

316 West 3rd

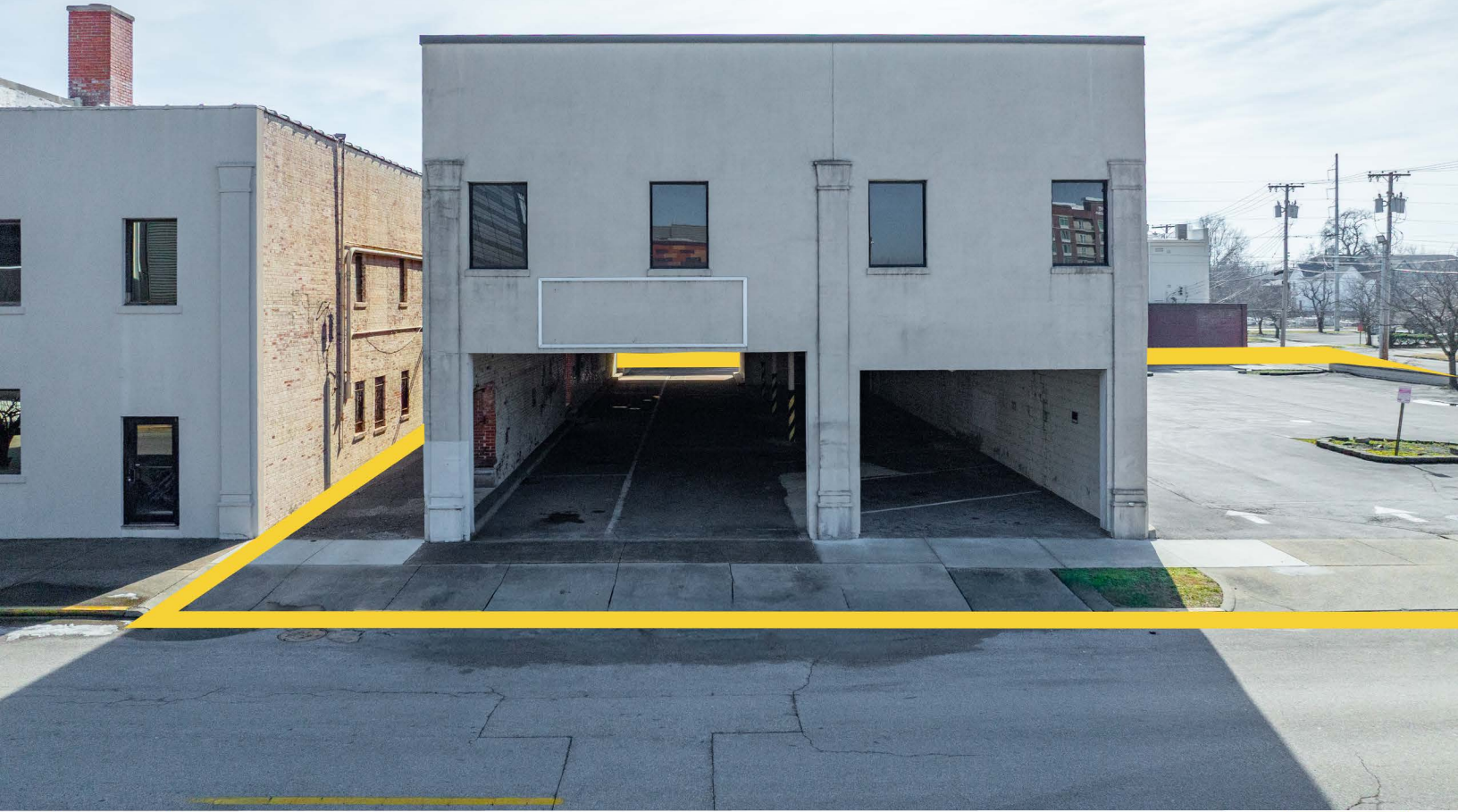
OWENSBORO, KY



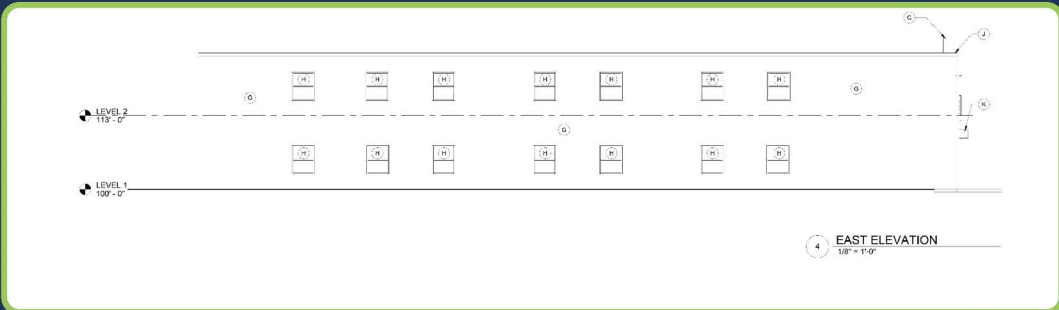
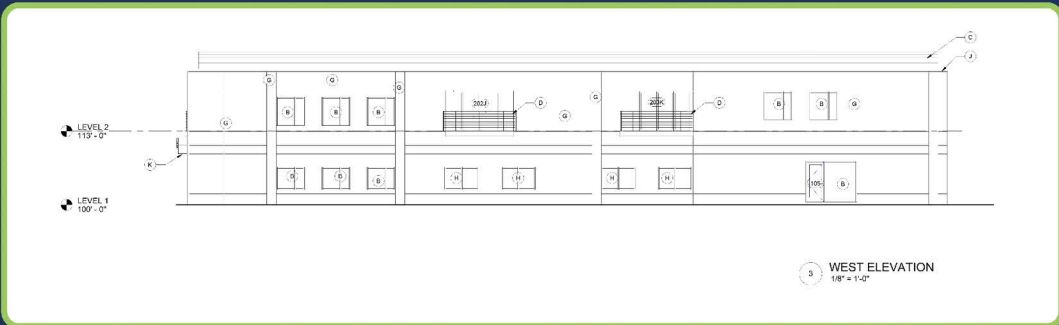
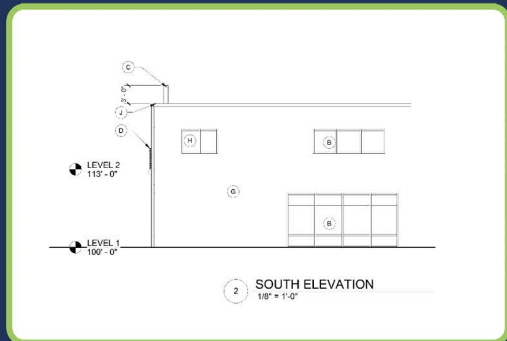
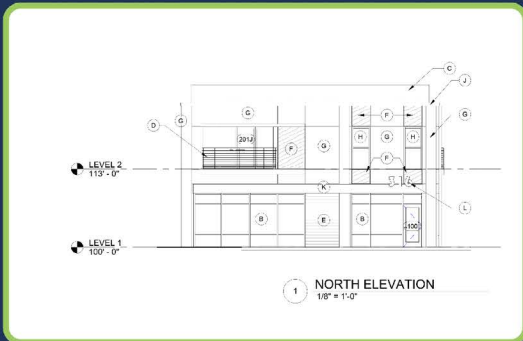
- Two-story downtown live/work repositioning opportunity with flexible end-use potential
- 11,444 SF total with efficient 5,722 SF floor plates (per level)
- Marketed by floor or full-building to fit a wide range of users and partnership structures
- Concept plans illustrate residential potential, but program can shift to residential, retail, and/or office based on demand and partner vision
- Walkable to major downtown attractions including Smothers Park, the Convention Center, and the Bluegrass Music Hall of Fame
- Part of a three-building, single-ownership downtown portfolio (coordinated redevelopment + leasing strategy)
- Located in a downtown growth corridor with multiple high-impact projects underway/near delivery
- Near major catalysts: 88,000 SF Sportsplex, Home2 Suites (144 rooms), and Riverfront BRIO (117 units)
- Big Whiskey open directly across the street (day-to-night amenity + visibility supporting street-level activation)
- Opportunity to shape a coordinated multi-building presence in a fast-changing downtown corridor





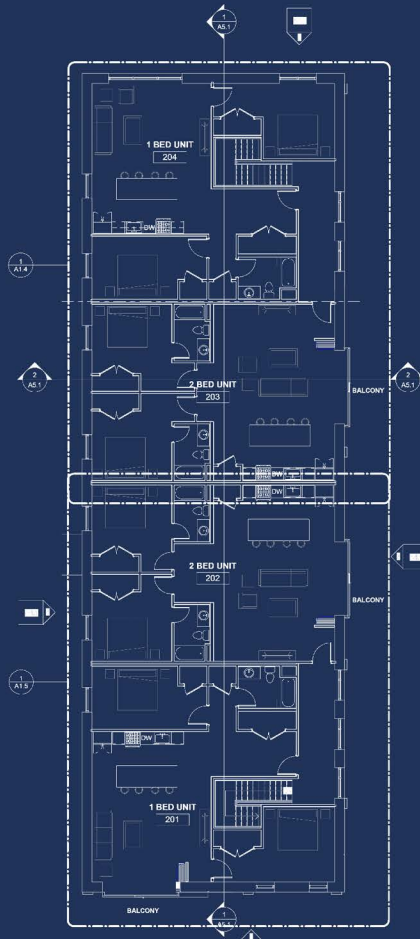


316 WEST 3RD STREET

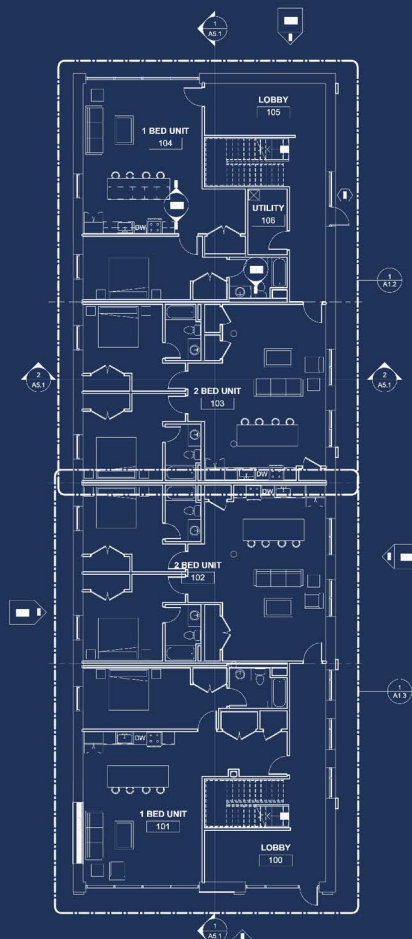


EXAMPLE ELEVATIONS

316 WEST 3RD STREET



OVERALL SECOND FLOOR PLAN
1/8" = 1'-0"



OVERALL FIRST FLOOR PLAN
1/8" = 1'-0"

EXAMPLE FLOOR PLANS



PLACER.AI METRICS



Visits Trend

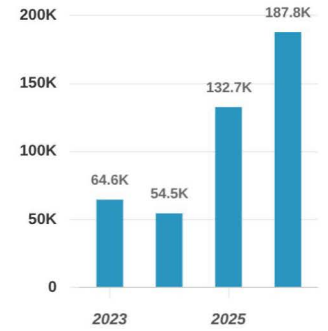
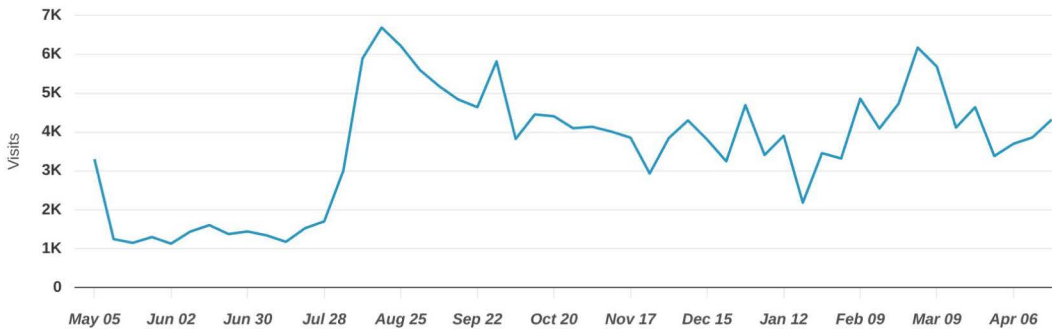
May 1, 2025 - Apr 30, 2026

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

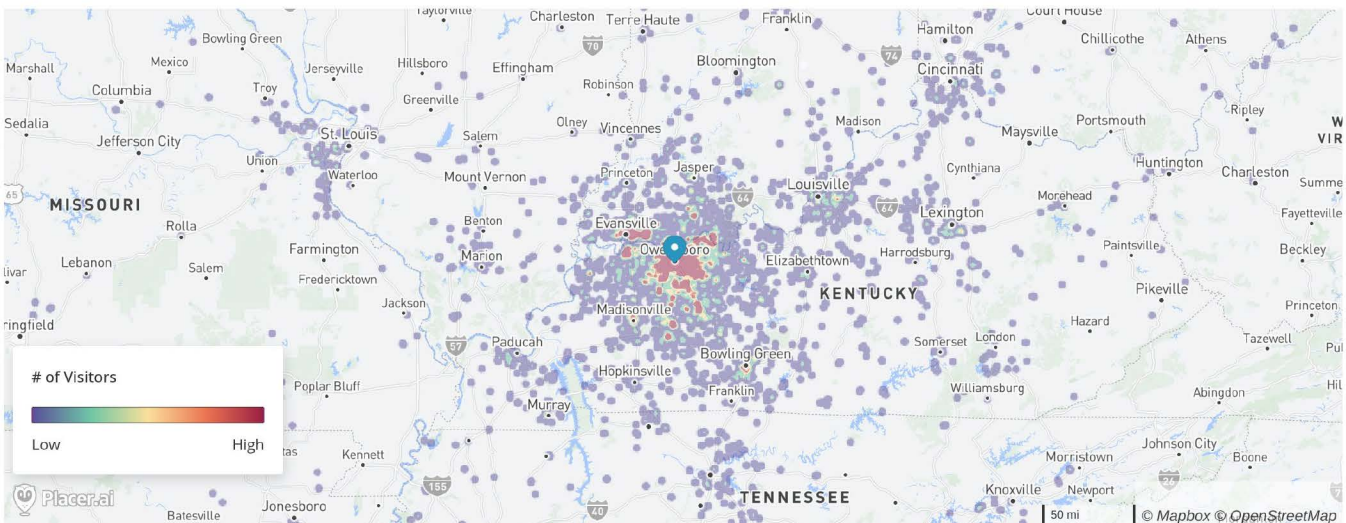
May 1, 2025 - Apr 30, 2026

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>



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)

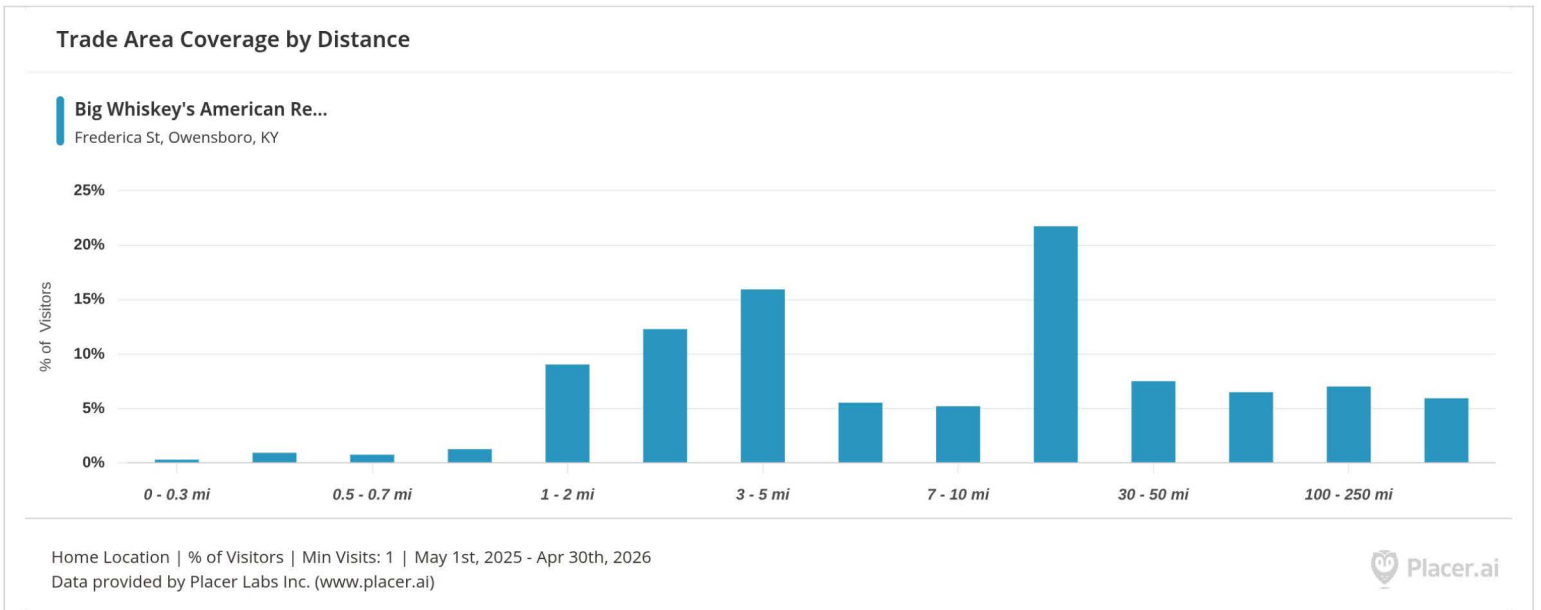



Trade Area Coverage by Distance

May 1, 2025 - Apr 30, 2026



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>



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