

512 TRIPLETT ST, OWENSBORO, KENTUCKY

# RETAIL BUILDING FOR SALE



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BANG REALTY, INC | KY LICENSE # 204982





## EXECUTIVE SUMMARY

512 Triplet Street offers a well-positioned commercial asset in Owensboro, one of western Kentucky's established regional markets. Owensboro is located along the Ohio River and serves as a key commercial, employment, healthcare, and logistics center for the surrounding region. The city benefits from a diversified economy supported by healthcare, manufacturing, distribution, education, and retail, creating a durable backdrop for local service and commercial demand.

The property includes a 1,680 SF building on approximately 0.85 acres, creating a manageable footprint for retail, service, office showroom, automotive, owner user, or investment use. Triplet Street carries approximately 7,000 vehicles per day, providing steady exposure to nearby neighborhoods and surrounding commercial activity. The site's size and layout support operators seeking a functional location with practical access, parking, and operational flexibility.

For investors or users, the property offers a practical infill opportunity in an established regional market, with usable land, clear access, and flexibility for continued operation or future repositioning.

512 TRIPLETT, OWENBORO, KY

## PROPERTY HIGHLIGHTS

**1,680 SF**  
BUILDING AVAILABILITY

**\$550,000**  
ASKING PRICE

**0.85 AC**  
LAND AVAILABILITY

# AERIAL MAP VIEW



512 TRIPLETT, OWENSBORO, KY

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

# SITE DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

512 Triplett St, Owensboro, Kentucky, 42303

Ring: 3 mile radius

### KEY FACTS

52,438

Population



21,710

Households

39.2

Median Age

\$41,749

Median Disposable Income

### EDUCATION

8.7%

No High School Diploma



37.0%

High School Graduate



29.3%

Some College/  
Associate's Degree



25.0%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$51,087

Median Household Income



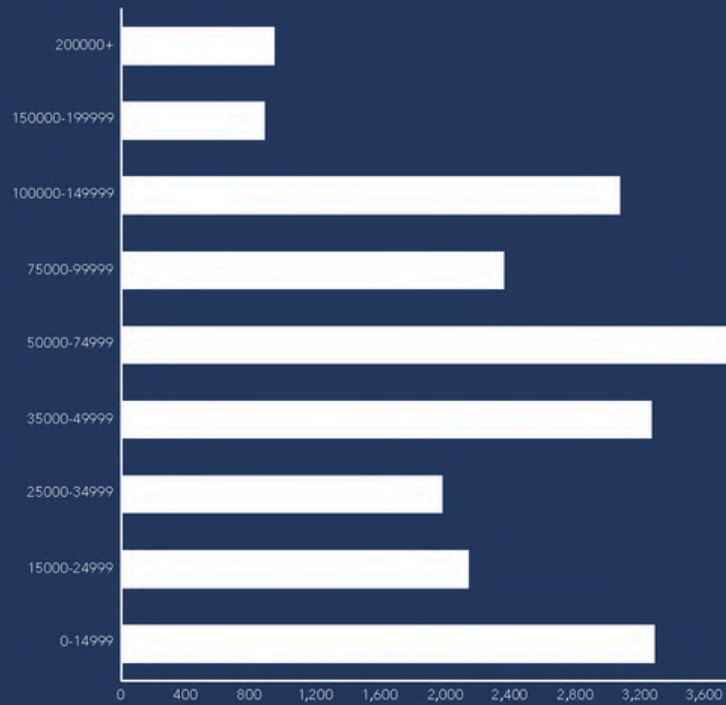
\$29,809

Per Capita Income

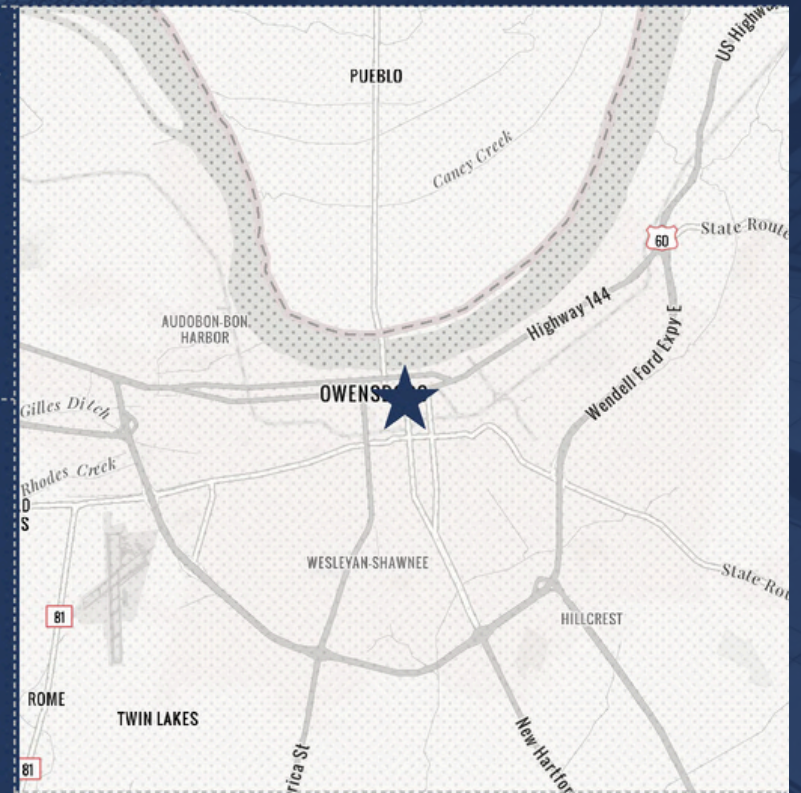


\$90,308

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



59.0%

White Collar



26.6%

Blue Collar



19.2%

Services

5.9%

Unemployment Rate

# CONTACT US



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