

Riverfront BRIO

OWENSBORO, KY



- ±11,185 SF of ground-floor restaurant / retail space available with flexible suite configurations
- Onsite parking garage
- 117 apartment homes
- 144-room Home2 Suites
- Lies adjacent to future 88,000 SF sportsplex - opening Q4 2026
- Located in the downtown core along the majestic Ohio River
- Within Opportunity Zone
- Arts and Entertainment District
- Will build out space to suit tenant needs
- Across from Convention Center, International Bluegrass Music Museum and Hall of Fame, and Smothers Park

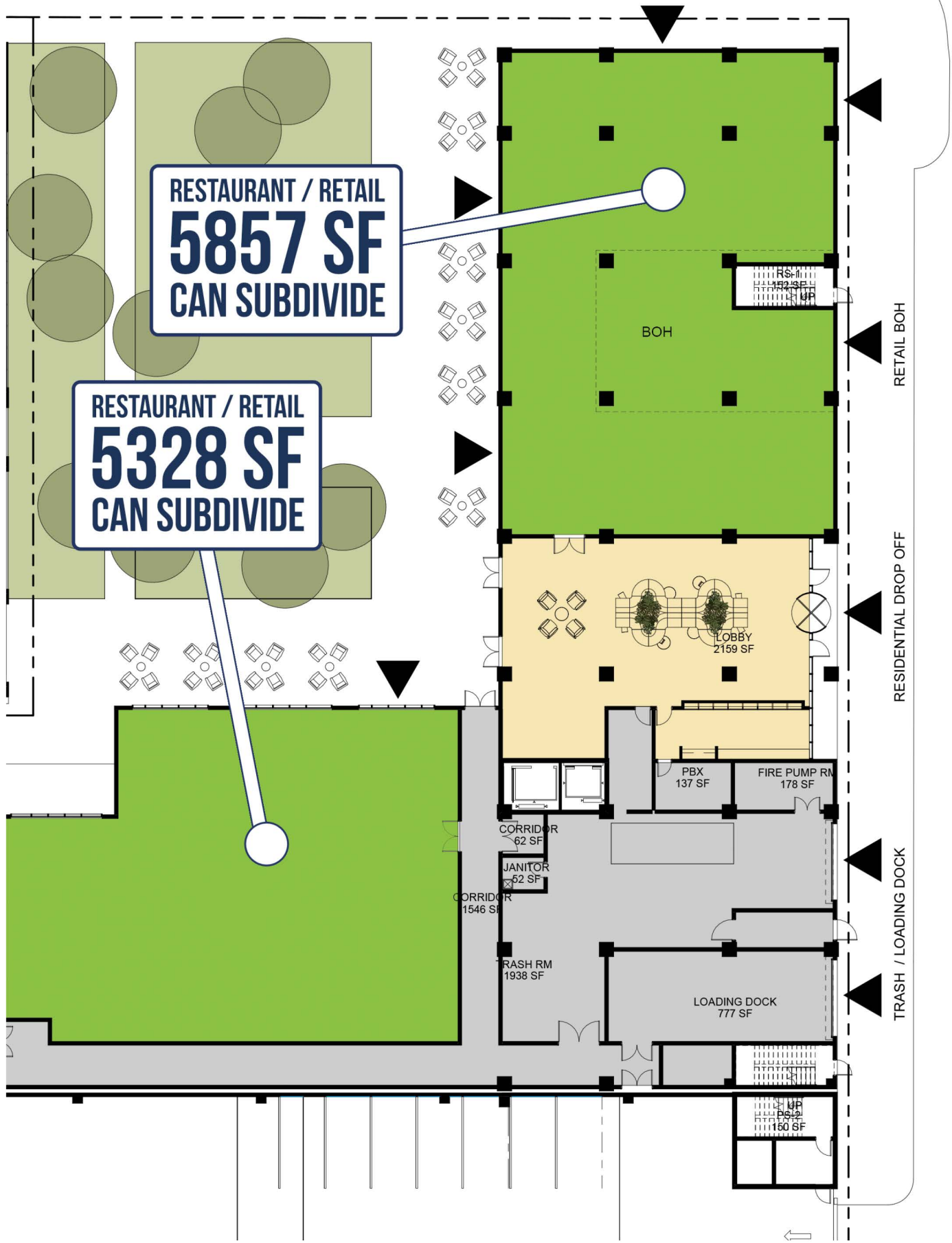




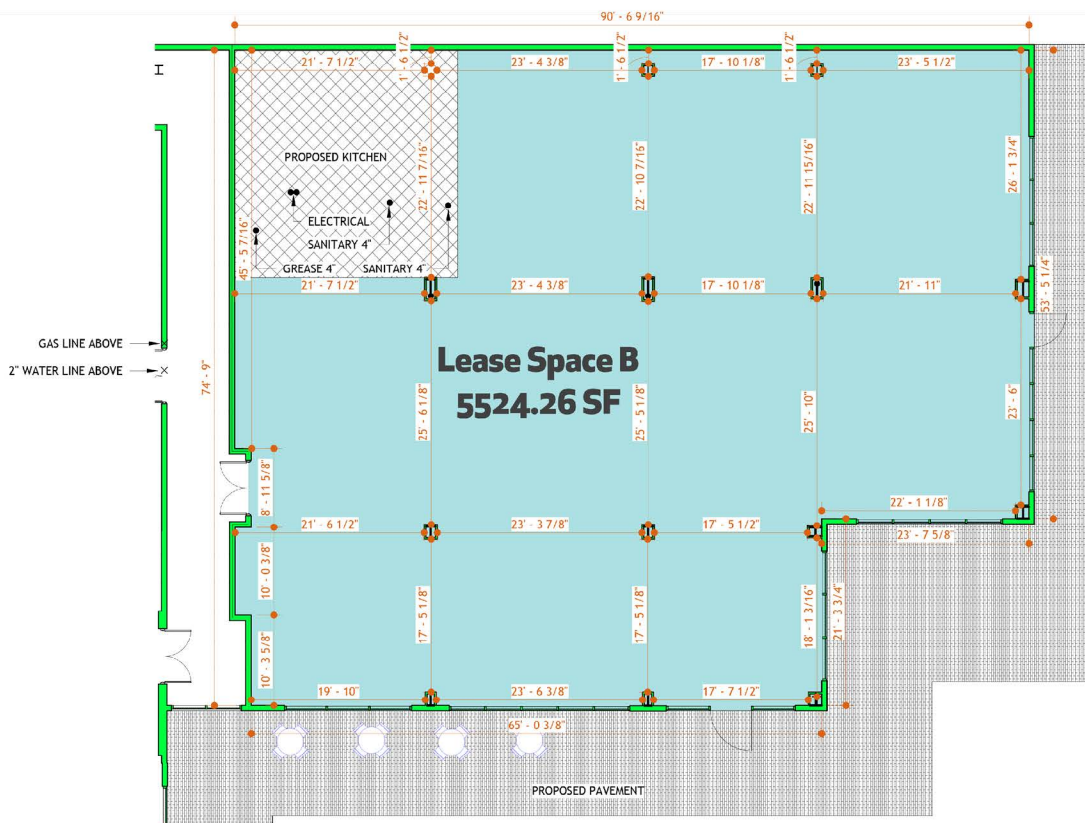
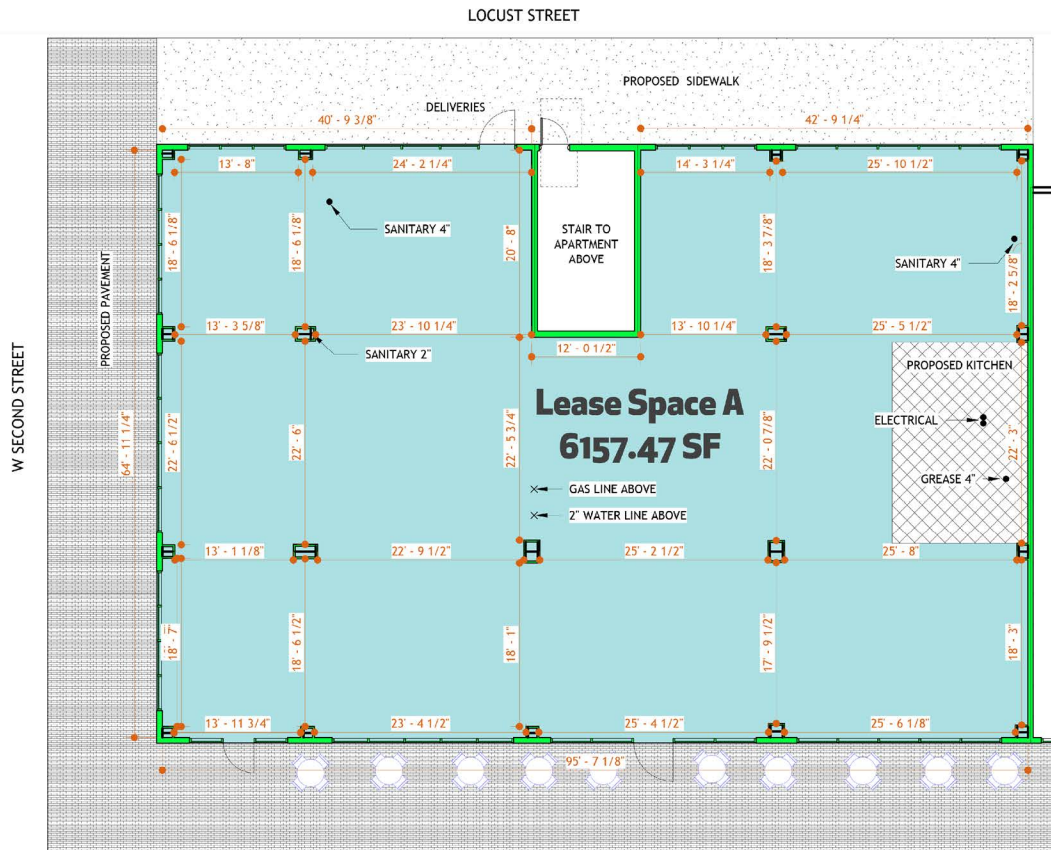
Riverfront BRIO construction progress as of August 2026



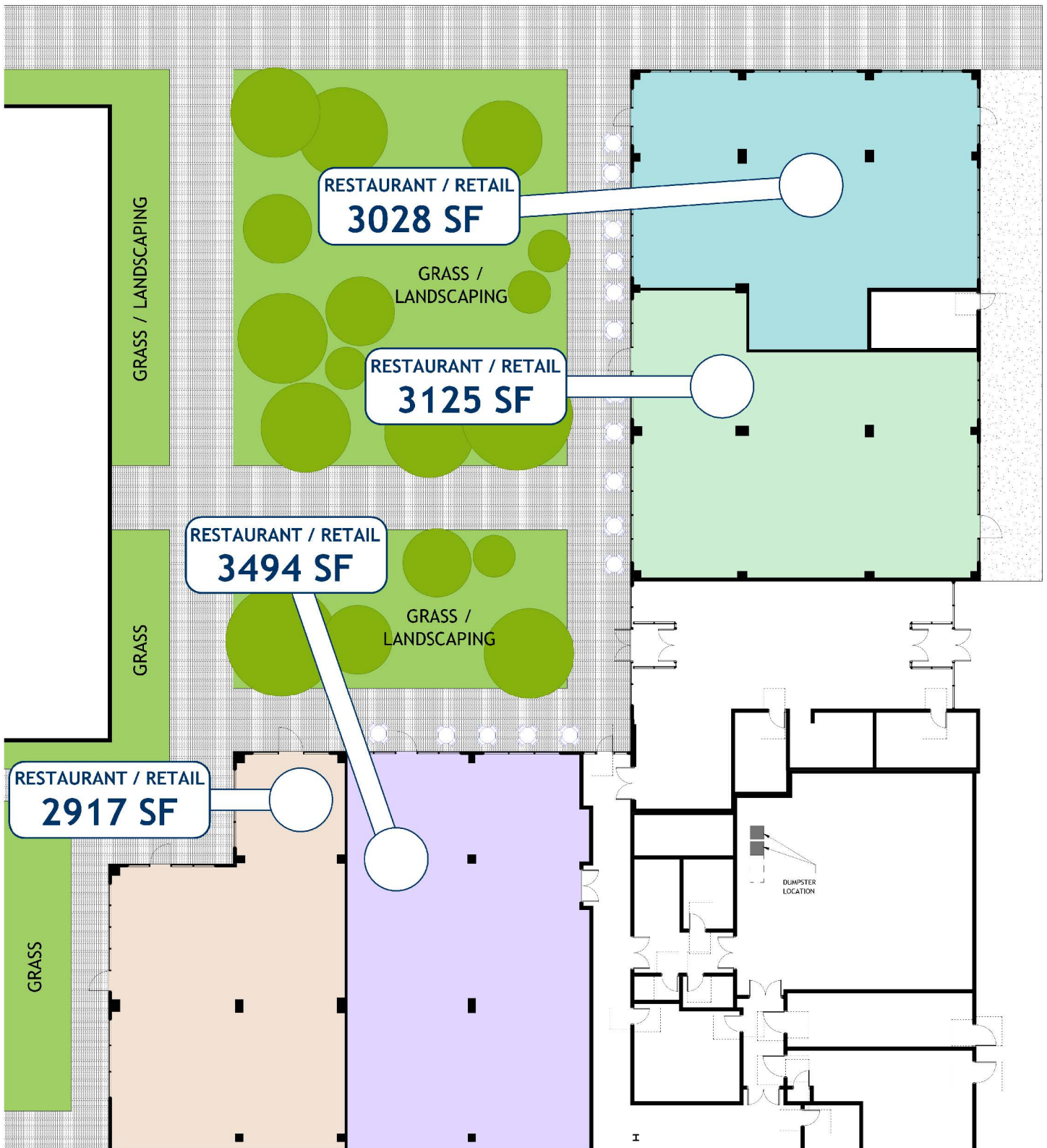
SUITE OPTIONS #1



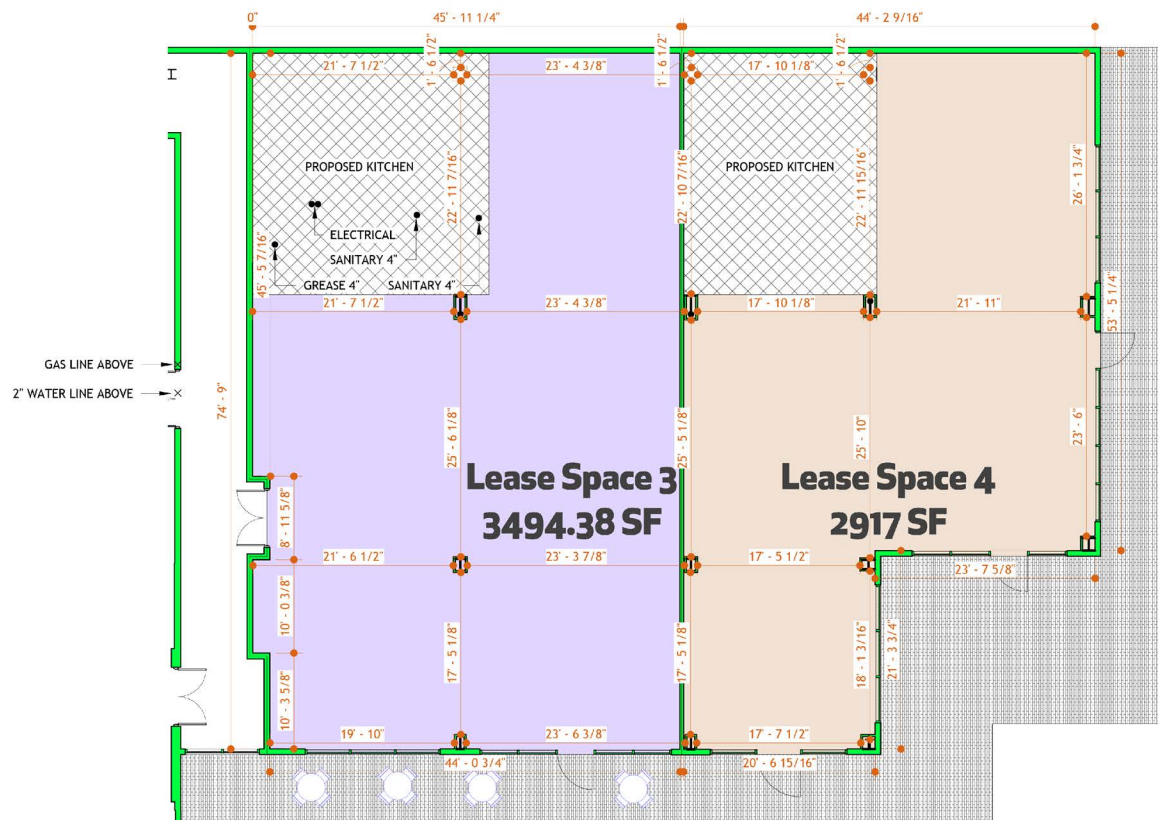
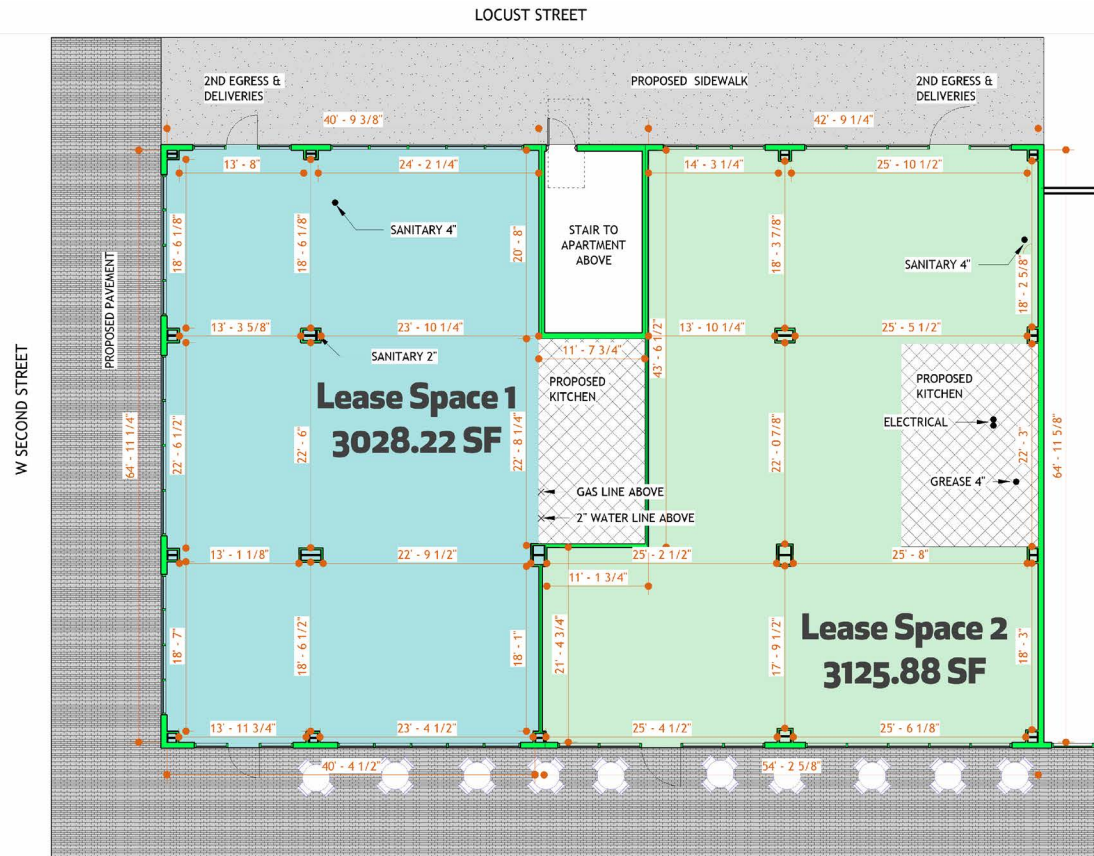
SUITE OPTIONS #1 DETAIL



SUITE OPTIONS #2



SUITE OPTIONS #2 DETAIL





PLACER.AI METRICS



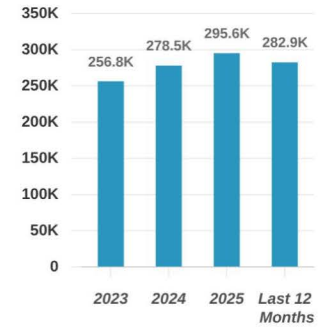
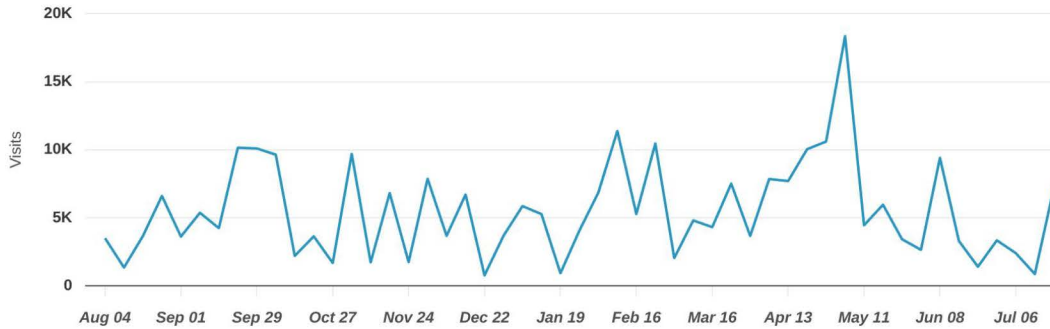
Visits Trend

Aug 1, 2025 - Jul 31, 2026



Visits Trend

Owensboro Convention C...
W 2nd St, Owensboro, KY



Weekly | Visits | Aug 1st, 2025 - Jul 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



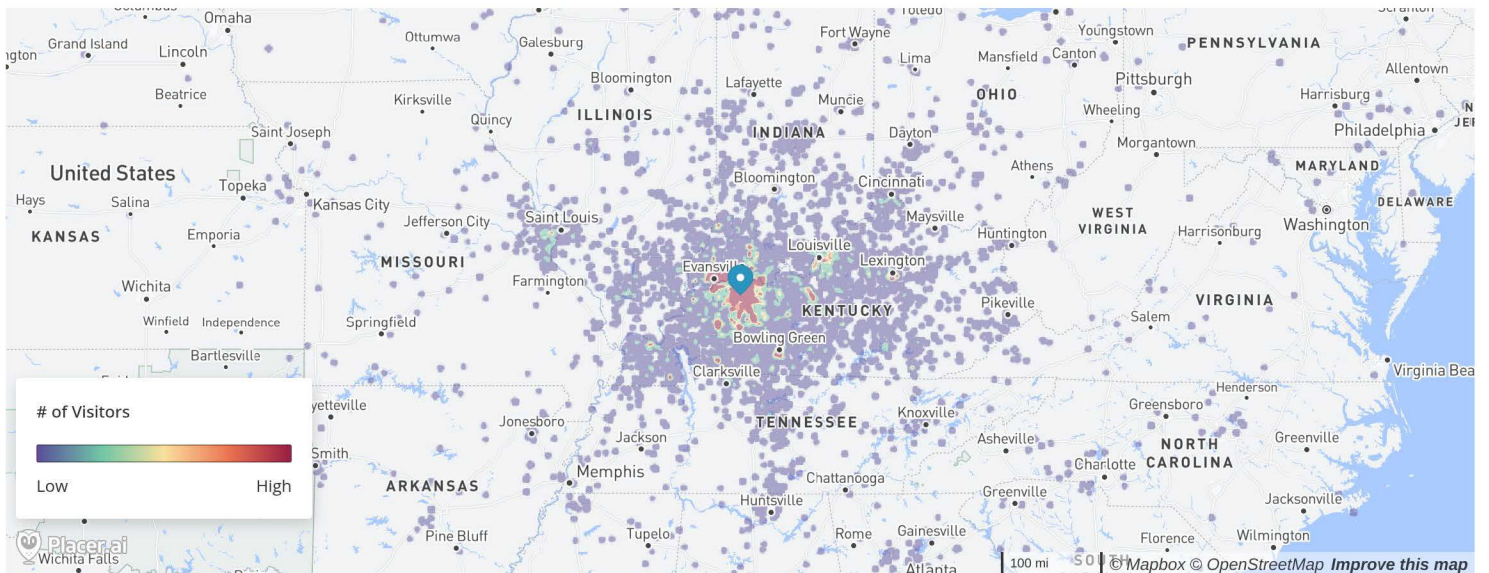
Trade Area

Aug 1, 2025 - Jul 31, 2026



Trade Area

Owensboro Convention Ce...
W 2nd St, Owensboro, KY



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Aug 1st, 2025 - Jul 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Metrics

Aug 1, 2025 - Jul 31, 2026



Metrics

Owensboro Convention Ce...

W 2nd St, Owensboro, KY

Visits	282.9K	Visits YoY	+2.6%
Visitors	134.1K	Visits Yo2Y	+0.7%
Visit Frequency	2.11	Visits Yo3Y	+15.9%
Avg. Dwell Time	179 Min		

Aug 1st, 2025 - Jul 31st, 2026

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



Trade Area Coverage by Distance

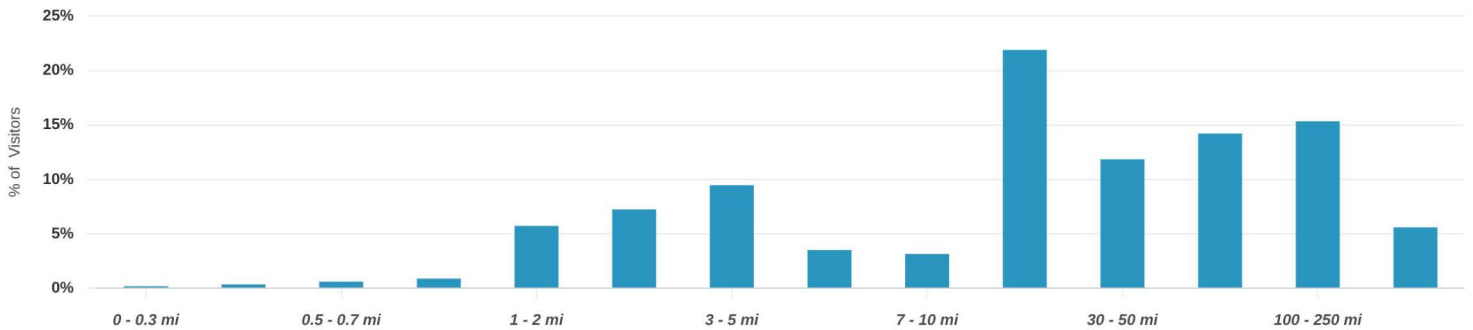
Aug 1, 2025 - Jul 31, 2026



Trade Area Coverage by Distance

Owensboro Convention Ce...

W 2nd St, Owensboro, KY



Home Location | % of Visitors | Min Visits: 1 | Aug 1st, 2025 - Jul 31st, 2026

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



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