

2127 East Parrish Ave

OWENSBORO, KY

- Tenants can benefit from up to 3 months of free rent coupled with a Tenant Improvement allowance of \$25,000, providing a significant head start for businesses to make their mark.
- Nestled in a high-traffic plaza, the site benefits from an increasing traffic count and is situated in an empowerment zone.
- This 4,000 SF (divisible) of retail space is surrounded by a diverse mix of national and local retailers and restaurants, ensuring a steady flow of consumers and a supportive business community.
- Located adjacent to Shogun's Restaurant and in close proximity to McAlister's Deli, the site benefits from the draw of established dining destinations.
- Scooters Coffee has recently opened in the shopping center, adding to the appeal and providing an additional draw for morning and daytime customers.



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COMMERCIAL SERVICES, LLC

Metrics

Feb 1, 2023 - Jan 31, 2024



Metrics			
Shogun 2127 E Parrish Ave, Owensboro, KY 42303			
Visits	117.6K	Avg. Dwell Time	68 min
Visitors	66K	Sales	N/A
Visit Frequency	1.78		

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



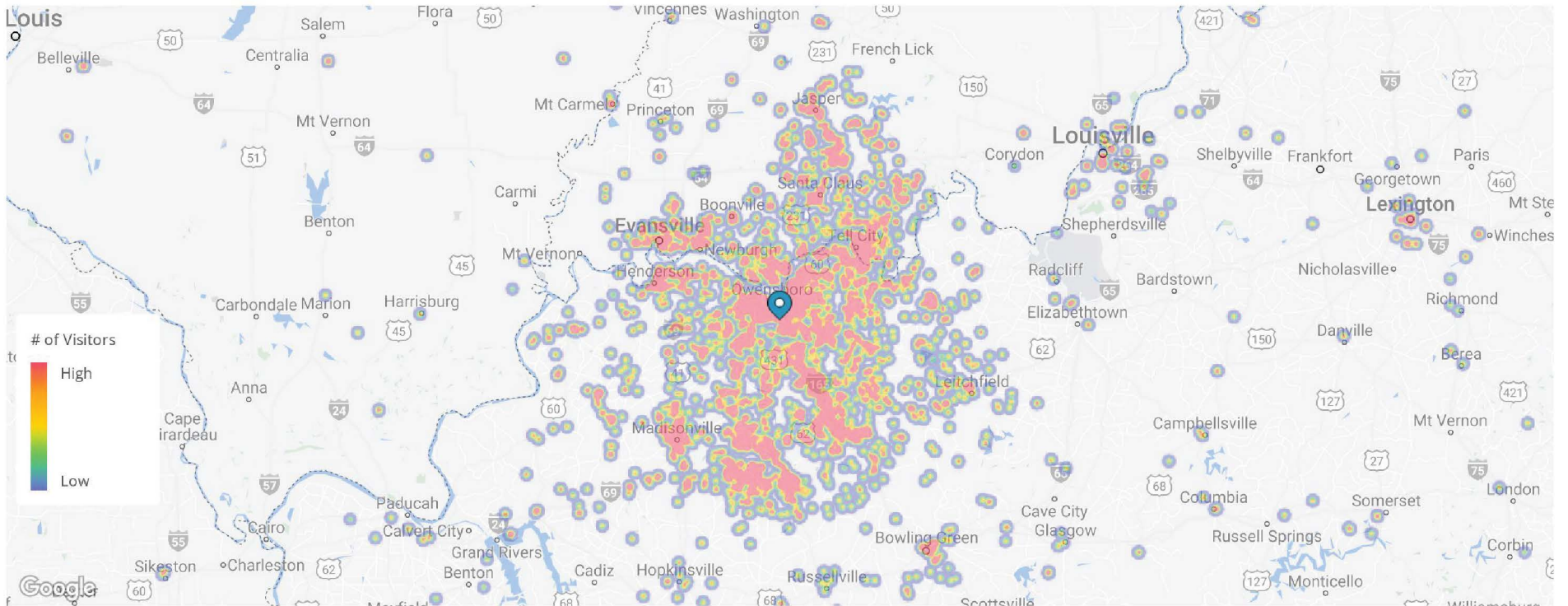
Trade Area

Feb 1, 2023 - Jan 31, 2024



Trade Area

Shogun
2127 E Parrish Ave, Owensboro, KY 42303



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

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

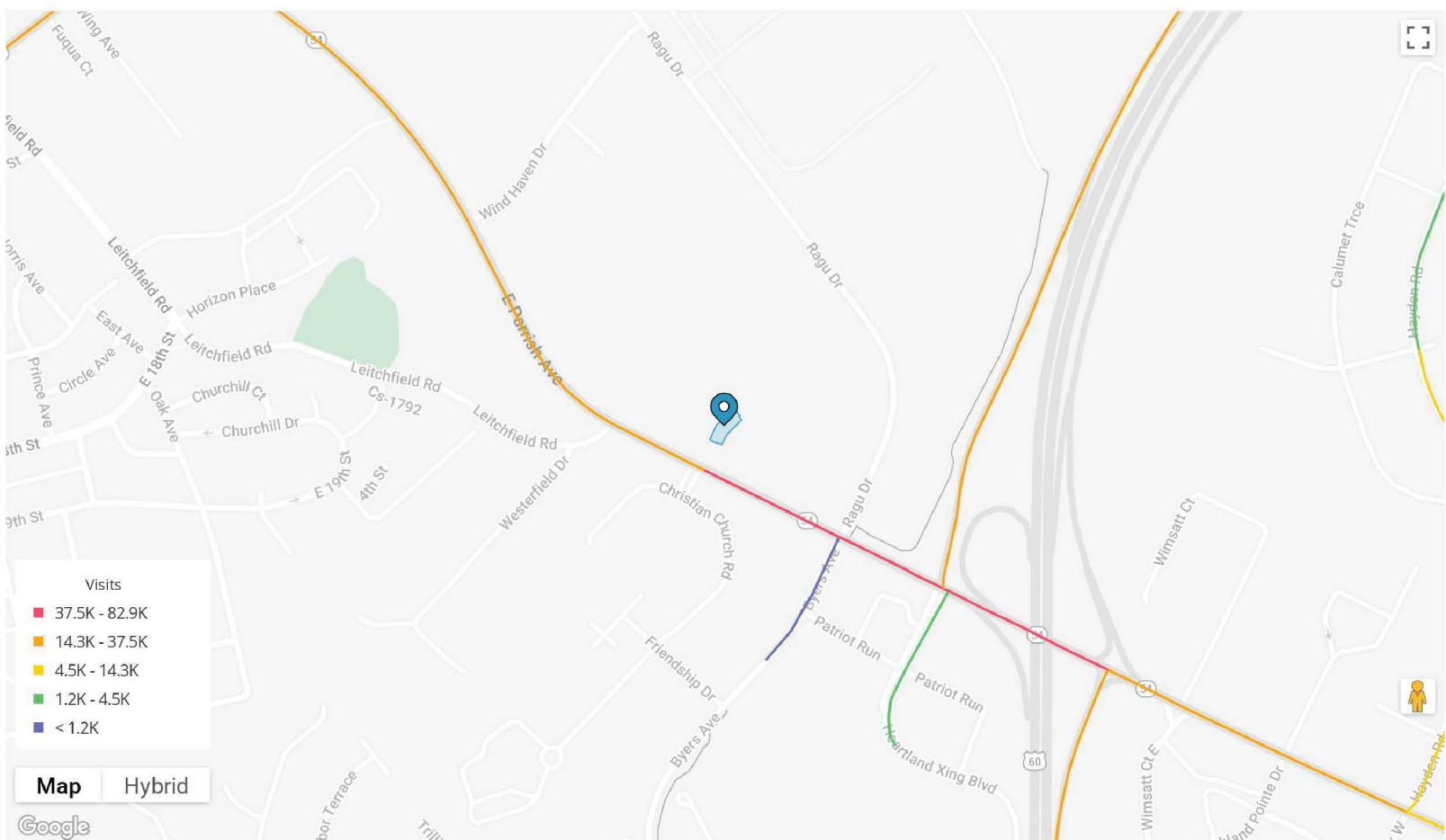


Visitor Journey - Routes

Feb 1, 2023 - Jan 31, 2024



Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Feb 1st, 2023 - Jan 31st, 2024
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CRE Brokerage, Management, Development,
and **Investment Partners** from the ground up.