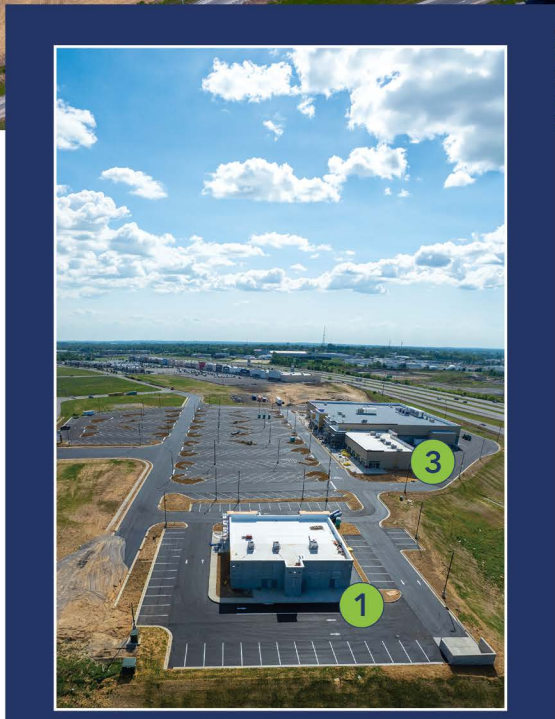


Gateway Commons

OWENSBORO, KY





- Publix-anchored regional power center
- Located in Owensboro's premier retail corridor
- Multiple opportunities with varying build statuses
- Existing built-out, warm shell, and new construction options
- Strong national co-tenancy
- Near Owensboro Health's 500-bed hospital
- Supported by nearby schools and area growth
- Excellent visibility and access along HWY 54
- 14 screen state of the art movie theatre

1

PUBLIX OUT-LOT BUILDING

GATEWAY COMMONS



- Approx. 5,600 SF available
- New construction outlot opportunity
- Direct adjacency to Publix
- Located within Gateway Commons
- Strong visibility and access
- Supported by grocery-driven daily traffic
- Surrounded by expanding national co-tenancy
- Suitable for retail, service, or restaurant users



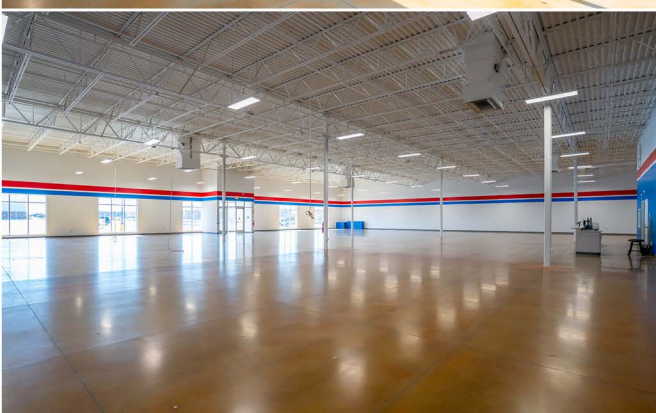
Adjacent to Publix, this new construction opportunity offers strong visibility, daily traffic, and a prime position within Gateway Commons.

2512 CALUMET TRACE

2

GATEWAY COMMONS

- Move-in-ready box store format
- Part of a Publix-anchored regional power center
- Positioned between Bealls and Burlington
- Surrounded by major national co-tenancy
- Abundant parking and convenient Highway 54 access
- Near Owensboro Health's 500-bed regional hospital
- Across from new Daviess County Middle School and other nearby schools



Move-in-ready 23,500 SF retail opportunity positioned within Gateway Commons, surrounded by strong national co-tenancy.

PUBLIX IN-LINE SPACE

GATEWAY COMMONS

3



Adjoining Publix building



- Remaining inline availability: 7,000 SF
- Publix-adjacent small-shop opportunity
- Strong daily-needs traffic generator
- National co-tenancy throughout the center
- High-visibility position within Gateway Commons
- Suitable for complementary retail and service uses

Remaining inline space adjoining Publix offers a rare small-shop opportunity within one of Gateway Commons' strongest traffic-driving retail positions.

2516 CALUMET TRACE

GATEWAY COMMONS

4



- 5,000 SF inline shell space
- Between Buckle and Carter's
- Within Gateway Commons
- Publix-anchored power center
- Strong daily traffic
- Expanding national co-tenancy
- Flexible build-out potential
- Suitable for retail, fitness, medical, or service users

5,000 SF of inline shell space between Buckle and Carter's in Gateway Commons.



2554 CALUMET TRACE



GATEWAY COMMONS

- Publix-anchored regional power center
- Flexible multi-tenant format
- Surrounded by expanding national co-tenancy
- Strong visibility and daily traffic
- Located within Owensboro's premier retail corridor
- Near major retailers, schools, and Owensboro Health



GATEWAY PARCELS

GATEWAY COMMONS

6



- Flexible lot sizes to accommodate a range of user types
- Ideal for net lease and single-tenant development
- Sale, lease, and build-to-suit options available
- High-visibility positions within a growing power center
- Publix-anchored environment with strong daily traffic
- Located along Owensboro's dominant Highway 54 retail corridor
- Surrounded by national retailers, restaurants, and service users
- Supported by nearby hospital, schools, and continued area growth
- Strong fit for users seeking frontage, access, and long-term corridor momentum

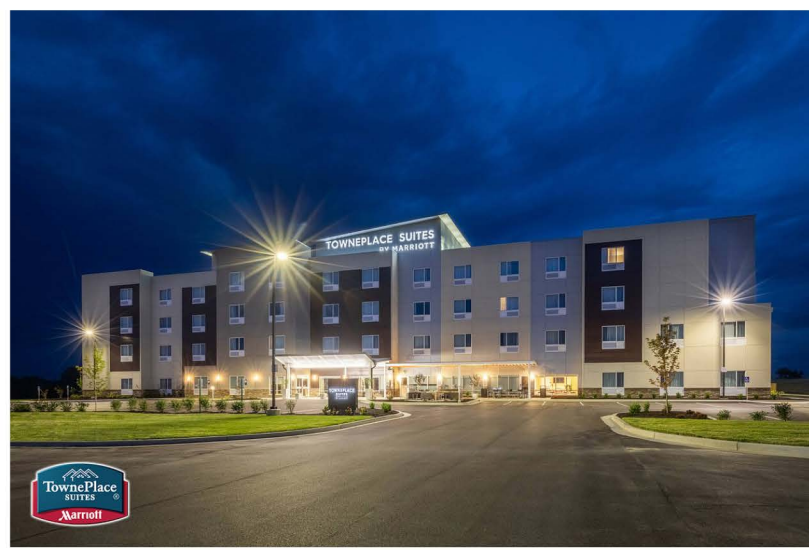


Site Map



GATEWAY COMMONS

OWENSBORO, KY



PLACER.AI METRICS



Metrics

May 1, 2025 - Apr 30, 2026



Metrics

Gateway Commons

Calumet Ter, Owensboro, KY

Visits	3.6M	Visit Frequency	8.85
Visitors	407.8K	Avg. Dwell Time	54 Min

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



PLACER.AI METRICS



Visits Trend

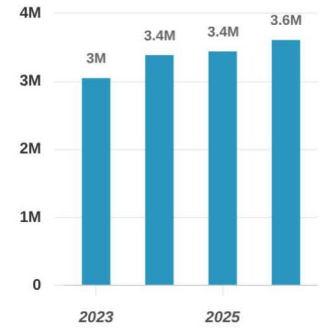
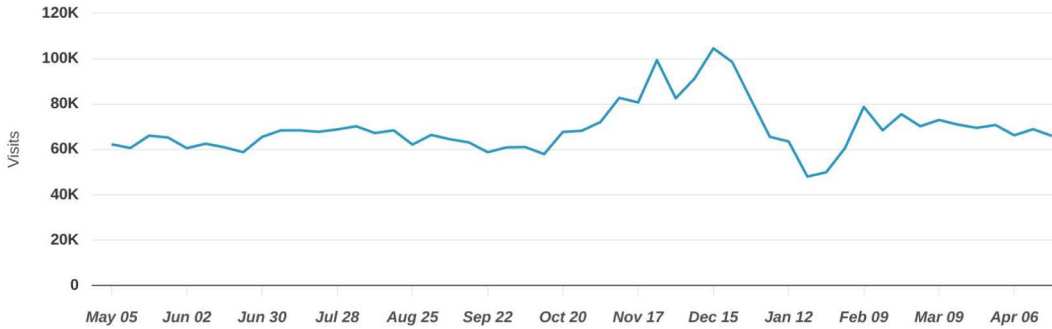
May 1, 2025 - Apr 30, 2026



Visits Trend

Gateway Commons

Calumet Ter, Owensboro, KY



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



Trade Area

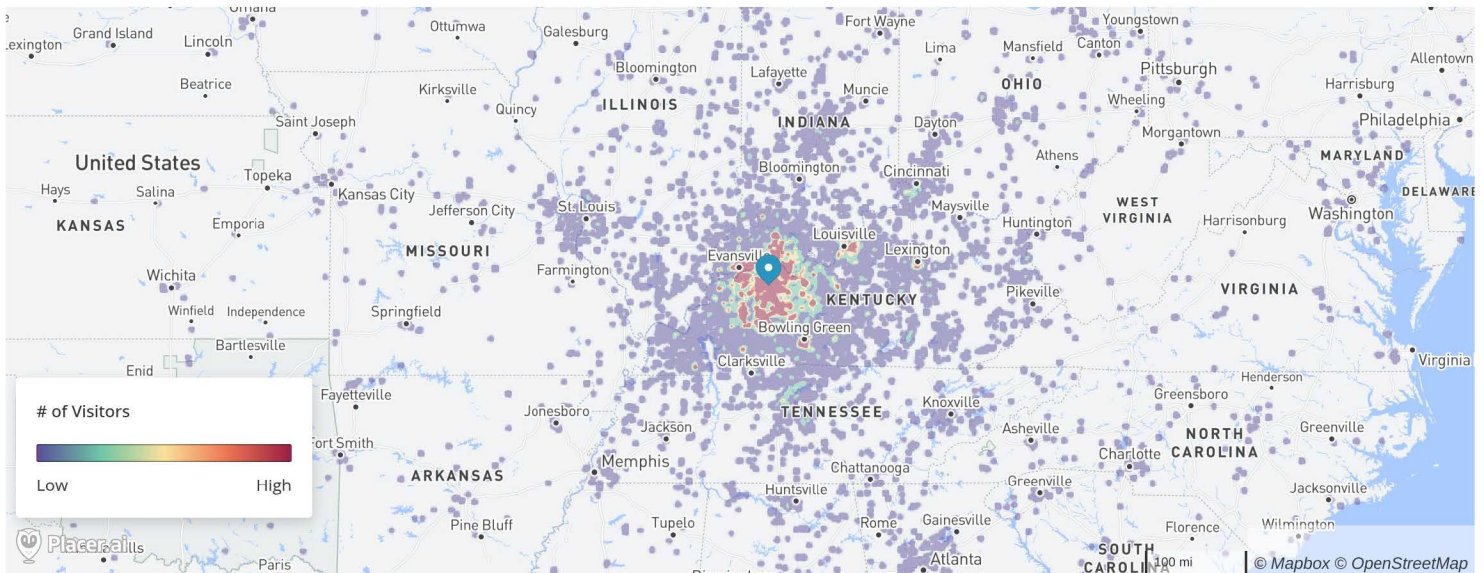
May 1, 2025 - Apr 30, 2026



Trade Area

Gateway Commons

Calumet Ter, 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)



PLACER.AI METRICS

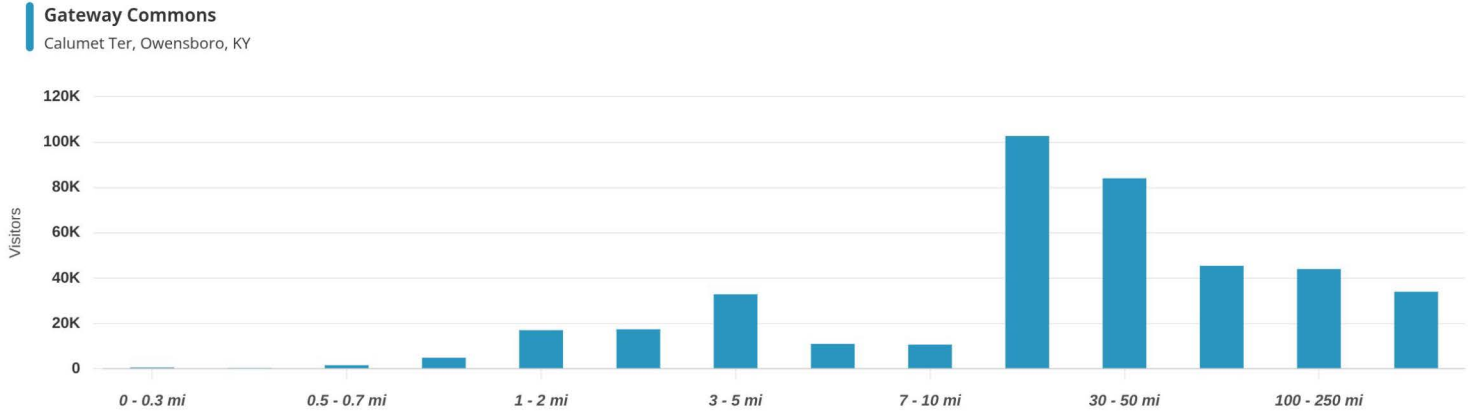


Trade Area Coverage by Distance

May 1, 2025 - Apr 30, 2026



Trade Area Coverage by Distance



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



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