

300 Frederica Street

DOWNTOWN OWENSBORO, KY

FUTURE 2-STORY LIVE/WORK ASSET IN THE HEART OF DOWNTOWN

300 Frederica Street is a downtown redevelopment opportunity designed for flexibility. The property is currently under renovation and remains wide open to program direction depending on the right partner. Conceptually, ownership envisions an activated ground floor for retail, office, fitness, or studio use, paired with residential on the second floor—but final use, layout, and specifications are intentionally not locked, allowing the project to respond to market demand and partner vision.

- Partner-friendly redevelopment: collaborate on the final program, layout, and finish strategy
- Street-level activation potential: ideal for retail, office, fitness, showroom, or studio concepts
- Residential upside on the second floor (conceptual), supporting day-to-night downtown activity
- Marketable by floor or as a full-building solution depending on tenant/user needs
- Renovations underway; timing and scope can align with partner requirements

All concepts, plans, and potential uses are for marketing illustration only and are subject to change. Final program, demising, and specifications will be determined in coordination with ownership and future partners/tenants.





Visits Trend

Feb 1, 2025 - Jan 31, 2026

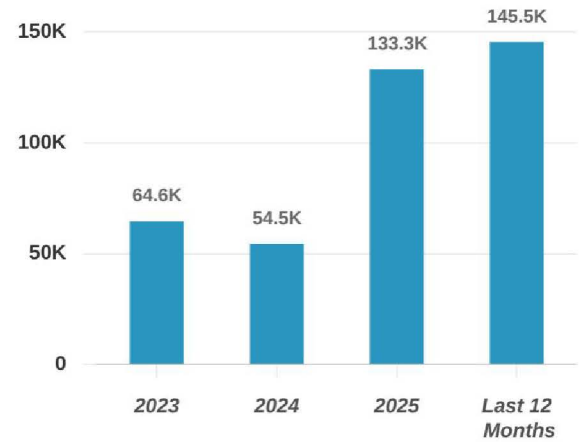
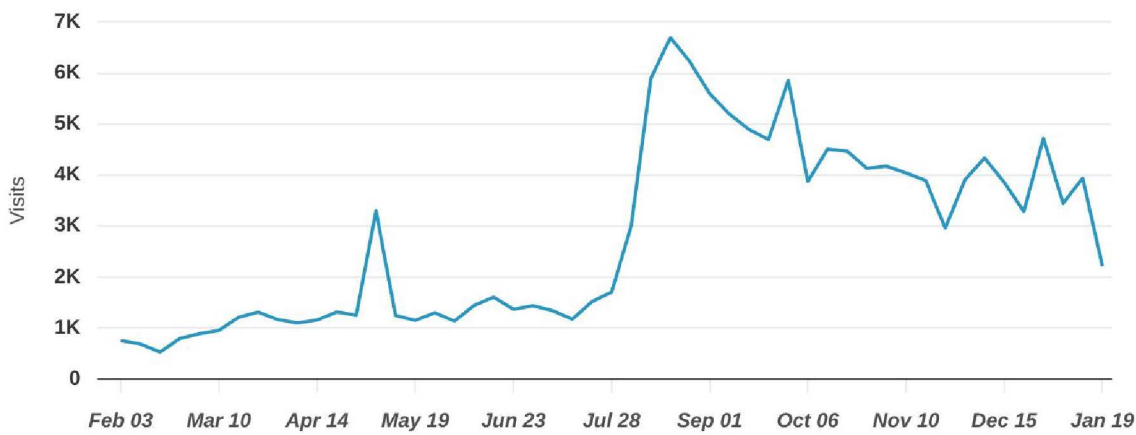
Visitation data for Big Whiskey's American Restaurant (Nearby Activity 250 ft) is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>



Visits Trend

Big Whiskey's American Restaur...

Frederica St, Owensboro, KY



Weekly | Visits | Feb 1st, 2025 - Jan 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Trade Area Coverage by Distance

Feb 1, 2025 - Jan 31, 2026

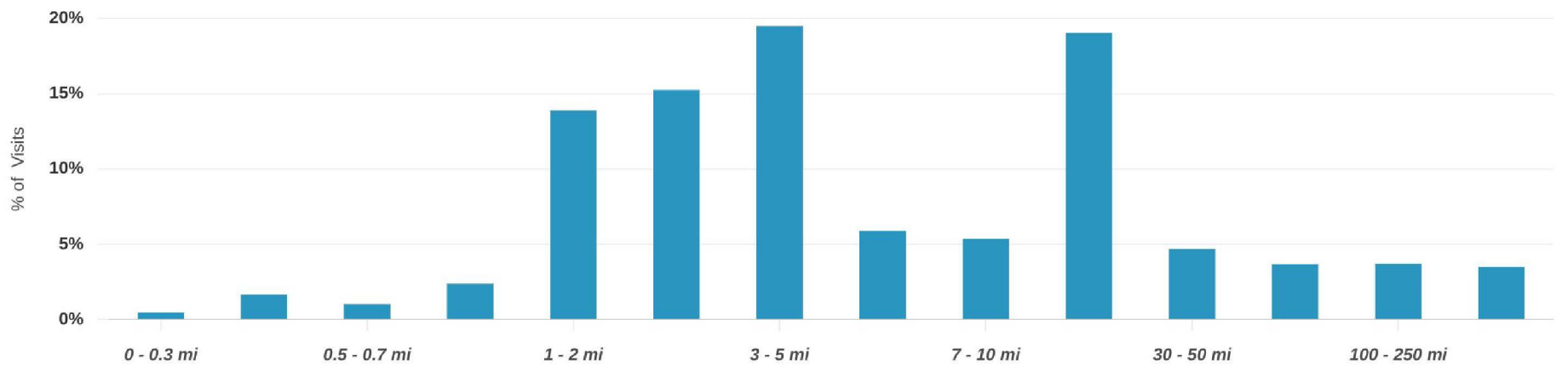
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Trade Area Coverage by Distance

Big Whiskey's American ...

Frederica St, Owensboro, KY



Home Location | % of Visits | Min Visits: 1 | Feb 1st, 2025 - Jan 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



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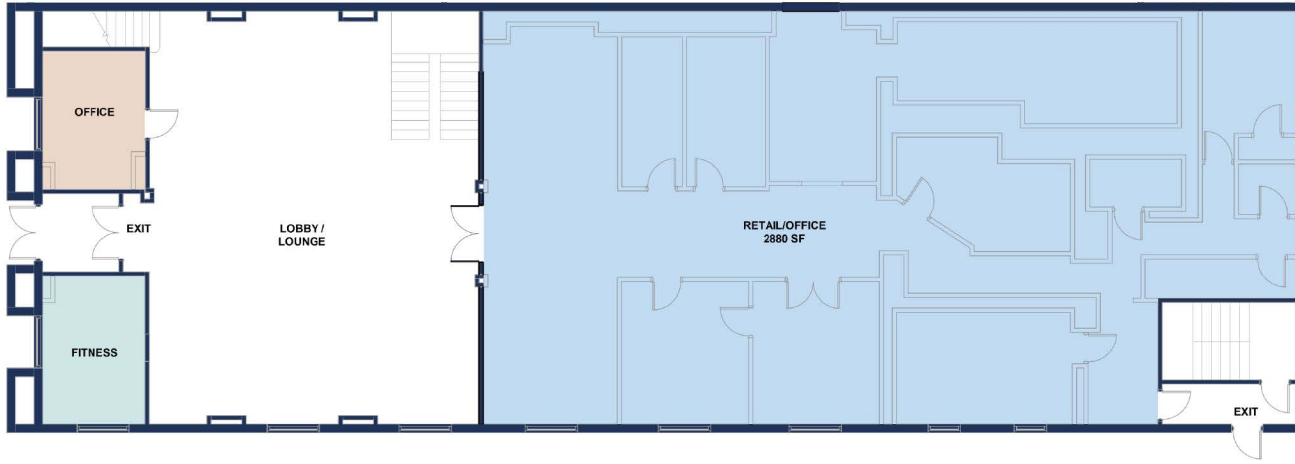


CRE Brokerage, Management, Development, and **Investment Partners** from the ground up.

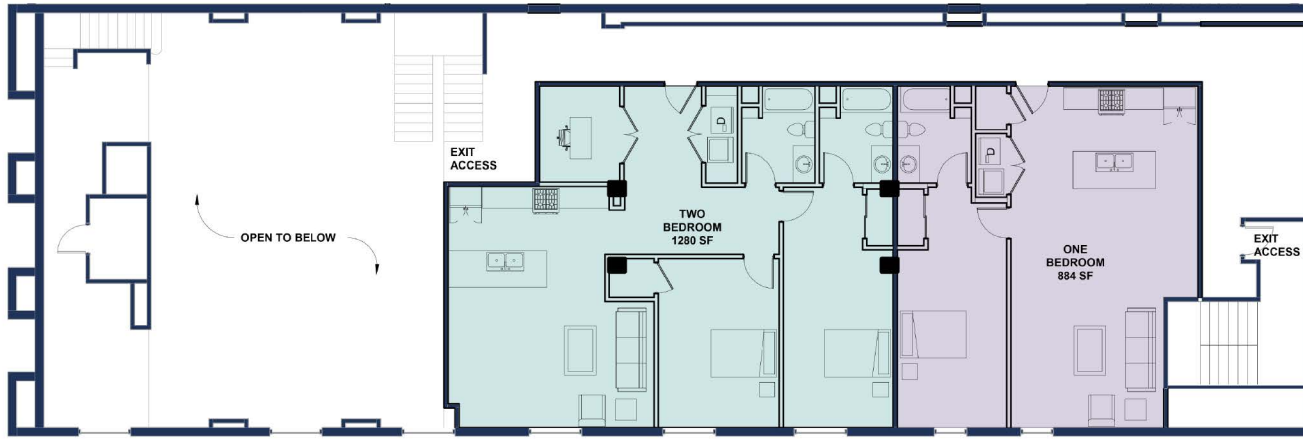


300 FREDERICA STREET

EXAMPLE FLOOR PLANS



LEVEL 1 (GROUND FLOOR) | +/- 4,500 SF



LEVEL 2 (UPPER FLOOR) | +/- 3,000 SF



GULFSTREAM

COMMERCIAL SERVICES, LLC



Metrics

Feb 1, 2025 - Jan 31, 2026

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Metrics			
Big Whiskey's American ... Frederica St, Owensboro, KY			
Visits	145.5K	Visits YoY	+167.6%
Visitors	72.9K	Visits Yo2Y	+129.9%
Visit Frequency	2	Visits Yo3Y	+39.1%
Avg. Dwell Time	72 Min		

Feb 1st, 2025 - Jan 31st, 2026
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