

# 4920 Frederica Street

OWENSBORO, KY

- 8,300 square feet of customizable space available, suitable for a variety of commercial uses.
- 5,800 square feet remaining next to future national brand on end cap.
- Part of a larger commercial development, Towne Square Center, with a strategic position that offers maximum visibility to passing traffic.
- The site can be tailored to the specific needs of the tenant, with options for division or expansion as required.
- Extensive parking availability, ensuring convenience for customers and staff.
- Designed for optimal traffic flow with easy ingress and egress points for both customers and delivery vehicles.



**Fahr Juneja**

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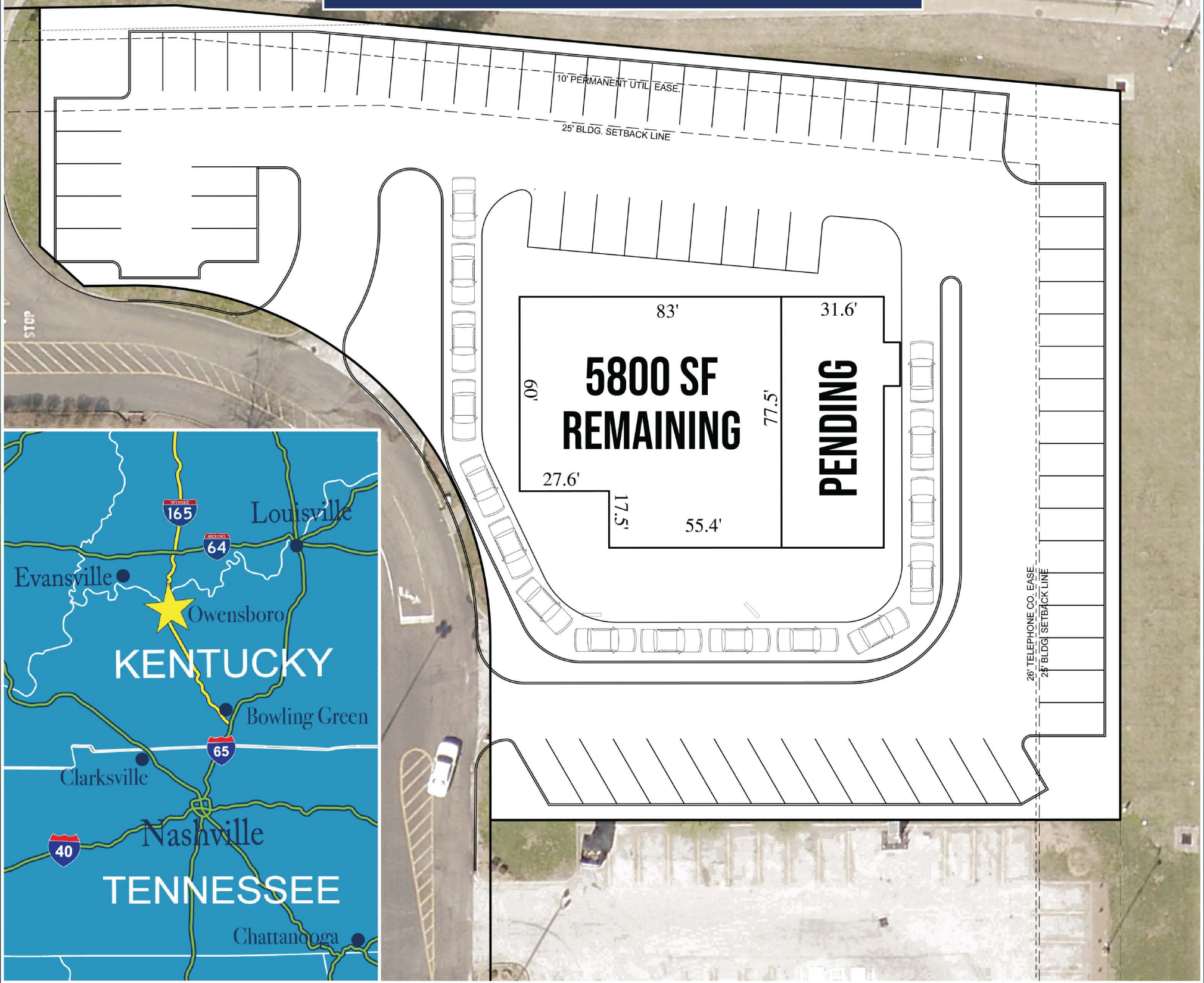


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# 4920 FREDERICA SITE MAP



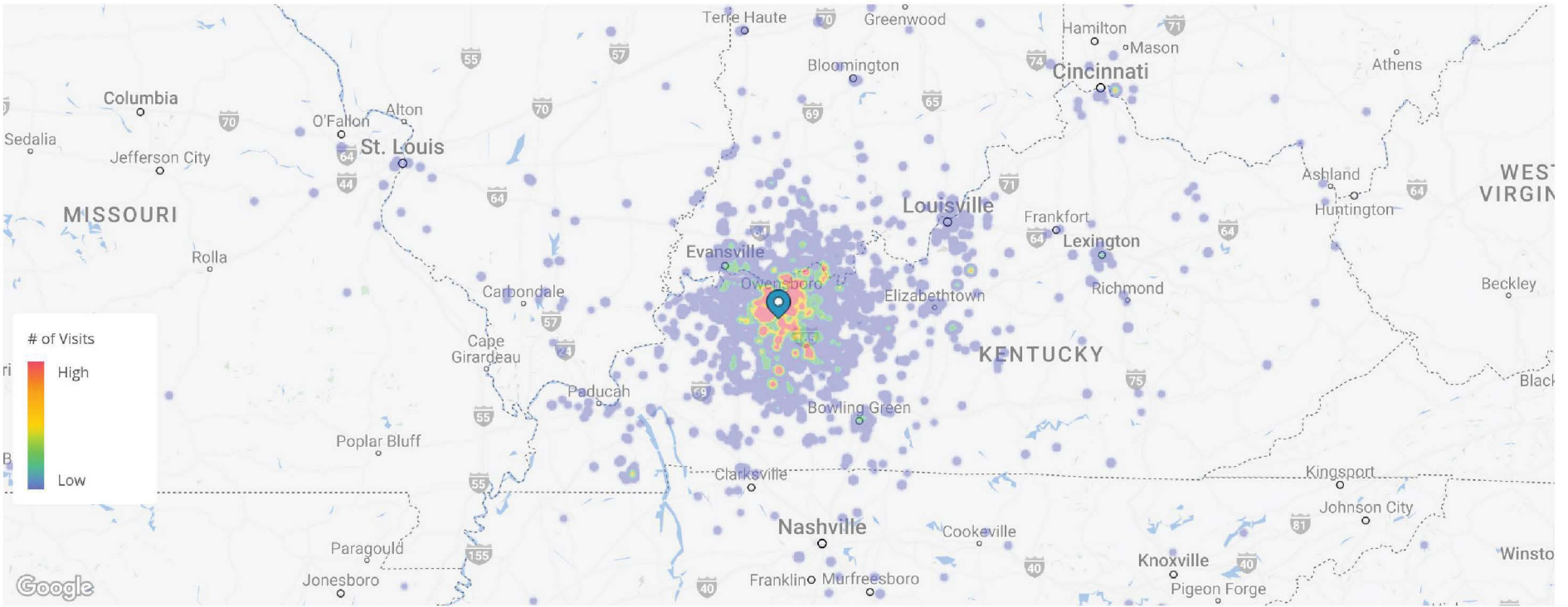
# Trade Area

May 1, 2023 - Apr 30, 2024



## Trade Area

**Towne Square Mall**  
5000 Frederica St, Owensboro, KY 42301



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

May 1st, 2023 - Apr 30th, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)



# Metrics

May 1, 2023 - Apr 30, 2024



## Metrics

**Towne Square Mall**  
5000 Frederica St, Owensboro, KY 42301

Visits	357.3K	Visit Frequency	4.47
Visitors	79.3K	Avg. Dwell Time	48 min

May 1st, 2023 - Apr 30th, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)



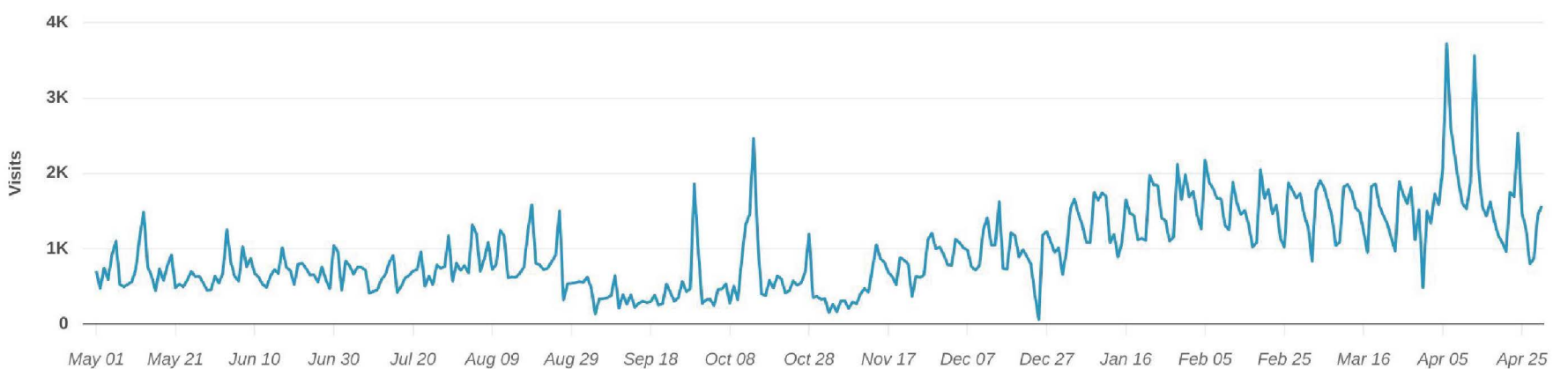
# Visits Trend

May 1, 2023 - Apr 30, 2024



## Visits Trend

**Towne Square Mall**  
Frederica St, Owensboro, KY



Daily | Visits | May 1st, 2023 - Apr 30th, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)

