

# 250 Southtown Blvd.

OWENSBORO, KY

- Positioned on the south side of Owensboro, this vacant land offers a rare development opportunity.
- Spanning 4.65 acres, this property presents a blank canvas for a variety of commercial uses.
- Boasting significant road frontage, the site guarantees prominent exposure to passing traffic.
- Flanked by powerhouse retailers like Lowe's, a Ford dealership, and Wal-Mart, the property is positioned for success.
- A stone's throw from Frederica Street's bustling traffic and the evolving JR Miller Blvd., the site is at the crossroads of high accessibility and high potential.



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# Metrics

Feb 1, 2023 - Jan 31, 2024



## Metrics

### Lowe's

415 Fulton Drive, Owensboro, K... # 0657

Visits	610K	Avg. Dwell Time	35 min
Visitors	170.5K	Sales	\$48.5M
Visit Frequency	3.58		

Feb 1st, 2023 - Jan 31st, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)



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# Trade Area

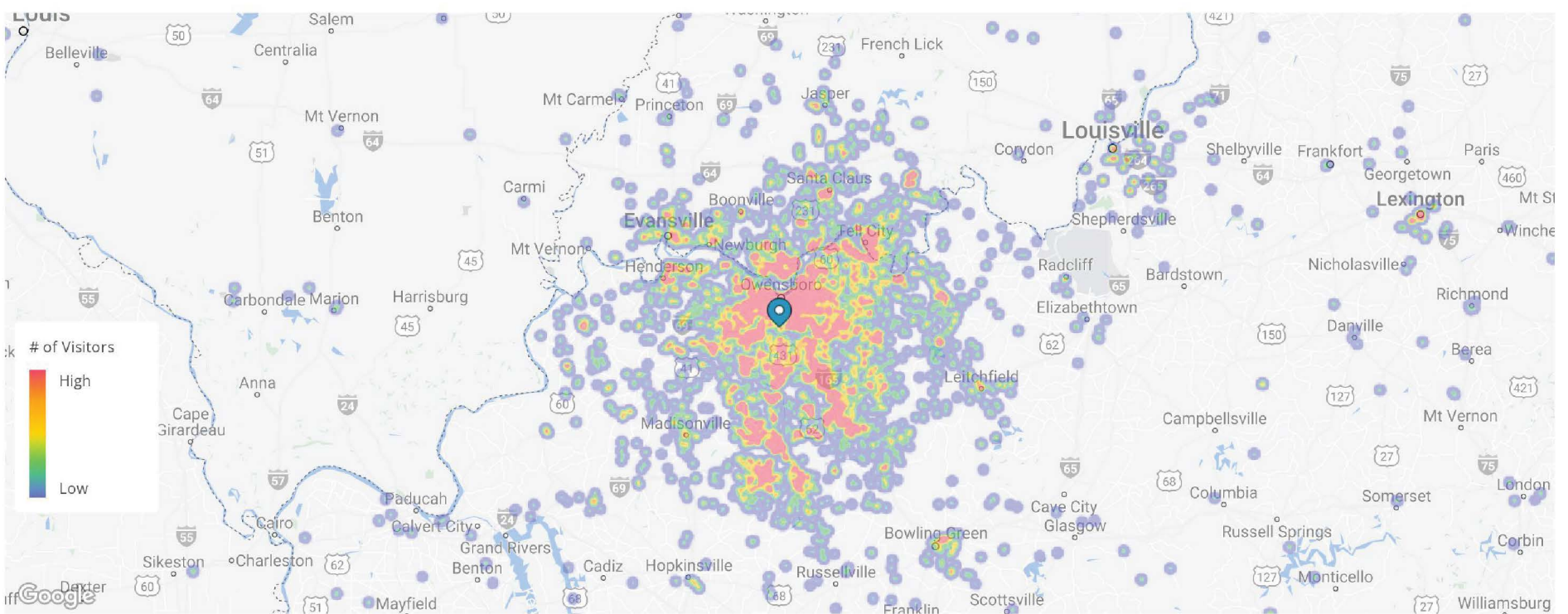
Feb 1, 2023 - Jan 31, 2024



## Trade Area

### Lowe's

415 Fulton Drive, Owensboro, KY 42303 # 0657



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

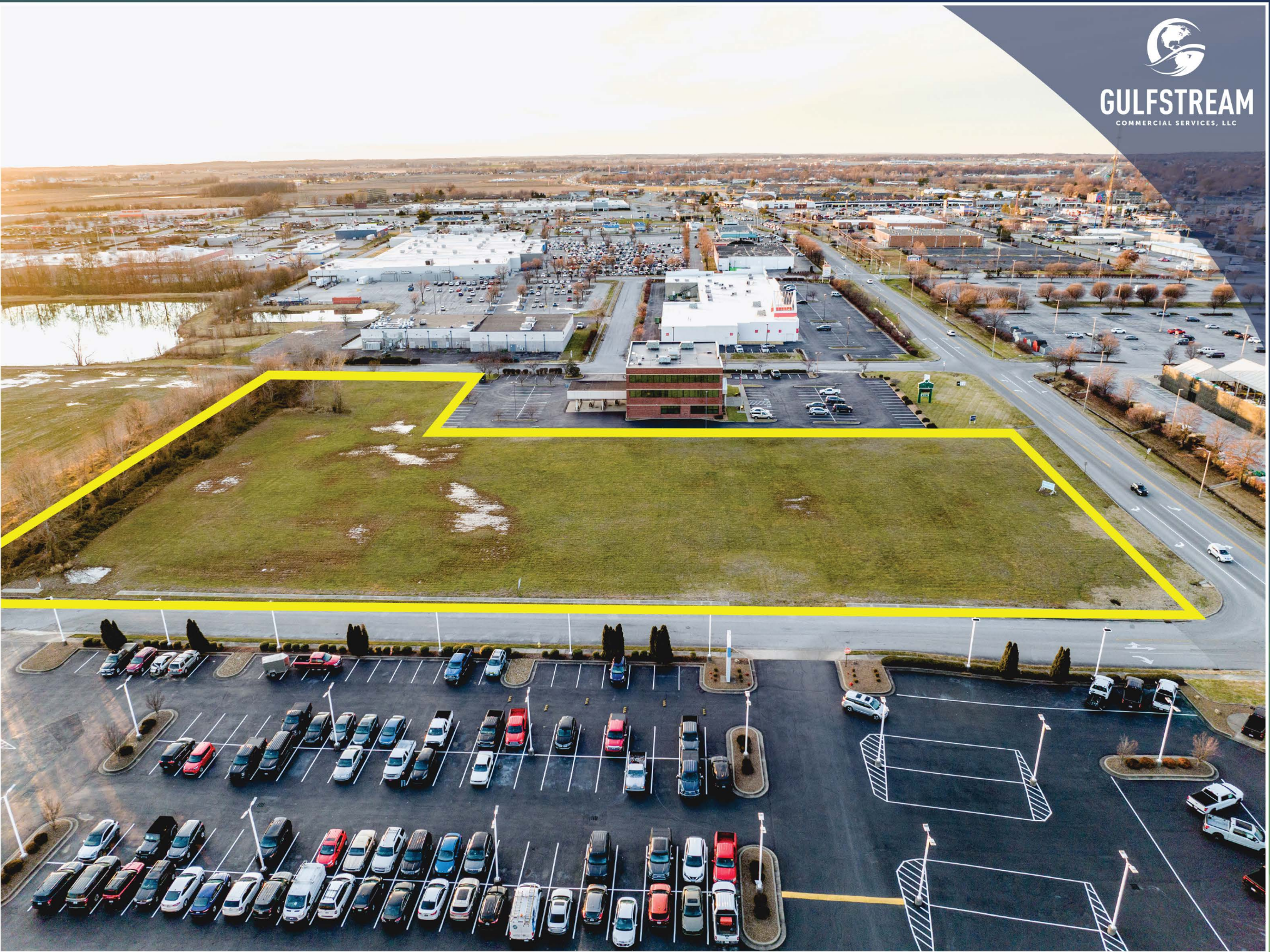
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CRE Brokerage, Management, Development,  
and **Investment Partners** from the ground up.



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