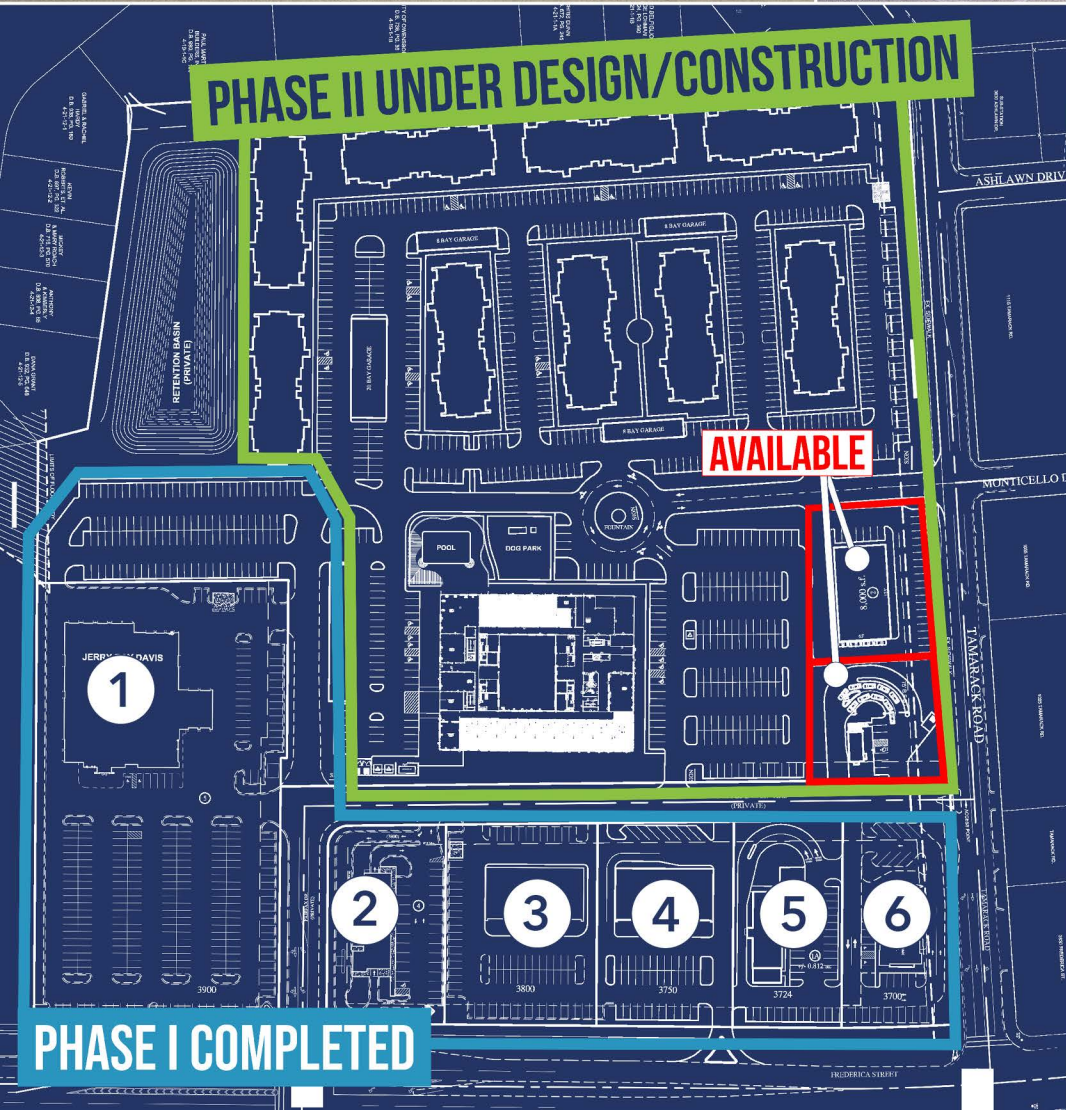


# Shoppes at Frederica

## OWENSBORO, KY



- Two remaining development parcels on Tamarack Road, each  $\pm 7$  acres
- Opportunity to build within a project that has already demonstrated tenant demand
- Traffic counts of approximately 38,866 and 20,130 AADT
- Positioned along one of Owensboro's primary retail corridors
- Located within Shoppes at Frederica, a 20+ acre mixed-use development
- High-density infill location with strong surrounding commercial activity
- Existing mixed-use momentum with established retail and service users in place
- Successful first-phase execution



# PLACER.AI METRICS



## Visits Trend

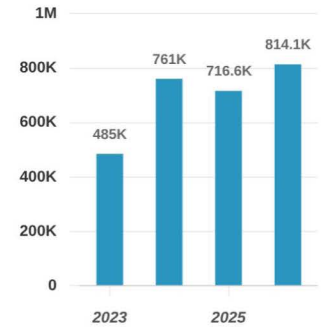
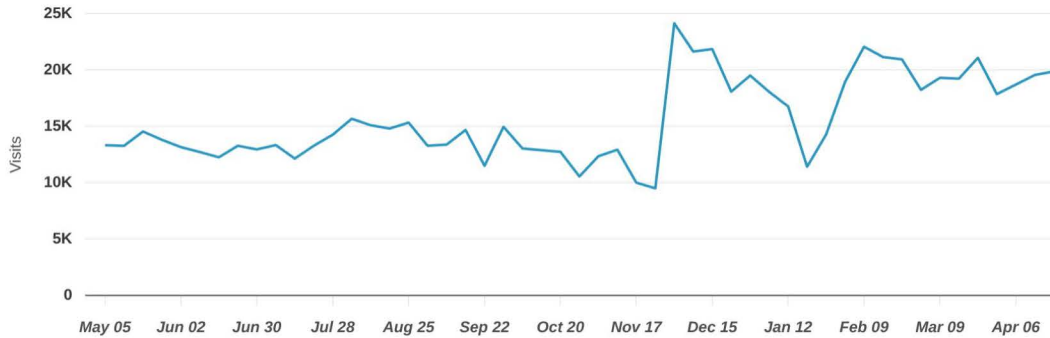
May 1, 2025 - Apr 30, 2026



### Visits Trend

#### Shoppes at Frederica

Frederica St, Owensboro, KY



Weekly | Visits | May 1st, 2025 - Apr 30th, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



## Trade Area

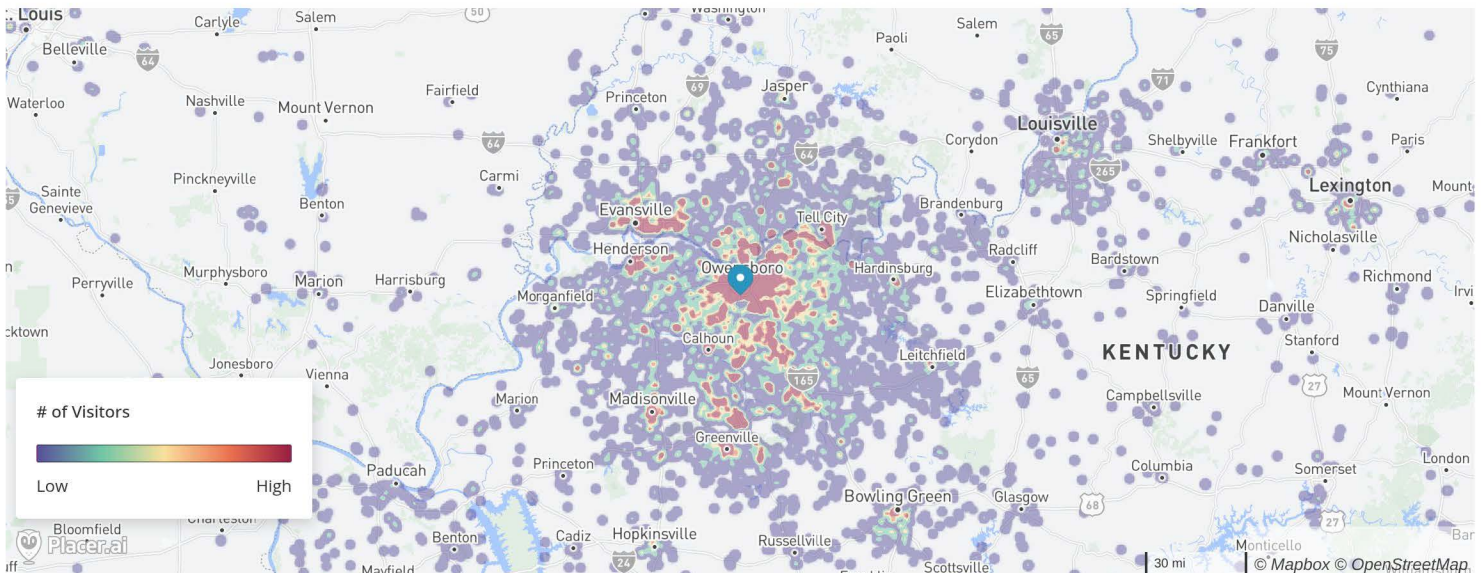
May 1, 2025 - Apr 30, 2026



### Trade Area

#### Shoppes at Frederica

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



## Metrics

### Shoppes at Frederica

Frederica St, Owensboro, KY

Visits	814.1K	Visits YoY	+13.8%
Visitors	144.9K	Visits Yo2Y	+38.4%
Visit Frequency	5.62	Visits Yo3Y	+65.8%
Avg. Dwell Time	20 Min		

May 1st, 2025 - Apr 30th, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



# Trade Area Coverage by Distance

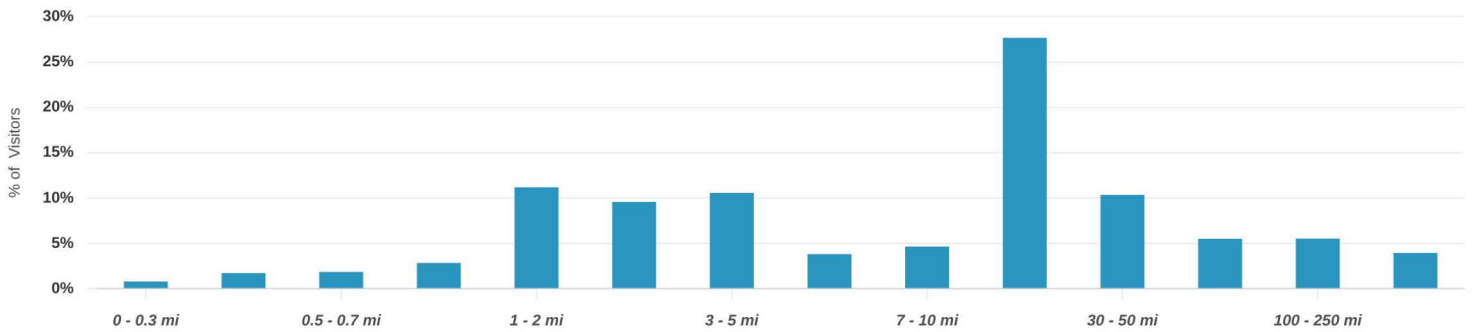
May 1, 2025 - Apr 30, 2026



## Trade Area Coverage by Distance

### Shoppes at Frederica

Frederica St, Owensboro, KY



Home Location | % of Visitors | Min Visits: 1 | May 1st, 2025 - Apr 30th, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



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