

# Mid-Frederica St.

## OWENSBORO, KY

PRIME DEVELOPMENT OPPORTUNITY: FREDERICA STREET COMMERCIAL CORRIDOR  
1801 - 1813 FREDERICA STREET & 129 W. 19TH STREET

Opportunity to develop on Frederica Street, Owensboro's main commercial artery. Recently cleared assemblage directly across from Owensboro High School with outstanding visibility and traffic flow.

- **Ground Lease or Build-to-Suit Available:** flexible development options to meet your specific needs.
- **Educational Corridor:** proximity to Owensboro High School, Brescia University, and Owensboro Technical College
- **Established Commercial District:** nearby amenities including library, dining, and retail
- **Growing Market:** Western Kentucky's largest city
- **Rare Assemblage:** limited large-scale development opportunities





**GULFSTREAM**  
COMMERCIAL SERVICES, LLC



**SOUTH  
CENTRAL  
BANK**



**Independence  
Bank**



**tropical CAFE**  
SMOOTHIE



**Walgreens**



**DAVIESS COUNTY  
PUBLIC LIBRARY**

**FIG** Houchens  
Insurance  
Group  
*Nobody Works Harder*

**OWENSBORO  
HIGH SCHOOL**

**WELLS  
FARGO**  
Advisors

**20,130 AVERAGE DAILY TRAFFIC**



**GULFSTREAM**  
COMMERCIAL SERVICES, LLC





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**OWENSBORO**  
**HIGH SCHOOL**

**DCPL** DAVIESS COUNTY PUBLIC LIBRARY

**20,130 AVERAGE DAILY TRAFFIC**

WELLS FARGO  
Advisors

BRECKIA UNIVERSITY

CVS pharmacy

OWENSBORO COMMUNITY & TECHNICAL COLLEGE



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COMMERCIAL SERVICES, LLC



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**GULFSTREAM**

COMMERCIAL SERVICES, LLC



**FAHR JUNEJA**

*PARTNER & PRINCIPAL BROKER*

Louisville, KY  
(502) 744-1465  
fahr@gulfstreamdev.com

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



# Visits Trend

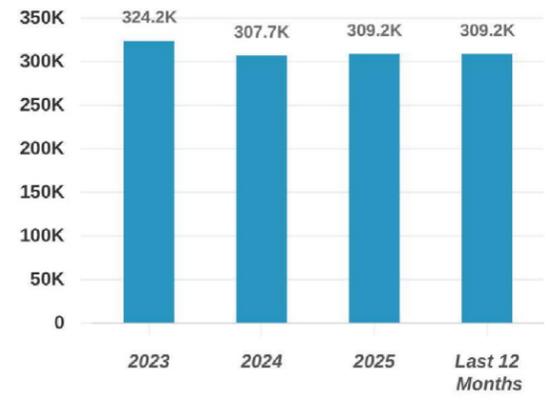
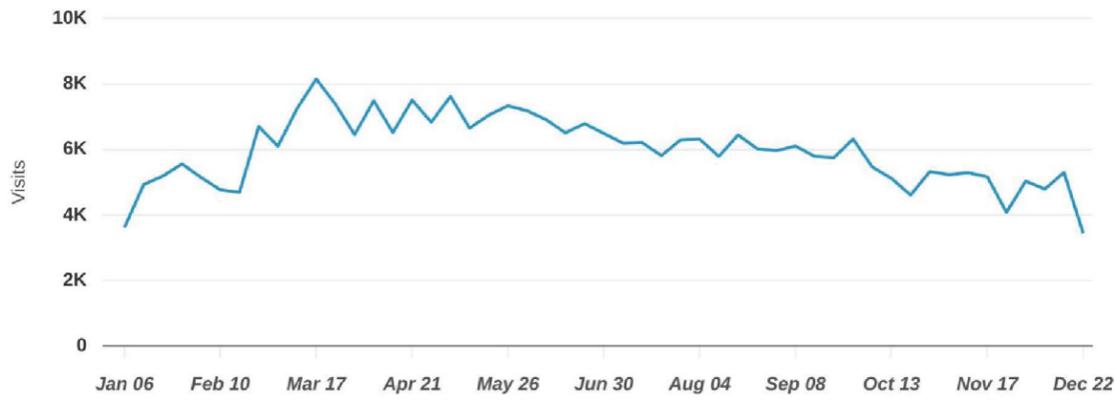
Jan 1 - Dec 31, 2025



## Visits Trend

### Dairy Queen Restaurant

Frederica St, Owensboro, KY



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



# Trade Area

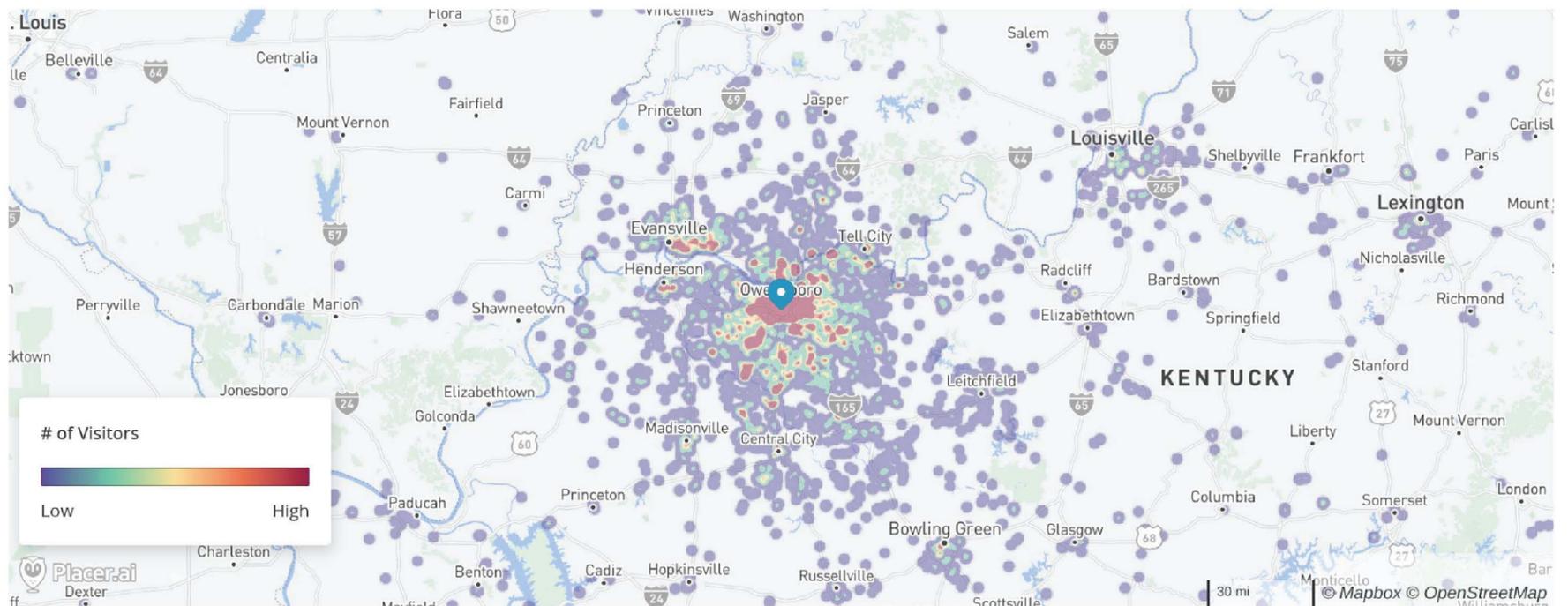
Jan 1 - Dec 31, 2025



## Trade Area

### Dairy Queen Restaurant

Frederica St, Owensboro, KY



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

Jan 1st, 2025 - Dec 31st, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)



# Metrics

Jan 1 - Dec 31, 2025



## Metrics

### Dairy Queen Restaurant

Frederica St, Owensboro, KY

Visits	309.2K	Avg. Dwell Time	14 Min
Visitors	80.5K	Visits YoY	+0.5%
Visit Frequency	3.84		

Jan 1st, 2025 - Dec 31st, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)

