

RESTAURANT/BAR

\$14.00 Psf

Modified Gross

5 year term



RETAIL LEASING OPPORTUNITY

2509 W Parrish Ave | Owensboro, KY 42301

**For Lease****\$14 SF/yr (NNN)****OFFERING SUMMARY**

Lease Rate:	\$14 SF/yr (NNN)
Building Size:	6,834 SF
Available SF:	2,900 SF
Lot Size:	37,585 SF
Year Built:	1978
Zoning:	B-4

PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at 2509 W Parrish Ave in Owensboro, KY. This prime property offers a highly competitive lease rate of \$14.00 Psf, NNN, with a favorable 5-year term, providing businesses with a flexible and attractive arrangement. Boasting an inviting patio area, two stages for live music performances, and ample parking, the property is ideal for hosting a variety of events and gatherings. With its modern amenities, spacious layout, and versatile features, this leasing opportunity presents a compelling option for businesses seeking to establish a unique and dynamic presence. Take advantage of this premier offering and elevate your business to new heights in this exceptional space.

LOCATION OVERVIEW

Located in the heart of Owensboro, KY, this restaurant/bar location offers excellent visibility in an area surrounded by an abundance of amenities and attractions. Enjoy easy access to a diverse range of dining options, entertainment venues, and retail establishments, making the location both convenient and inviting for a vibrant community and ideal for food and beverage operators.



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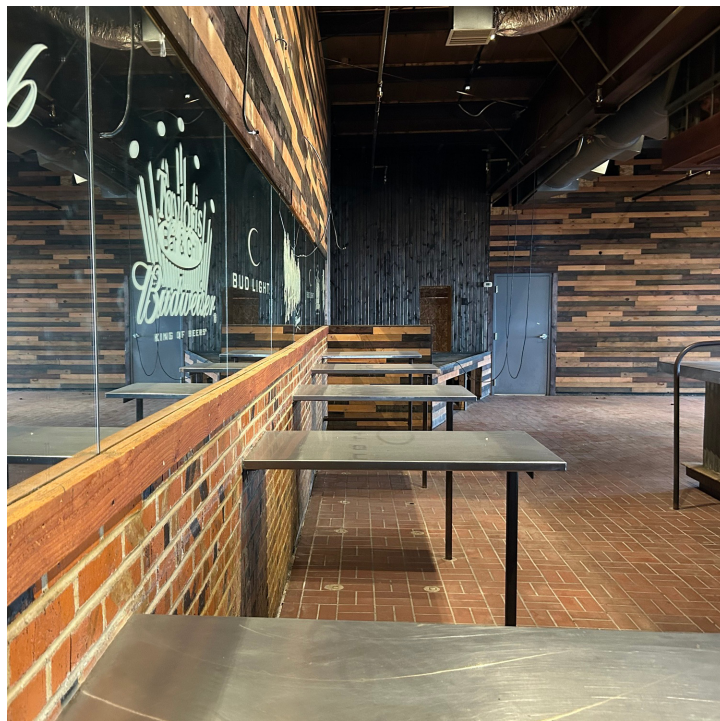
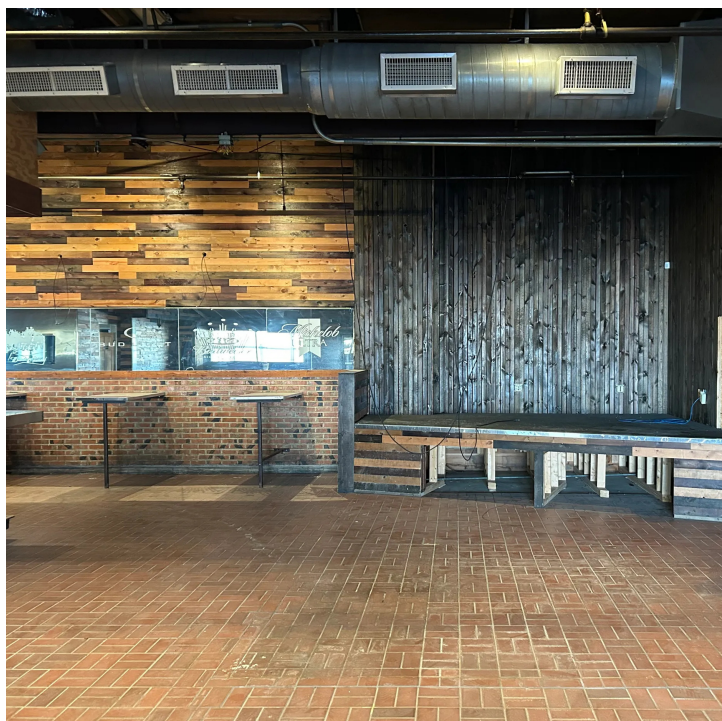
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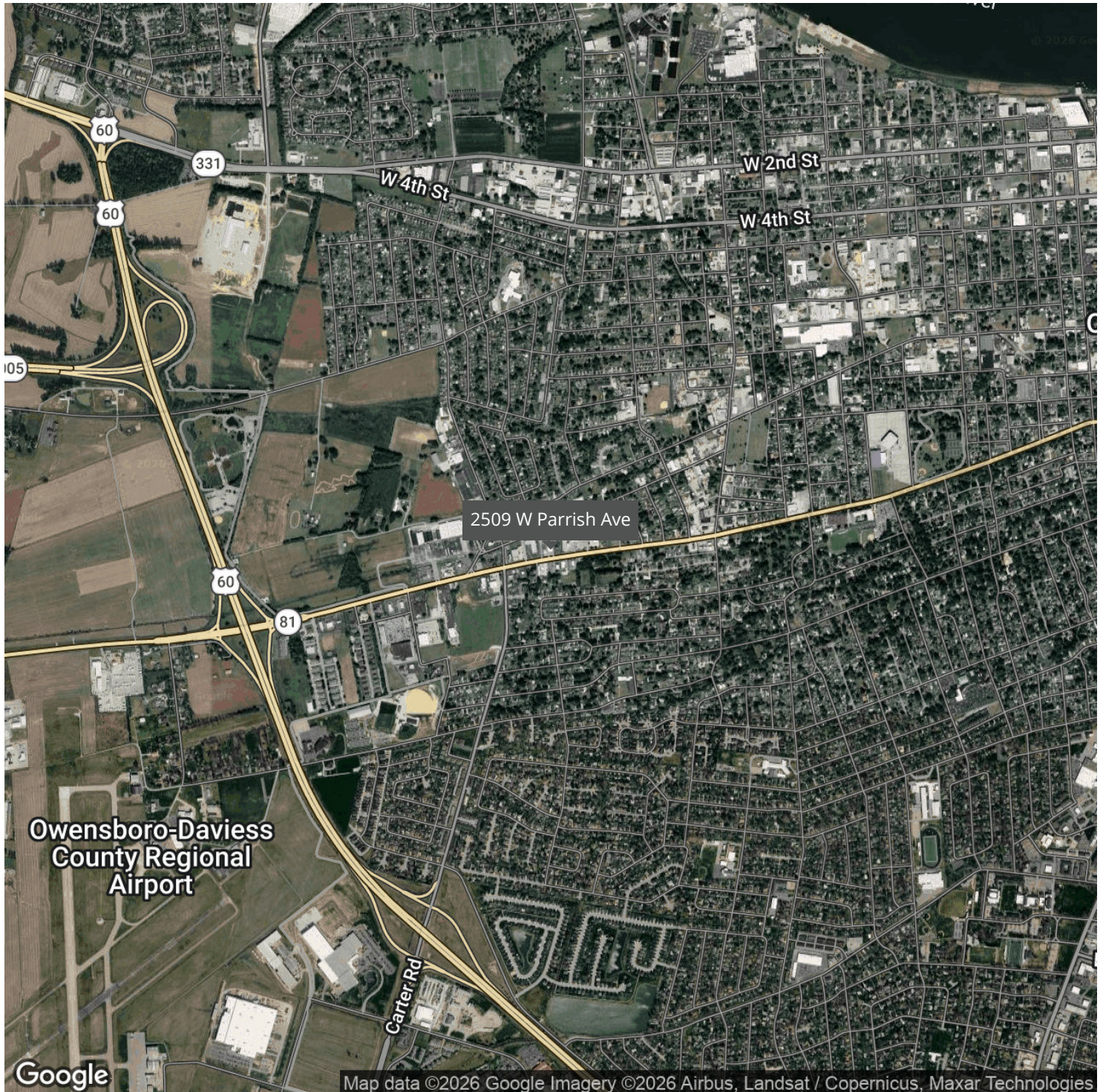
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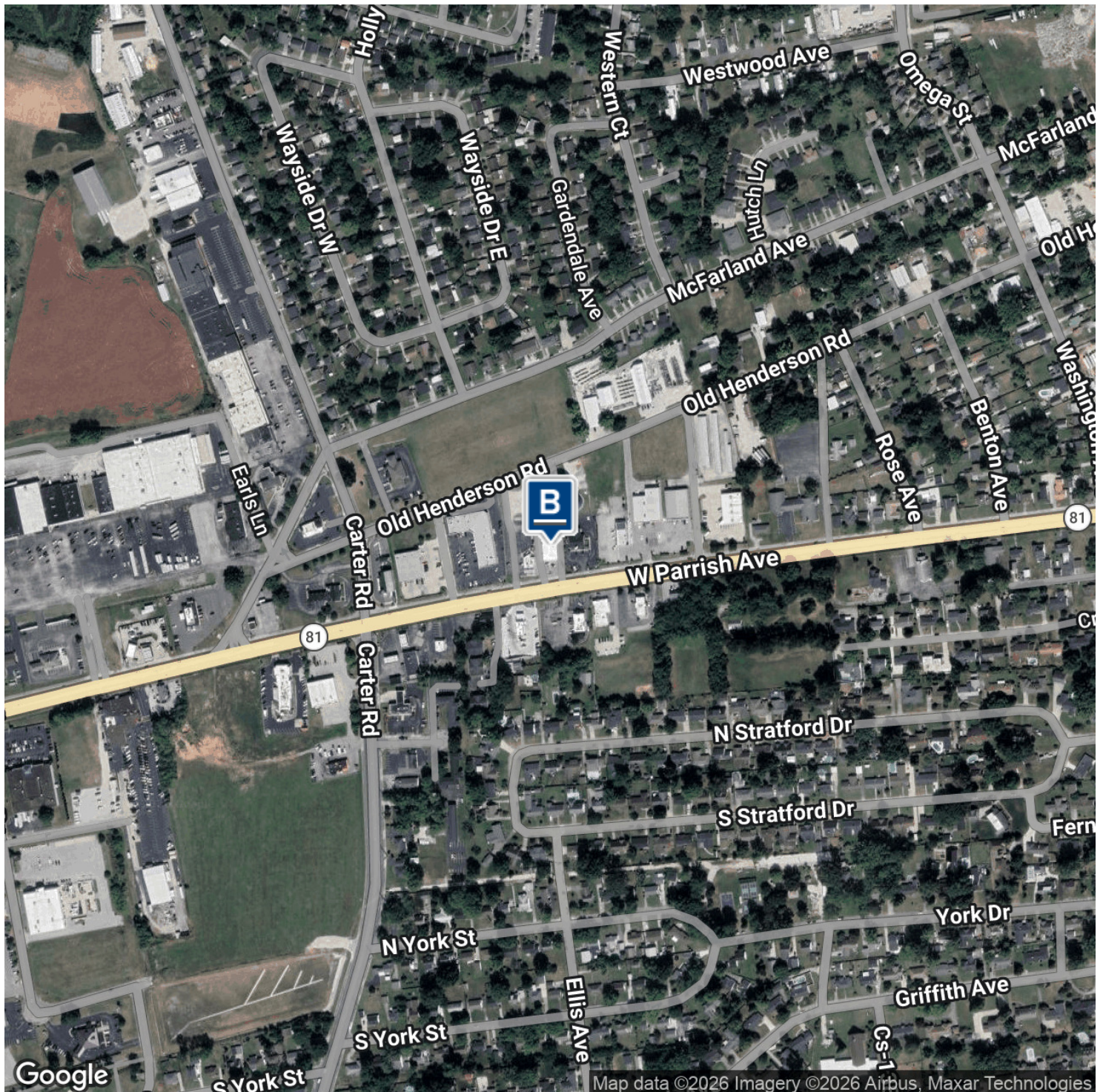
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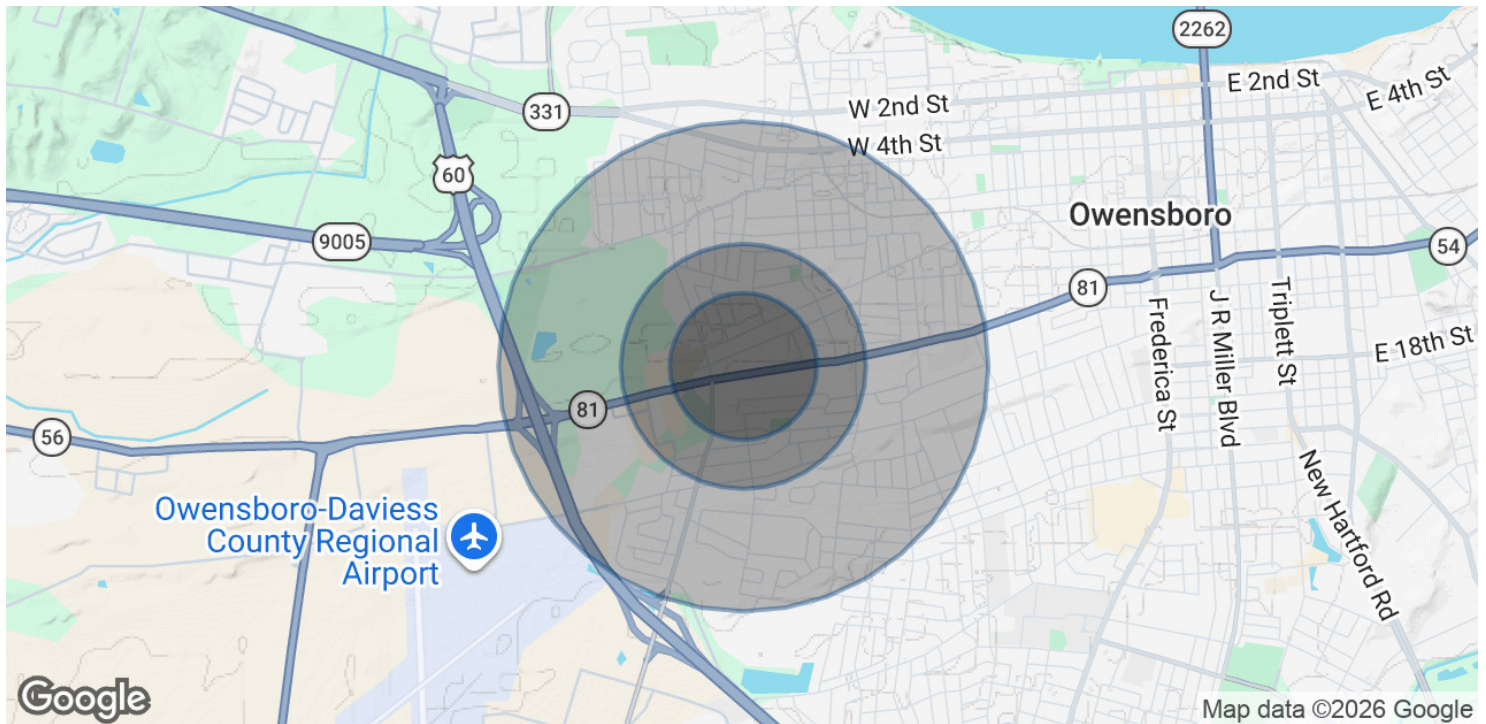
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**For Lease****\$14 SF/yr (NNN)****POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,044	2,809	11,236
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	408	1,113	4,678
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$60,671	\$60,165	\$72,610
Average House Value	\$183,736	\$170,423	\$168,509

2020 American Community Survey (ACS)



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**For Lease****\$14 SF/yr (NNN)****TODD HUMPHREYS****CEO/Sr. Advisor**

todd@wgbarron.com

Direct: **270.926.1101 x120** | Cell: **270.929.1236**

KY #222972

PROFESSIONAL BACKGROUND

Todd Humphreys brings nearly four decades of leadership experience spanning retail management, banking, commercial lending, real estate development, and commercial real estate brokerage. Todd began his professional career in 1986 with Kinney Shoe Corporation, where he served as a Retail Sales Manager. After five successful years in retail management, he transitioned into the financial services industry as a Branch Manager with ITT Financial. Two years later, he entered the banking sector, beginning a distinguished 20-year career that included leadership roles at three different financial institutions.

Throughout his banking career, Todd held positions as a Branch Manager, Mortgage Loan Officer, Business Banking Officer overseeing ten branch locations, and ultimately Vice President of Commercial Lending during the final five years of his banking tenure. His extensive experience in commercial finance provided him with a strong foundation in business development, lending, investment analysis, and client relationship management.

In 2009, Todd shifted his focus to commercial real estate development and property management by joining Gateway Commercial Properties. During his time there, he played a key role in the development of approximately seven acres adjacent to Walmart on Highway 54 in Owensboro, Kentucky. The project included the construction and successful leasing of two retail strip centers. Todd also facilitated the sale of land to Goodwill Industries for the development of its East Owensboro location and was instrumental in completing the development through additional land sales and the construction of office facilities for Kentucky Farm Bureau and DaVita Dialysis.

In 2020, Todd joined Barron Commercial Group, Owensboro's only dedicated commercial real estate brokerage firm. With more than 50 years of commercial real estate experience, Barron Commercial Group has established itself as a trusted leader in commercial sales, leasing, development, property management, and tenant representation. Through Barron's extensive network of commercial real estate relationships in major markets across the United States, Todd provides clients with the expertise, resources, and market access needed to achieve their real estate objectives, whether locally or nationally.

Todd's diverse background in banking, commercial lending, development, and brokerage gives him a unique perspective in helping investors, business owners, developers, landlords, and tenants navigate complex commercial real estate transactions. His commitment to integrity, service, and results continues to make him a trusted advisor throughout the region.

EDUCATION

Studied Business Administration at Western Kentucky University



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**For Lease****\$14 SF/yr (NNN)****JOE HUMPHREYS****Commercial Advisor**

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Direct: **270.485.1707** | Cell: **270.485.1707****PROFESSIONAL BACKGROUND**

Commercial real estate agent with a background built on discipline, leadership, and hard work. A former NCAA football player at Miami University before finishing his collegiate career at Murray State University, where he earned a bachelor's degree in integrated studies with a minor in Business Administration. While attending Murray State, he also gained experience working in the banking industry.

Today, Joe enjoys helping clients identify commercial real estate opportunities that create long-term value while building relationships founded on trust, integrity, and clear communication. Outside of work, he is passionate about fitness, the outdoors, and growing in his faith.

EDUCATION

Studied at Murray State University



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