

3357 Highway 54

OWENSBORO, KY

This prime 9.22± acre commercial tract offers a rare opportunity along Highway 54, Owensboro's busiest corridor, with 35,000+ vehicles per day and exceptional visibility. Surrounded by continued retail growth—including a recently opened Chick-fil-A—the site is positioned for a wide range of commercial development.

Highlights:

-  Strategic Hwy 54 location with heavy daily traffic
-  Significant frontage and high visibility
-  Existing on-site improvements and parking
-  Strong surrounding brand momentum
-  Flexible development potential for multiple commercial uses
-  Price reduced to \$2,950,000

Current improvements include a 1,632 SF office building, two 2,400 SF storage buildings, a 472 SF garage, and a **1,360 SF covered carport—**providing immediate utility while preserving ample room for expansion.





GULFSTREAM
COMMERCIAL SERVICES, LLC

PRICE REDUCED \$650K

34,616 AVERAGE DAILY TRAFFIC



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

