

# 3151 Highland Pointe

## OWENSBORO, KY



HIGH-VISIBILITY RETAIL + OFFICE OPPORTUNITY IN OWENSBORO'S STRONGEST RETAIL CORRIDOR – NOW OFFERED IN FLEXIBLE SUITE CONFIGURATIONS

- ▲ Up to 48,762 SF Available
  - Configurable into retail storefronts + rear office suites (see plan)
- 🏠 Front-Facing Retail Presence
  - Dedicated retail bays (R1 & R2) with direct parking lot exposure
- 🏢 Professional Office / Flex in Rear
  - O1-O3 ideal for office, medical, service users, or flex conversion
- 🚗 Exceptional Parking Ratio
  - ±275 on-site spaces – supports multi-tenant layout
- 🚗 Strong Traffic Exposure
  - Positioned near major anchors with 38,000+ ADT
- 🏪 Premier Retail Adjacency
  - Walmart, Academy, Starbucks, McDonald's, Courtyard & more
- 🏷️ Flexible Deal Structures
  - Lease or sale | Suites or full-building opportunity

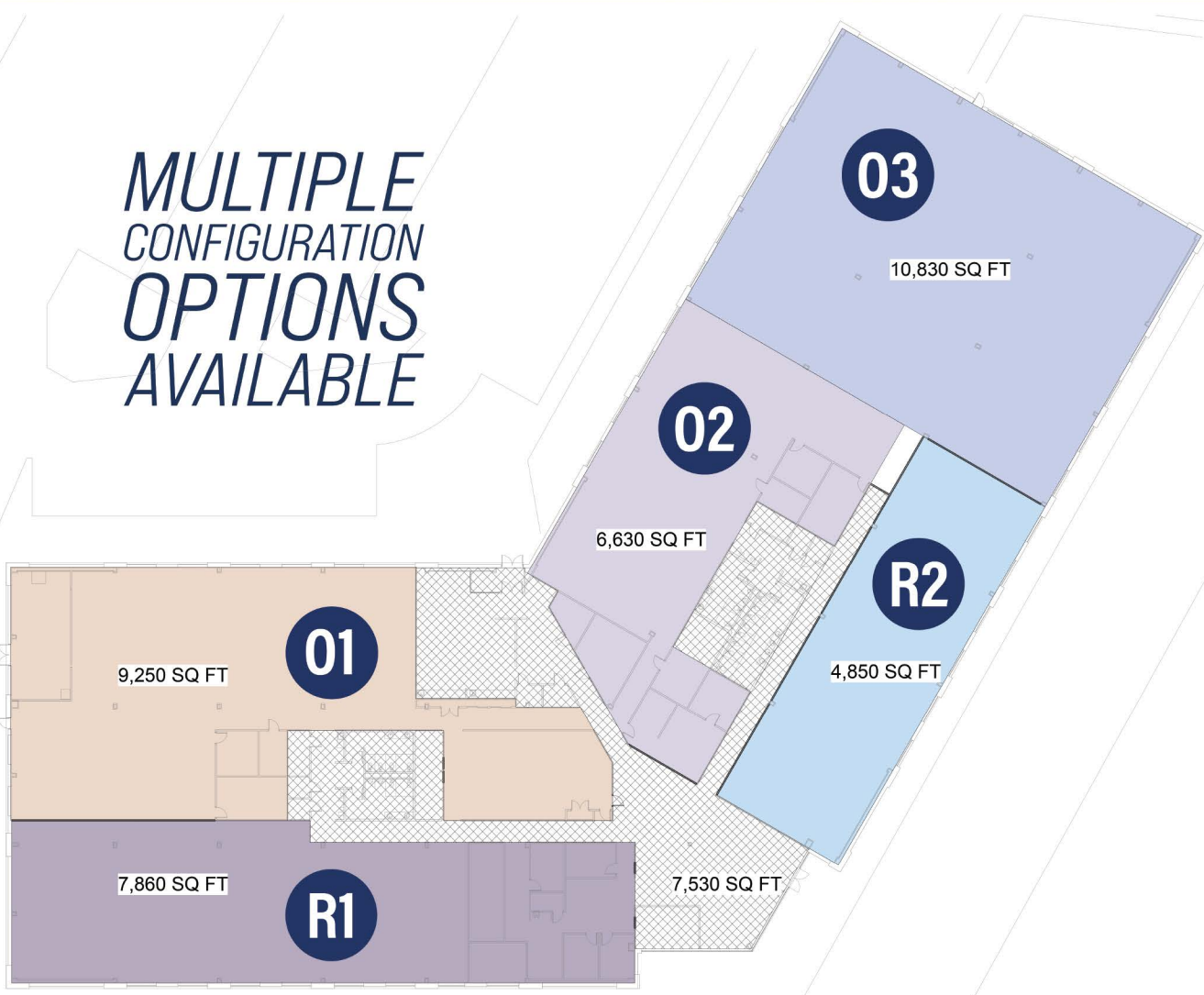
Immediate Availability | Multiple Layout Options Available | Subdivision Ready





3151 HIGHLAND POINTE DR.

MULTIPLE  
CONFIGURATION  
OPTIONS  
AVAILABLE

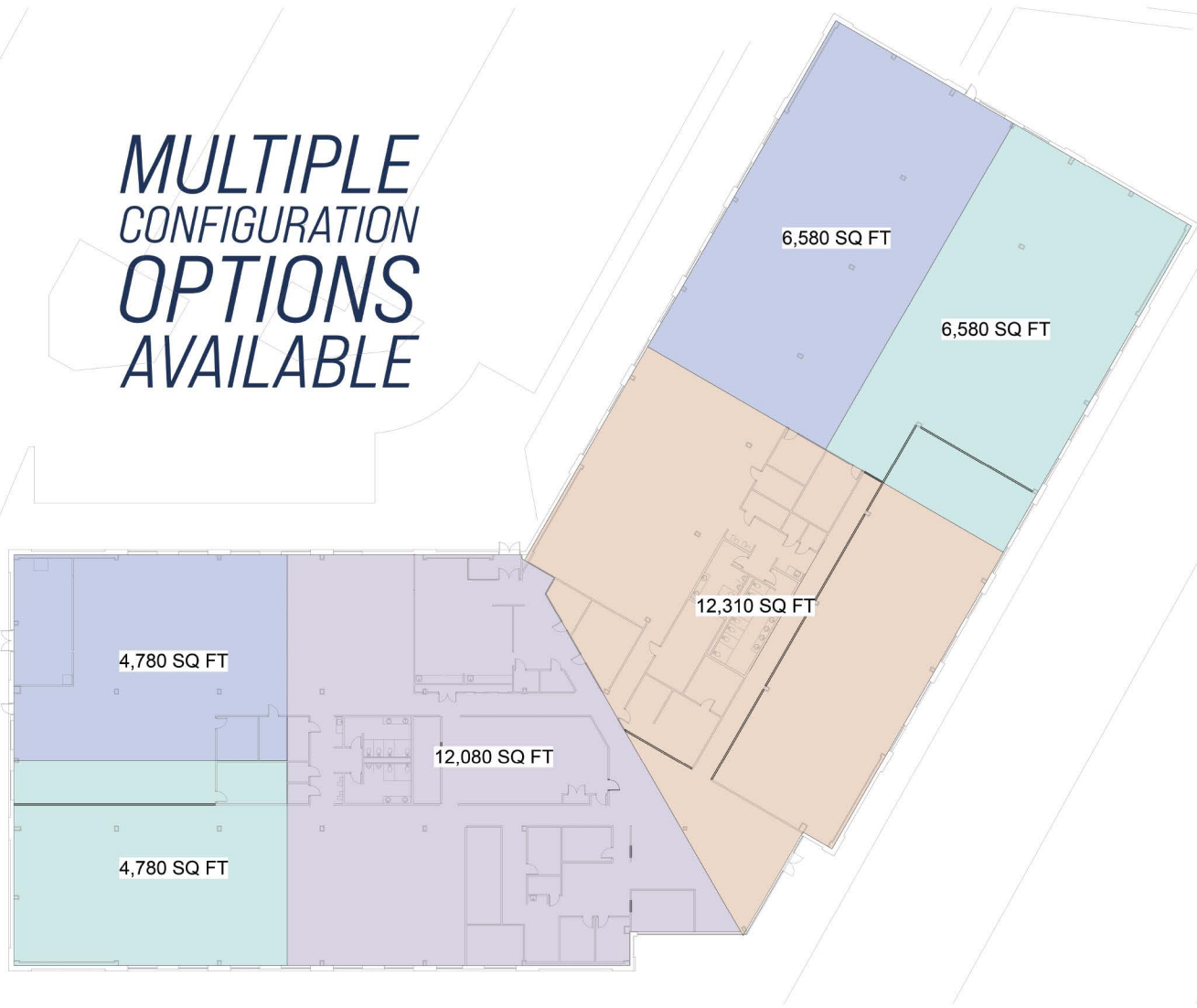


FLOORPLAN OPTION 1



3151 HIGHLAND POINTE DR.

MULTIPLE  
CONFIGURATION  
OPTIONS  
AVAILABLE



FLOORPLAN OPTION 2



**FAHR JUNEJA**

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**GULFSTREAM**

COMMERCIAL SERVICES, LLC





## Trade Area

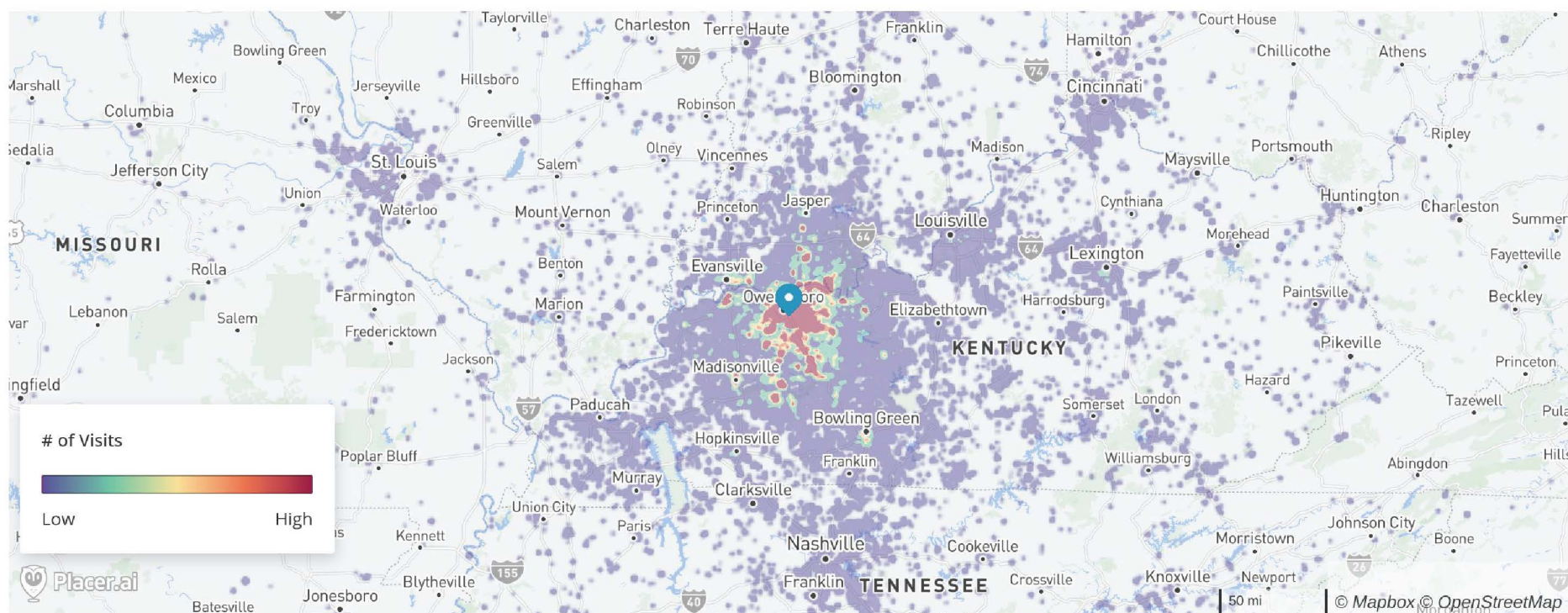
Mar 1, 2025 - Feb 28, 2026



### Trade Area

#### Highland Pointe

Owensboro, KY



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Mar 1st, 2025 - Feb 28th, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)





## Visits Trend

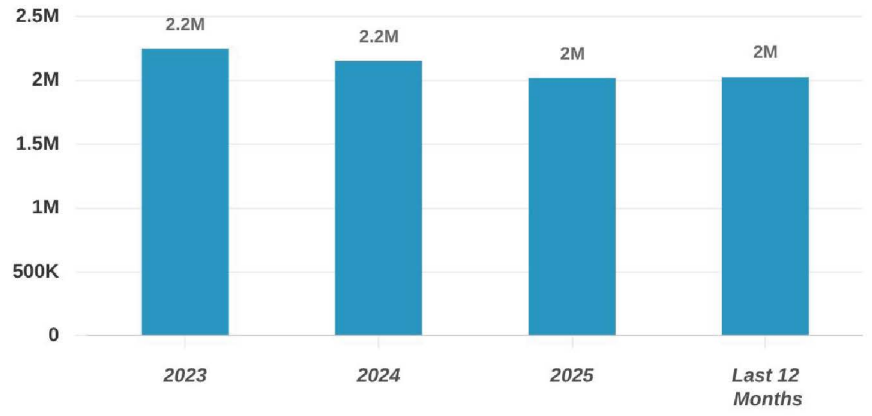
Mar 1, 2025 - Feb 28, 2026



### Visits Trend

#### Highland Pointe

Owensboro, KY



Weekly | Visits | Mar 1st, 2025 - Feb 28th, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



## Metrics

Mar 1, 2025 - Feb 28, 2026



### Metrics

#### Highland Pointe

Owensboro, KY

Visits	2M	Visit Frequency	4.69
Visitors	432.1K	Avg. Dwell Time	69 Min

Mar 1st, 2025 - Feb 28th, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



## Trade Area Coverage by Distance

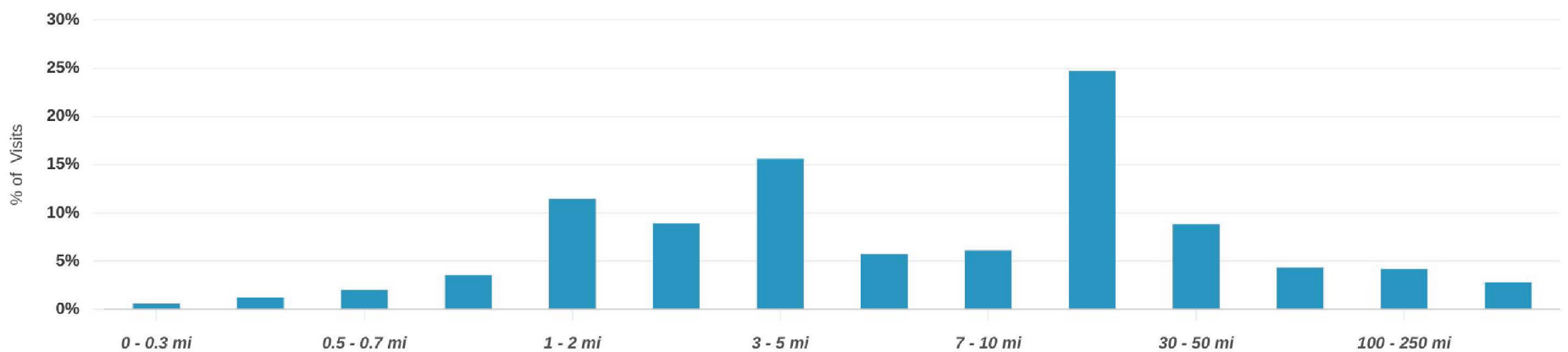
Mar 1, 2025 - Feb 28, 2026



### Trade Area Coverage by Distance

#### Highland Pointe

Owensboro, KY



Home Location | % of Visits | Min Visits: 1 | Mar 1st, 2025 - Feb 28th, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



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