

2288 ROCHESTER ROAD

Special purpose facility for singular operational continuity

Adaptable interior zones for specialized tenant use

Durable finishes for minimal maintenance and high traffic



SPECIAL PURPOSE LEASE OPPORTUNITY

2288 Rochester Road | Beaver Dam, KY 42320

**For Lease** | \$2,500 per month (MG)**OFFERING SUMMARY**

Lease Rate:	\$2,500 per month (MG)
Building Size:	1,500 SF
Available SF:	1,500 SF

PROPERTY OVERVIEW

This distinctive special-purpose asset on Rochester Road offers thoughtfully designed interiors tailored for focused operations. Well-maintained structural elements and flexible open-plan sections accommodate specialized workflows while facilitating efficient tenant fit-outs. Full kitchen, two restrooms, ample parking for support staff and client convenience, and durable finishes ensure low maintenance demands.

The facility's configurations allow for clear operational flow along with defined spaces for essential support functions. Professional-grade utilities and robust lighting systems deliver uninterrupted performance for demanding business requirements.

PROPERTY HIGHLIGHTS

- Special purpose facility for singular operational continuity
- Adaptable interior zones for specialized tenant use
- Durable finishes for minimal maintenance and high traffic
- Defined parking area for staff and visitor capacities
- Professional-grade utilities for reliable service delivery
- Well-lit interior spaces for operational transparency



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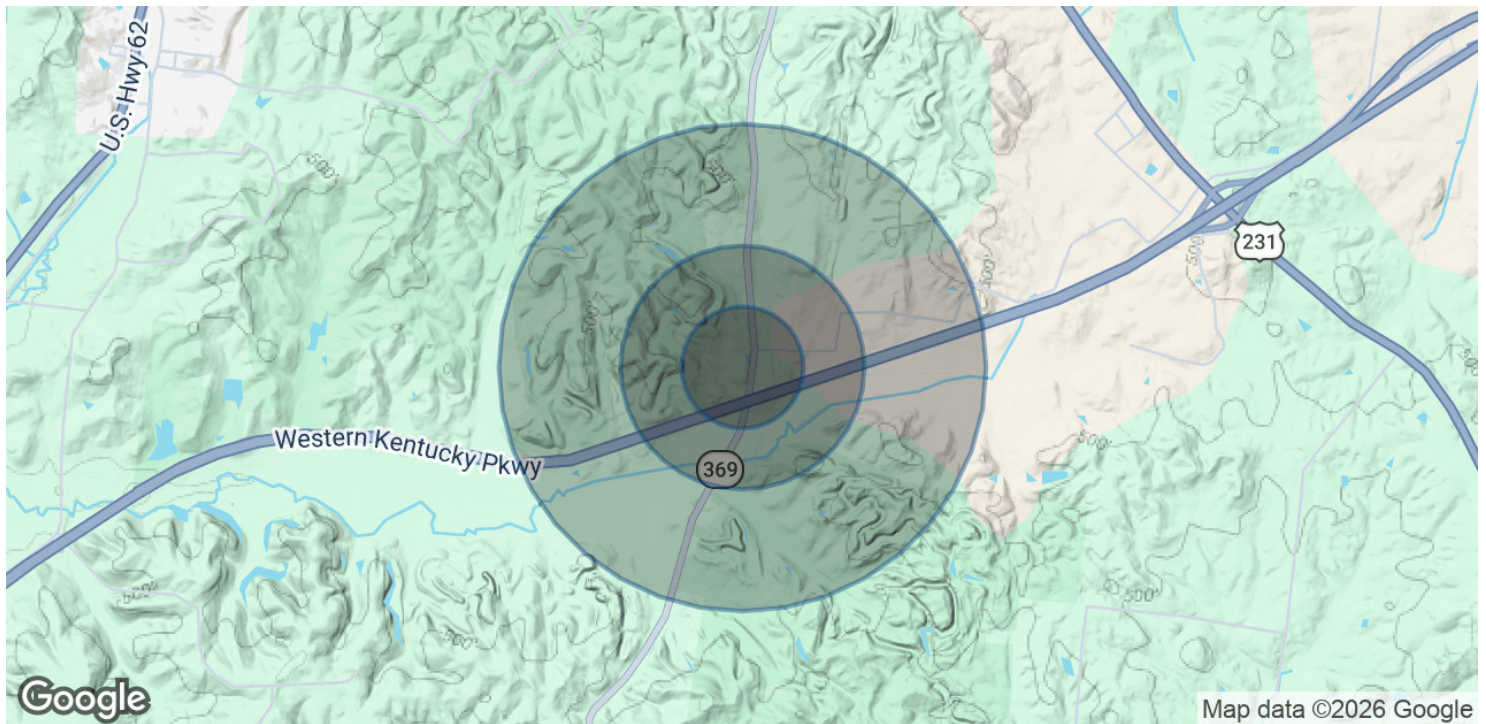
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**For Lease** | \$2,500 per month (MG)**POPULATION**

	0.25 MILES	0.5 MILES	1 MILE
Total Population	12	46	177
Average Age	45.0	42.6	41.9
Average Age (Male)	45.7	43.2	42.4
Average Age (Female)	44.0	41.1	40.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5	18	69
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$68,861	\$68,855	\$67,430
Average House Value	\$84,256	\$101,257	\$96,715

2023 American Community Survey (ACS)



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**For Lease** | \$2,500 per month (MG)**TODD HUMPHREYS****CEO/Sr. Advisor**

todd@wgbarron.com

Direct: **270.926.1101 x120** | Cell: **270.929.1236**

KY #222972

PROFESSIONAL BACKGROUND

Todd began his career in 1986 as a retail sales manager for Kinney Shoe Corporation. He moved over to finance after 5 years in retail sales management to work for ITT Financial as a Branch Manager.

Moving from a finance company to a bank after 2 years, Todd performed many positions at three different banks over a 20 year period. He was a branch manager, mortgage loan officer, Business Banking Officer overseeing 10 branches to finally a Vice President of Commercial Lending his last 5 years of his banking career.

Then, in 2009, Todd entered real estate development and property management with Gateway Commercial Properties. Gateway developed 7 acres adjacent to Walmart on highway 54 in Owensboro, KY building two retail strip centers that Todd fully leased. Todd then sold land to Goodwill Industries to build a new Eastside Owensboro location. The development was completed by selling remaining land and building offices for Kentucky Farm Bureau and Davita Dialysis.

In 2020, Todd joined forces with Owensboro's only dedicated Commercial Real Estate brokerage firm, Barron Commercial Group. Barron has deep roots in Owensboro with over a 50 year history in commercial real estate sales and leasing, development, and property management as well as tenant representation. Barron has developed a network of commercial real estate relationships extending to every major market in the United States. Whether the need is local or national, we have the experience and expertise, the tools, and the people to get the job done.

EDUCATION

Studied Business at Western Kentucky University.



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**For Lease** | \$2,500 per month (MG)**JOE HUMPHREYS****Commercial Advisor**

joe@wgbarron.com

Direct: **270.485.1707** | Cell: **270.485.1707****PROFESSIONAL BACKGROUND**

Commercial real estate agent with a background built on discipline, leadership, and hard work. A former NCAA football player at Miami University before finishing his collegiate career at Murray State University, where he earned a bachelor's degree in integrated studies with a minor in Business Administration. While attending Murray State, he also gained experience working in the banking industry.

Today, Joe enjoys helping clients identify commercial real estate opportunities that create long-term value while building relationships founded on trust, integrity, and clear communication. Outside of work, he is passionate about fitness, the outdoors, and growing in his faith.

EDUCATION

Studied at Murray State University



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