

The Three Hundreds

OWENSBORO, KY



- Three-building downtown redevelopment opportunity in the heart of Owensboro
- Located within a downtown growth corridor with multiple high-impact projects underway or near delivery
- Near the future 88,000 SF sportsplex, Home2 Suites, and Riverfront BRIO
- Positioned to benefit from expanding day-to-night activity in the downtown core
- Walkable to major downtown attractions including Smothers Park, the Convention Center, and the Bluegrass Music Hall of Fame
- Flexible reuse and redevelopment potential across multiple building types
- Program-flexible for residential, mixed-use, boutique office, or street-level retail
- Strong visibility within Owensboro's evolving riverfront and entertainment district
- Big Whiskey directly adjacent adds immediate amenity and activation value
- Opportunity to shape a coordinated multi-building presence in a fast-changing downtown corridor

316 WEST 3RD

11,444 SF



300 FREDERICA

7,500 SF



304 FREDERICA

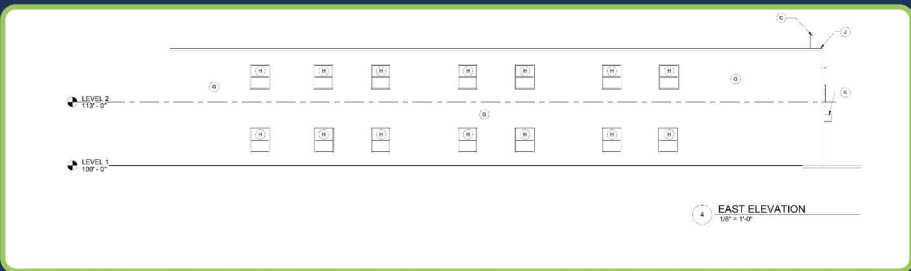
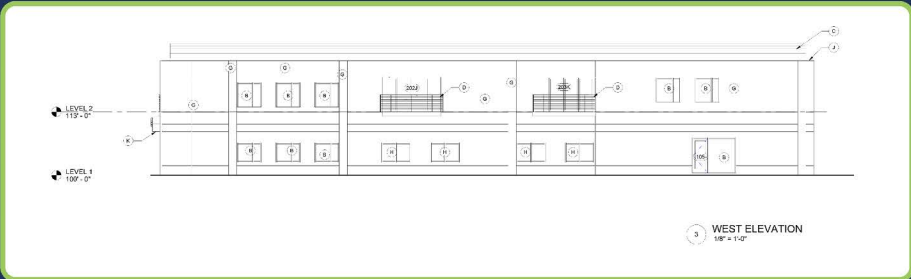
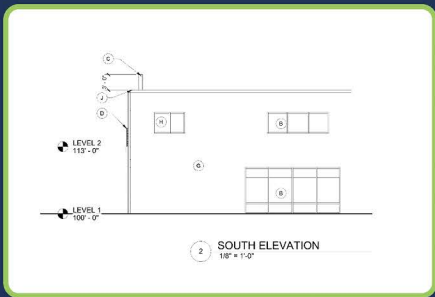
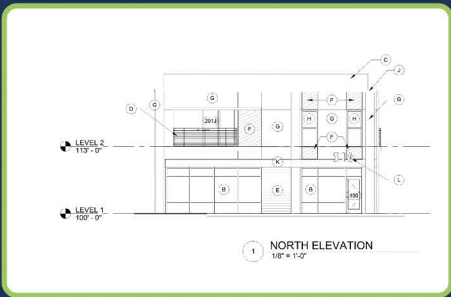
5,000 SF





316 WEST 3RD

THE THREE HUNDREDS

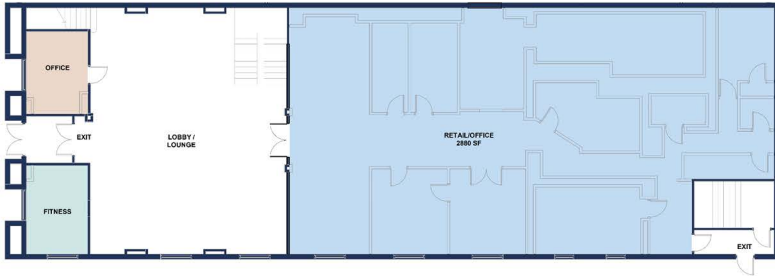


*Structure digitally cleaned to illustrate achievable exterior



300 FREDERICA

THE THREE HUNDREDS



LEVEL 1 (GROUND FLOOR) | +/- 4,500 SF



LEVEL 2 (UPPER FLOOR) | +/- 3,000 SF

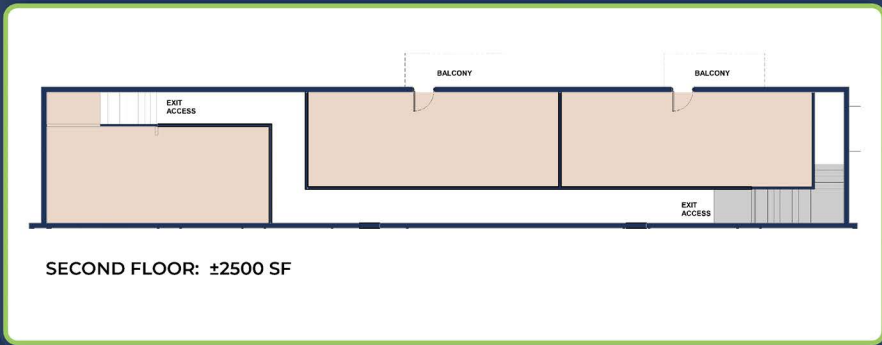
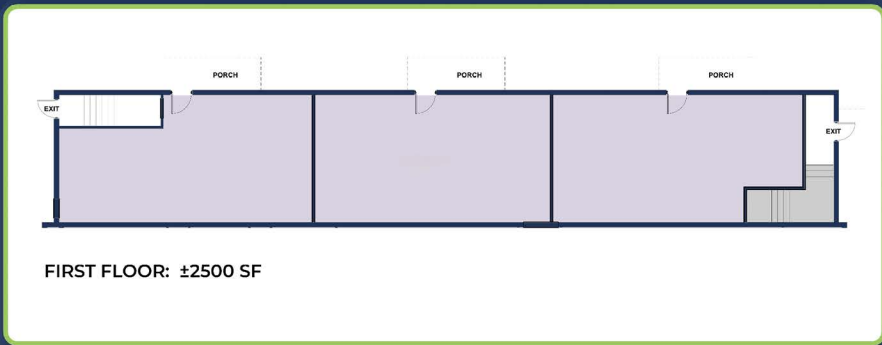


304 FREDERICA

THE THREE HUNDREDS



* Conceptual puposes only



PLACER.AI METRICS



Visits Trend

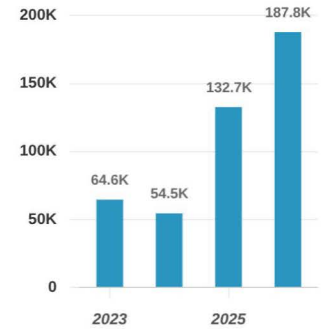
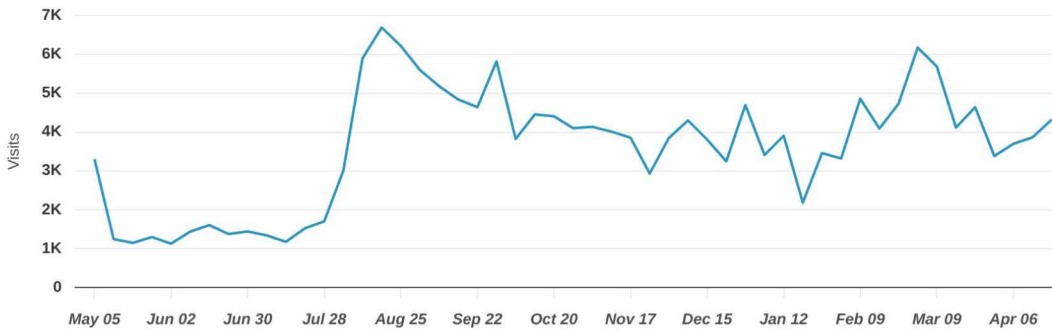
May 1, 2025 - Apr 30, 2026

Visitation data for Big Whiskey's American Restaurant (Nearby Activity 250 ft) is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>



Visits Trend

Big Whiskey's American R...
Frederica St, Owensboro, KY



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



Trade Area

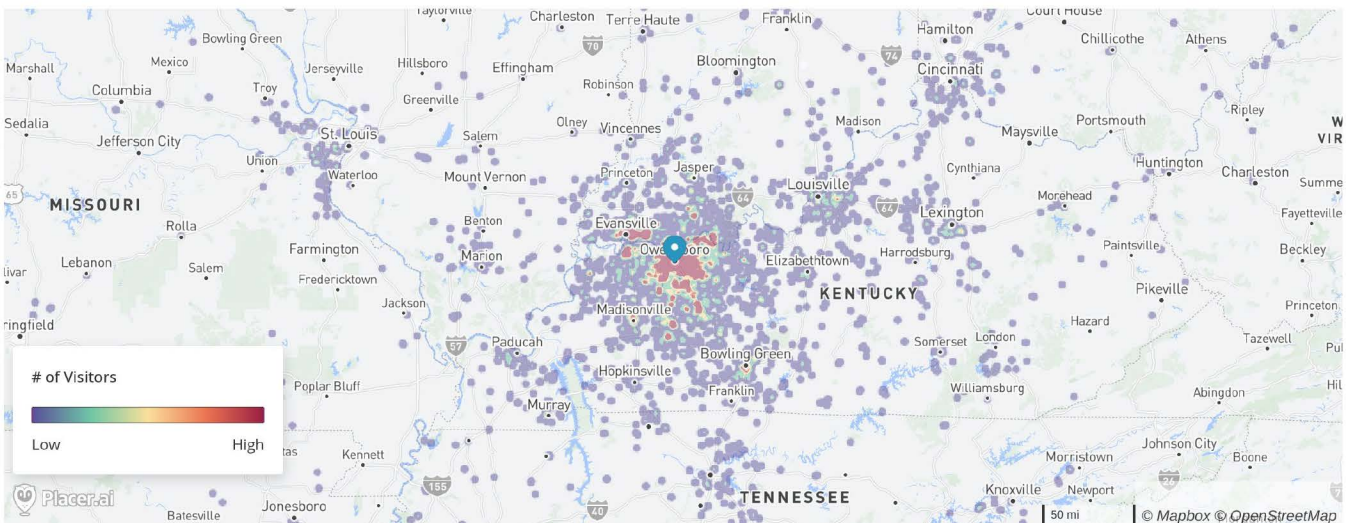
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Trade Area

Big Whiskey's American Re...
Frederica 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



Visitation data for Big Whiskey's American Restaurant (Nearby Activity 250 ft) is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>

Metrics

Big Whiskey's American Re...

Frederica St, Owensboro, KY

Visits	187.8K	Avg. Dwell Time	75 Min
Visitors	91.9K	Visits Yo2Y	+209.6%
Visit Frequency	2.04	Visits Yo3Y	+120.7%

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

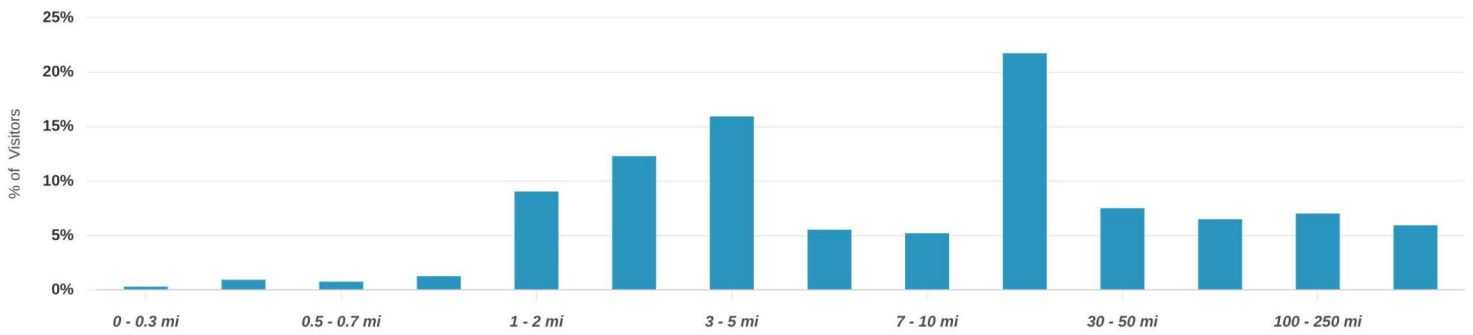
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Trade Area Coverage by Distance

Big Whiskey's American Re...

Frederica 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)



FAHR JUNEJA
PARTNER & PRINCIPAL BROKER

Louisville, KY
(502) 744-1465
fahr@gulfstreamdev.com



HAYDEN RINEY
LICENSED AGENT

Owensboro, KY
(270) 993-2056
hriney@gulfstreamdev.com

