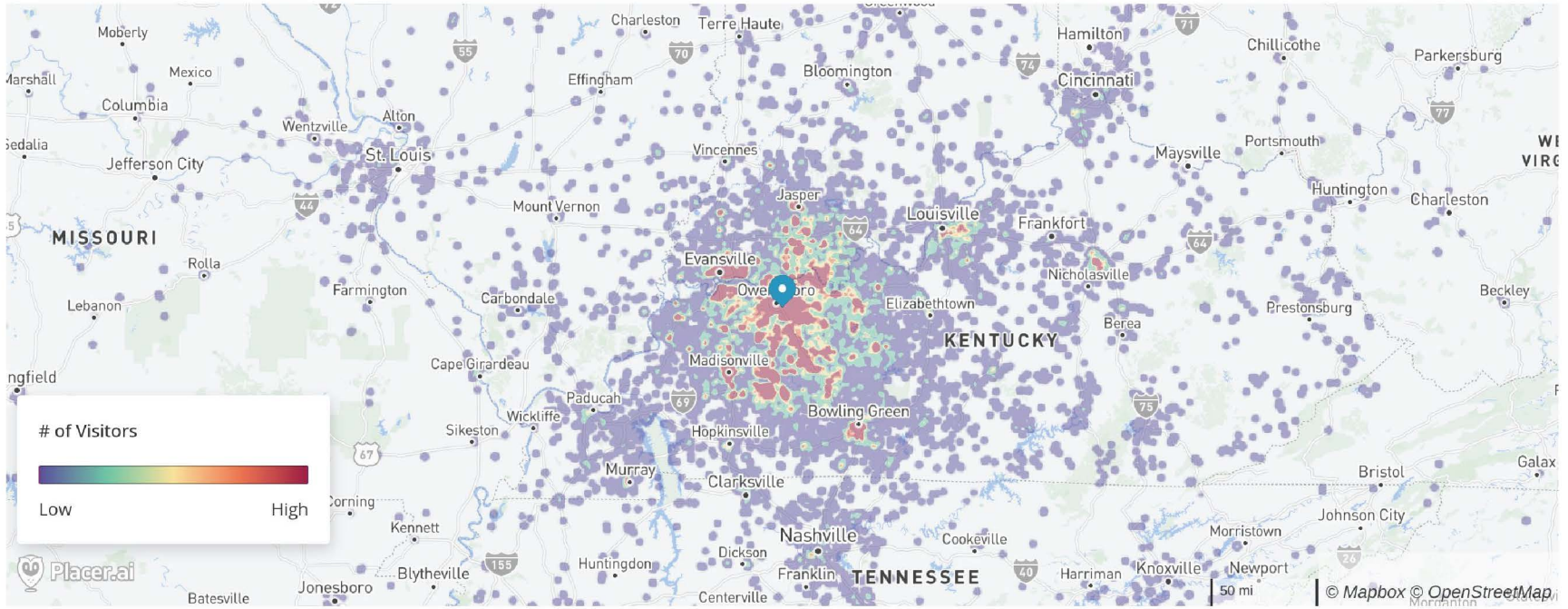
Dec 1, 2024 - Nov 30, 2025



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.

Dec 1st, 2024 - Nov 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Metrics

Dec 1, 2024 - Nov 30, 2025



Metrics

Gateway Commons

Calumet Ter, Owensboro, KY

Visits	3.4M	Visits YoY	+0.7%
Visitors	378.2K	Visits Yo2Y	+13.7%
Visit Frequency	8.93	Visits Yo3Y	+34%
Avg. Dwell Time	50 Min		

Dec 1st, 2024 - Nov 30th, 2025
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Visits Trend

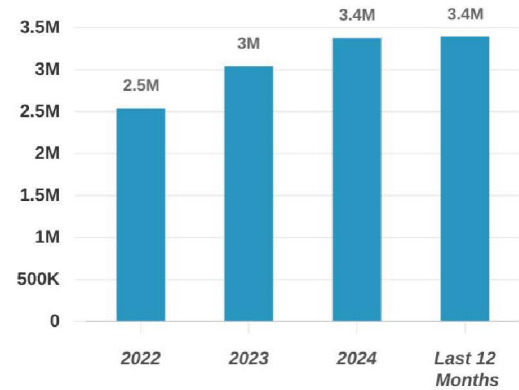
Dec 1, 2024 - Nov 30, 2025



Visits Trend

Gateway Commons

Calumet Ter, Owensboro, KY



Weekly | Visits | Dec 1st, 2024 - Nov 30th, 2025
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