

304 Frederica St.

OWENSBORO, KY



- Part of the three-building redevelopment at 300 Frederica Street, positioned for flexible, partner-driven reuse in downtown
- 5,000 SF total across two levels (2,500 SF per floor) with efficient floor plates
- Program-flexible: residential, street-level retail, boutique office, or mixed-use potential
- Located in a downtown growth corridor with multiple high-impact projects underway/near delivery
- Near key catalysts: 88,000 SF Sportsplex, Home2 Suites (144 rooms), and Riverfront BRIO (117 units)
- Residential-forward concepts shown, but true value is optionality depending on demand and final design
- Marketable by floor or full-building depending on tenant/user strategy
- Big Whiskey directly across the street (amenity + visibility supporting street-level activation)

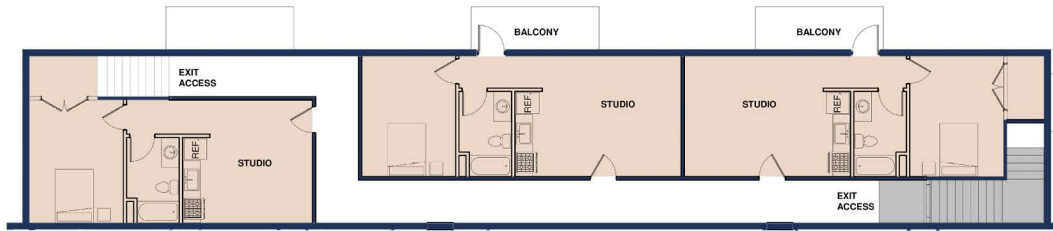


CONCEPTUAL PURPOSES ONLY

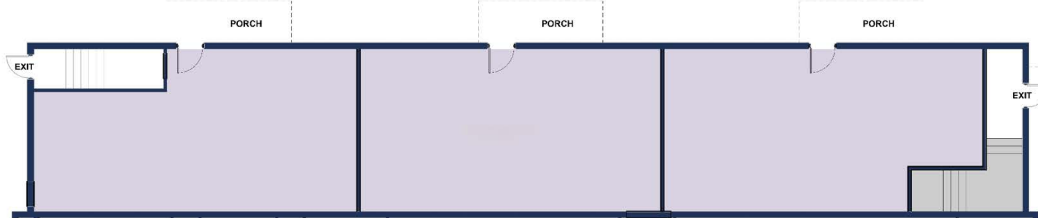




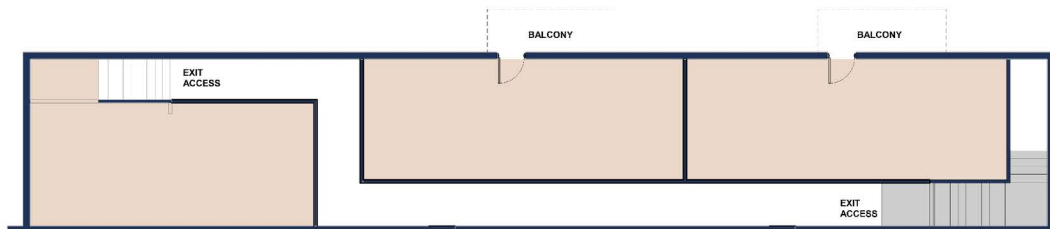
FIRST FLOOR PLAN: ±2500 SF
1/8" = 1'-0"



SECOND FLOOR PLAN: ±2500 SF
1/8" = 1'-0"



FIRST FLOOR: ±2500 SF



SECOND FLOOR: ±2500 SF



PLACER.AI METRICS



Visits Trend

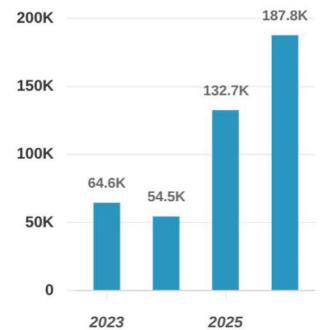
May 1, 2025 - Apr 30, 2026

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



Metrics


May 1, 2025 - Apr 30, 2026



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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)

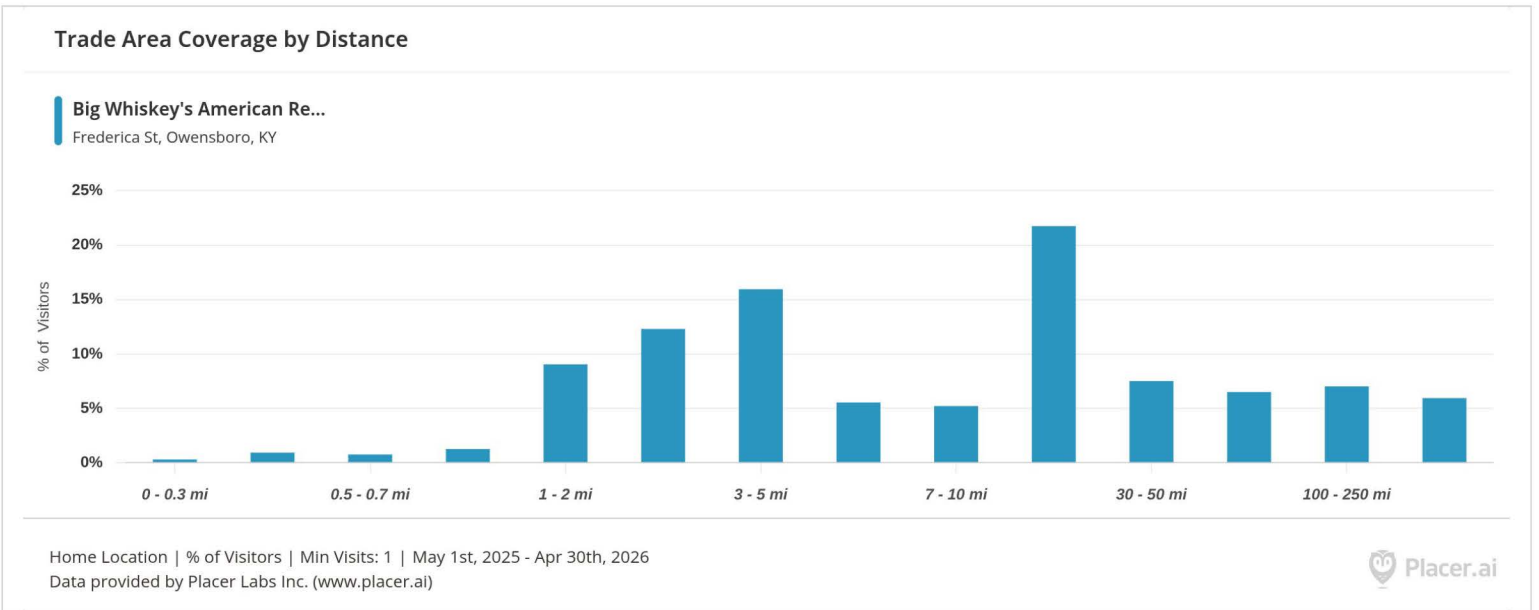



Trade Area Coverage by Distance

May 1, 2025 - Apr 30, 2026



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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



GULFSTREAM
COMMERCIAL SERVICES, LLC