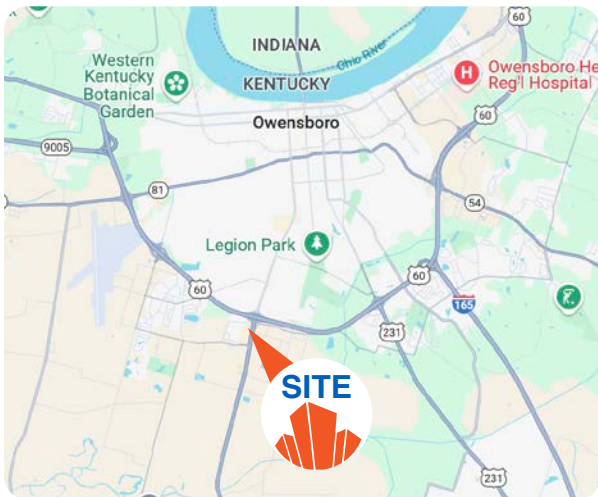




TOWNE SQUARE NORTH

4600 Frederica St. | Owensboro, KY 42301



AVAILABLE:

3,181 SF | 14,729 SF | 53,110 SF

LEASE RATE: NEGOTIABLE

- Anchor, Big Box space available
- Outlot available
- Join Michael's, Buffalo Wild Wings and Office Depot
- Located on Frederica St in Owensboro's retail corridor, with visibility from 30,000+ vehicles daily and easy access to Hwy 60
- Close proximity to Owensboro-Daviess County Regional Airport, Kentucky Community and Technical College and Kentucky Wesleyan College with a combined enrollment of 5,000+ students
- Owensboro is the 4th largest city in Kentucky
- Zoned B-4

JUSTIN BAKER
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(502) 454-0911
(502) 454-4557
(502) 386-5446

AERIAL



SITE

DOLLAR TREE DOLLAR GENERAL
AutoZone

MALL REDEVELOPMENT

Planet Fitness Applebee's
Zaxby's Fazoli's

Mattress Firm T.J. Maxx
Firmhouse Subs SportClips
Cotton Garden Cold Stone Creamery

DOLLAR TREE SALLY BEAUTY Pizza Hut
five BELOW CVS pharmacy SHOE CARNIVAL
T.J. Maxx Target Charleys Starbucks
Cato PetSmart Best Buy JOANN
AT&T Harbor Freight Ulta

AERIAL

SOUTHTOWN BLVD

FREDERICA ST

WENDELL FORD EXPY

38,266 ADT

26,870 ADT



53,110 SF Available



The UPS Store



Davie County Public Schools Central Office



SITE PLAN

SUITE	TENANT	SQ. FT.
4604	Office Depot	23,174 SF
4606	Michaels	23,265 SF
4610	Vacant	53,110 SF
4638	Hibbett Sporting Goods	8,287 SF
4654	Vacant	14,729 SF
4720	Mega Replay	4,021 SF
4724	Plato's Closet	3,523 SF
4736	Buffalo Wild Wings	7,000 SF
4748	Arona	8,053 SF
4760	Vacant	3,181 SF
4764	OneMain Financial	1,875 SF
4768	New China	7,406 SF
4786	Big Bang Comics	5,454 SF

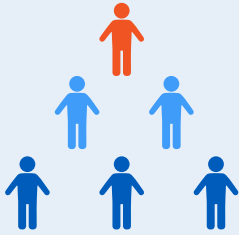


PHOTOS



DEMOGRAPHICS

POPULATION



1 MILE **6,694**
3 MILES **43,694**
5 MILES **72,304**

HOUSEHOLDS



1 MILE **2,920**
3 MILES **19,000**
5 MILES **30,364**

BUSINESSES



1 MILE **278**
3 MILES **1,608**
5 MILES **3,021**

EMPLOYEES



1 MILE **4,388**
3 MILES **19,600**
5 MILES **38,755**

MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS

