

4338 Gateway Drive

OWENSBORO, KY

- The land covers an area of 1.747 acres.
- Situated in a commercial zone with a variety of businesses nearby, including a storage facility (Store-It-All), a Dollar General, a wine and spirits shop, a fast-food restaurant (Ritzly's), and others.
- Average daily traffic of 20,075 vehicles.
- Located at a busy intersection, which provides easy access and flow.
- Surrounded by a diverse mix of businesses, including restaurants, a pharmacy, retail stores, and a gym.



Fahr Juneja

(502) 744-1465

Fahr@GulfstreamDev.com



Scott Higdon

(270) 993-9198

SHigdon@GulfstreamDev.com



Visits Trend

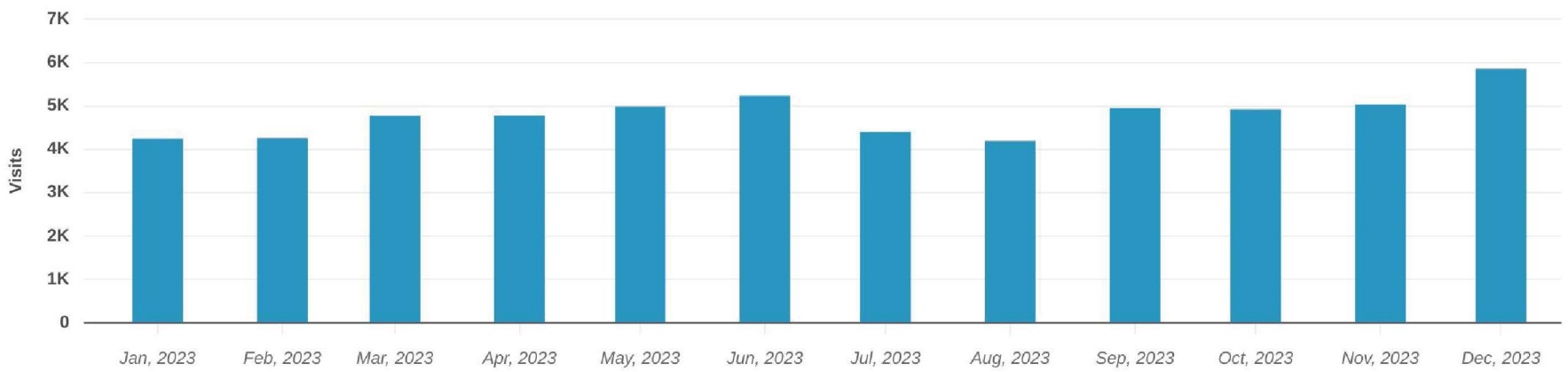
Jan 1 - Dec 31, 2023 (ACROSS THE STREET)



Visits Trend

Dollar General

Springhill Dr, Owensboro, KY # 7356



Monthly | Visits | Jan 1st, 2023 - Dec 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Metrics

Jan 1 - Dec 31, 2023



Metrics

Dollar General

4471 Springhill Dr, Owensboro, ... # 7356

Visits	57.6K	Visit Frequency	2.63
Visitors	21.9K	Avg. Dwell Time	24 min

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



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