



3415 New Hartford Rd.
OWENSBORO, KY



NEW CONSTRUCTION. PROVEN TENANCY. IMMEDIATE UPSIDE.

- FOR SALE: 2023-Built Strip Retail Center
- 9,010 SF GLA | 9,350 SF Assessed
- 78% Occupied with Two Existing Tenants
- Anchored by KORT Physical Therapy / Select Medical
- Donatos Pizza Franchisee Through March 2033
- ±2,000 SF Endcap Available for Lease-Up
- 1.081-Acre Site with Surface Parking
- 15,400+ Vehicles Per Day on New Hartford Road
- Recent Same-Ancor Comparable Sold for \$2.1M
- Clear Value-Add Opportunity Through Endcap Stabilization
- Near Owensboro Health Regional Hospital and OCTC
- Pricing Available to Qualified Purchasers

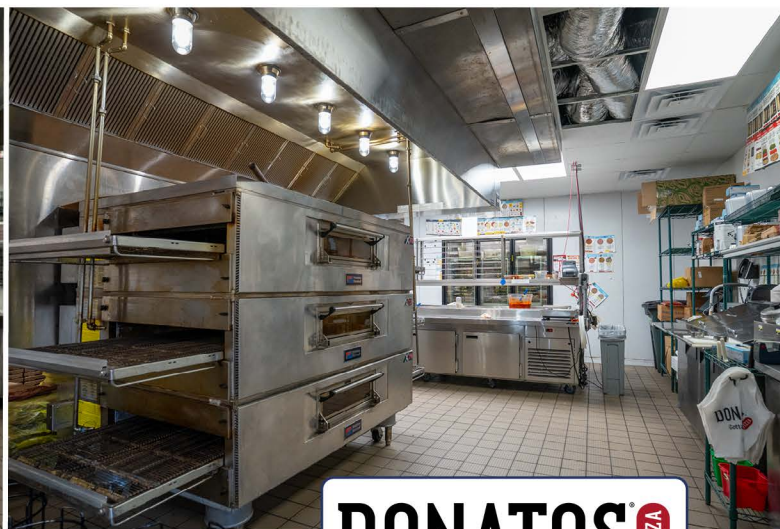


AVAILABLE ENDCAP
±2040 SF
DRIVE-THRU READY

KORT
PHYSICAL THERAPY

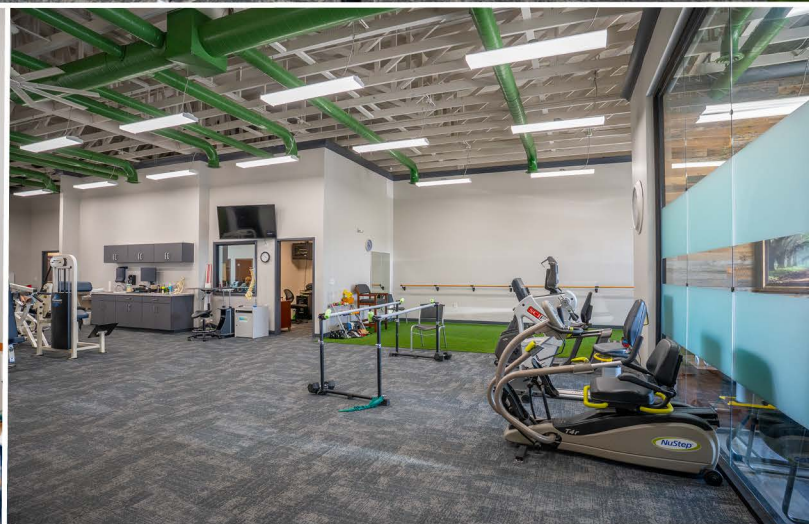
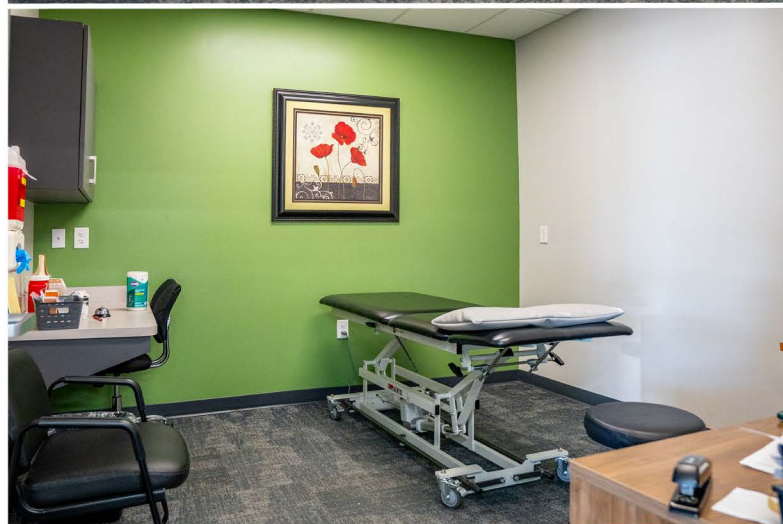
DONATOS PIZZA





DONATOS PIZZA







PLACER.AI METRICS



Metrics

Jul 1, 2025 - Jun 30, 2026



Metrics

3415 New Hartford Rd - Re...
New Hartford Rd, Owensboro, KY

Visits	63.3K	Avg. Dwell Time	48 Min
Visitors	19.6K	Visits Yo2Y	+5.4%
Visit Frequency	3.22		

Jul 1st, 2025 - Jun 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



PLACER.AI METRICS



Visits Trend

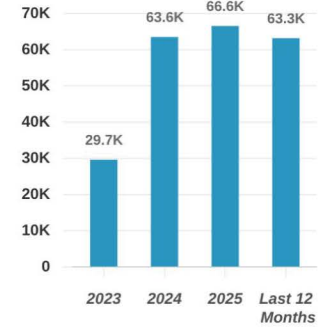
Jul 1, 2025 - Jun 30, 2026



Visits Trend

3415 New Hartford Rd - Re...

New Hartford Rd, Owensboro, KY



Weekly | Visits | Jul 1st, 2025 - Jun 30th, 2026

Data provided by Placer Labs Inc. (www.placer.ai)



Trade Area

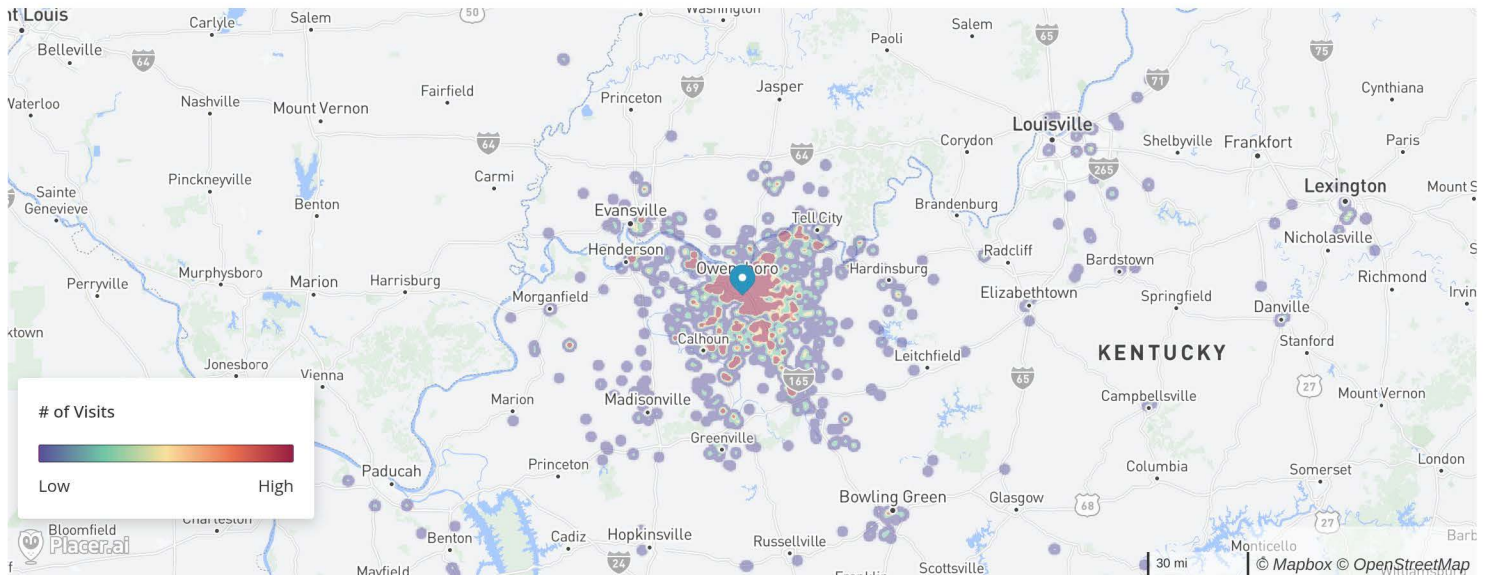
Jul 1, 2025 - Jun 30, 2026



Trade Area

3415 New Hartford Rd - Re...

New Hartford Rd, Owensboro, KY



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

Jul 1st, 2025 - Jun 30th, 2026

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PLACER.AI METRICS

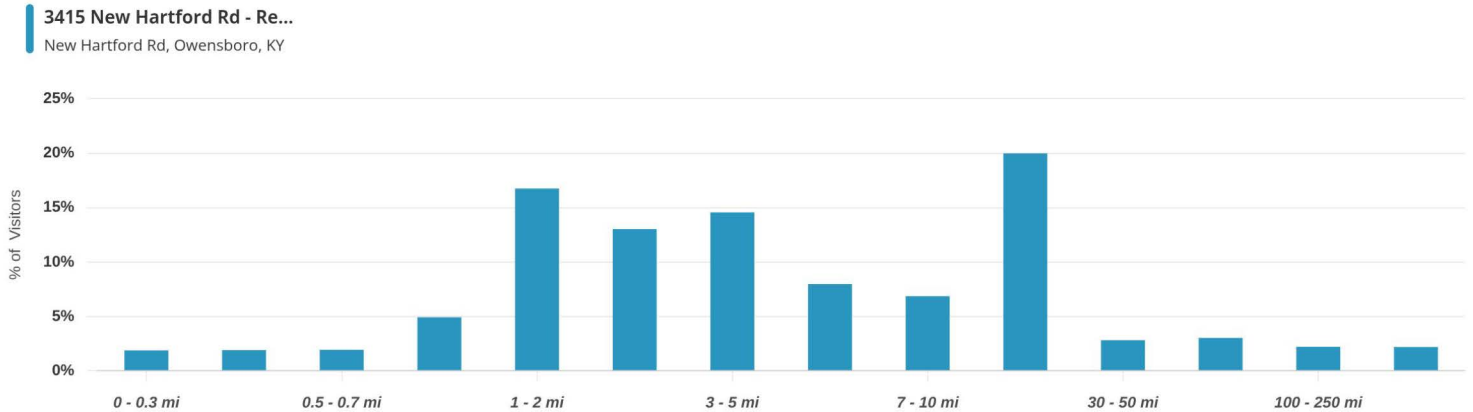


Trade Area Coverage by Distance

Jul 1, 2025 - Jun 30, 2026



Trade Area Coverage by Distance



Home Location | % of Visitors | Min Visits: 1 | Jul 1st, 2025 - Jun 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



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