

the Grande

OWENSBORO, KY



- 13.623 Acres (Subdivisible)
- Flexible parcel configurations - commercial pads available
- Larger anchor footprints available
- Can be tailored to tenant needs including drive-thru orientation, parking ratios, building size, and access requirements
- Excellent frontage and visibility
- Flexible lease opportunities
- Surrounded by dominant national retailers
- Walmart Supercenter, ALDI, Chick-fil-A, CVS Pharmacy, Academy Sports, Kohl's, HomeGoods, Old Navy, Publix, and Kroger Marketplace

THE GRANDE SITE PLAN



SCALE: 1"=100' / DATE: 04-07-2026



Sales Trend

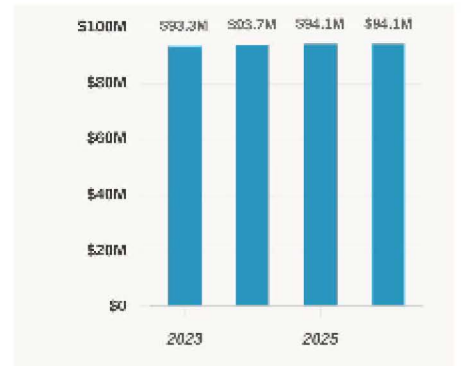
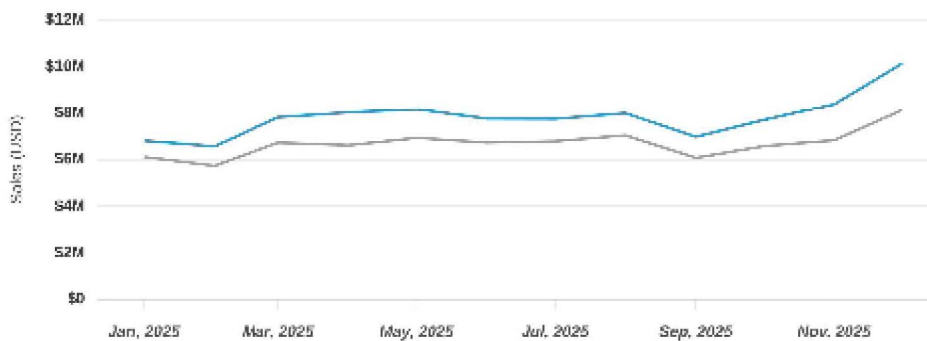
Jan 1 - Dec 31, 2025



Sales Trend

Walmart
1 Northfield Rd., Owensboro, KY

Walmart: National Avg.



Jan 1st, 2025 - Dec 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)





Metrics

Walmart

Litchfield Rd, Owensboro, KY

Visits	2.6M	Visits YoY	+2.5%
Visitors	232.3K	Visits Yo2Y	+1.8%
Visit Frequency	11.29	Visits Yo3Y	+7%
Avg. Dwell Time	32 Min		

Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



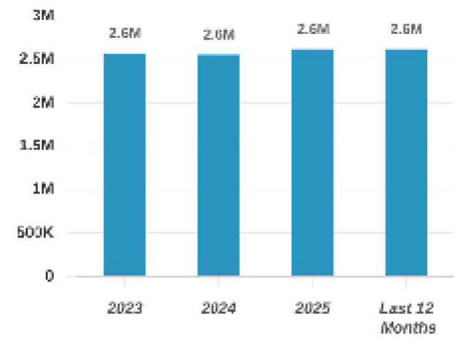
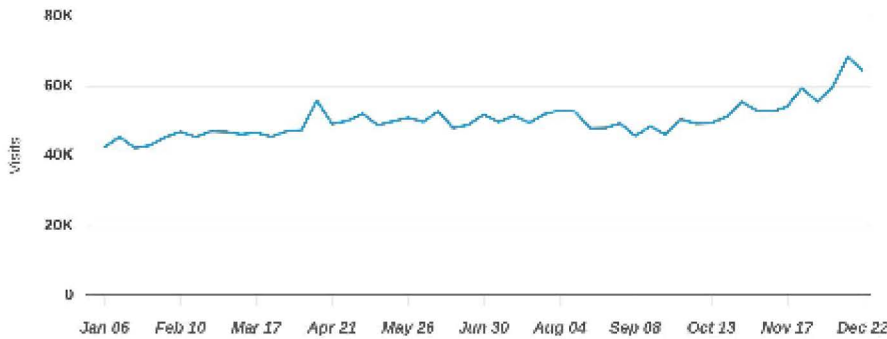
Visits Trend

Jan 1 - Dec 31, 2025

Visits Trend

Walmart

Litchfield Rd, Owensboro, KY



Weekly | Visits | Jan 1st, 2025 - Dec 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



The Grande sits near the intersection of HWY 54 (±28,900 AADT) and HWY 60 (±38,900 AADT) - two of Owensboro's most heavily traveled corridors.

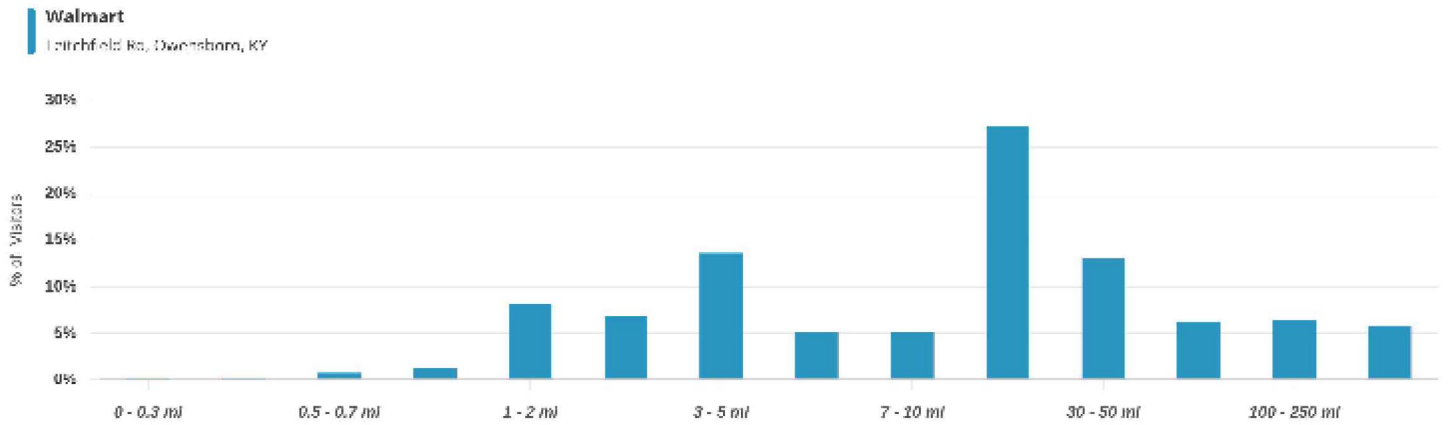


Trade Area Coverage by Distance

Jan 1 - Dec 31, 2025



Trade Area Coverage by Distance



Home Location | % of Visitors | Min Visits: 1 | Jan 1st, 2025 - Dec 31st, 2025
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@envisionky.com