

3332 Villa Point

OWENSBORO, KY

EXCEPTIONAL INVESTMENT OPPORTUNITY - \$3,150,000

Discover a rare investment opportunity in one of Owensboro's most coveted retail corridors. This 20,000 SF multi-tenant retail building sits prominently on 3 acres at the high-traffic intersection of Highway 54 and Fairview Drive, offering investors stable income with tremendous upside potential.

- MAJOR INFRASTRUCTURE UPGRADE: \$23.3M HWY 54 widening project (completion 2026)
- Corner lot positioning for maximum visibility
- Drive-thru capability
- Individual tenant HVAC control
- Restaurant-ready infrastructure
- Professional office build-out potential
- Ideal Uses: Office, Nail Salon, Insurance agent, Bakery, and similar businesses
- Surrounded by national retailers including McDonald's and Taco Bell as immediate neighbors



GULFSTREAM
COMMERCIAL SERVICES, LLC





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





Metrics

Aug 1, 2024 - Jul 31, 2025



Metrics

Villa Point Shopping Center
3332 Villa Point, Owensboro, KY 42303

Visits	93.3K	Avg. Dwell Time	42 min
Visitors	38.3K	Visits YoY	+7.3%
Visit Frequency	2.44		

Aug 1st, 2024 - Jul 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

Aug 1, 2024 - Jul 31, 2025



Visits Trend

Villa Point Shopping Center
Villa Point, Owensboro, KY



Weekly | Visits | Aug 1st, 2024 - Jul 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

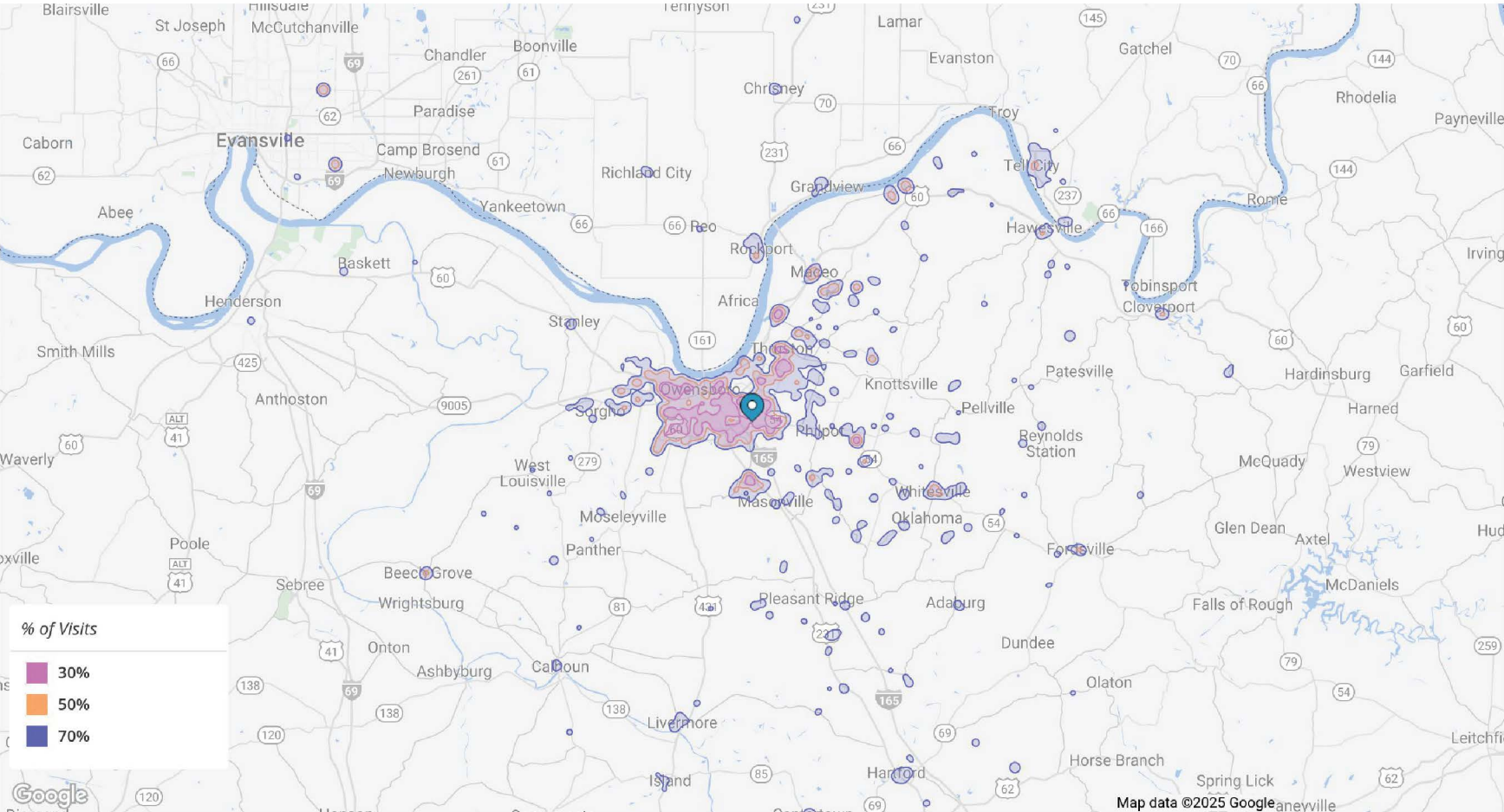


Visitor Demographics

Aug 1, 2024 - Jul 31, 2025



Villa Point Shopping Center / 3332 Villa Point, Owensboro, KY 42303



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





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