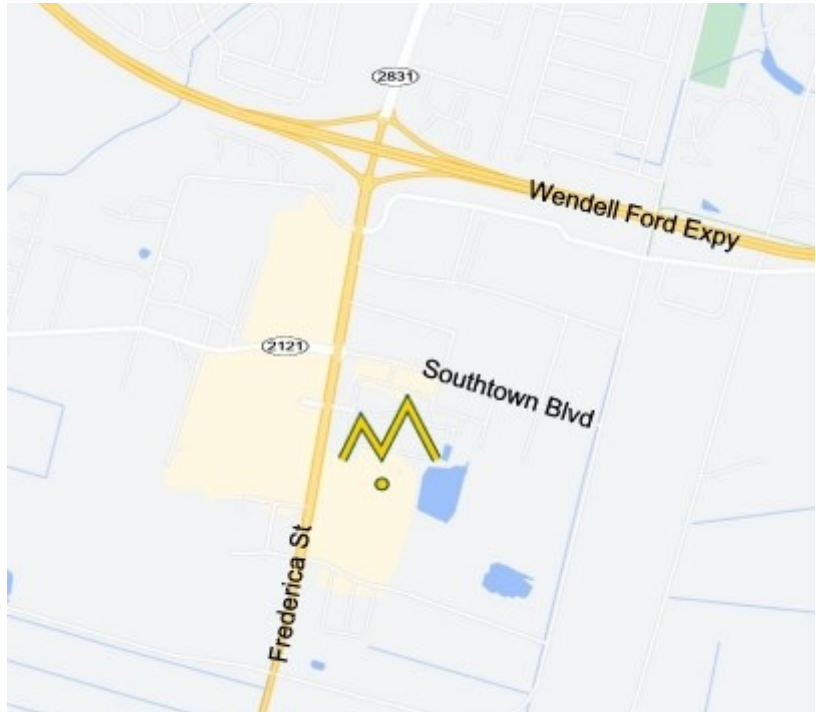


FOR LEASE | RETAIL PROPERTY

5101 FREDERICA STREET
OWENSBORO, KY 42301

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	4,647 SF
Lease Rate:	Negotiable (NNN)
Building Size:	85,349 SF
Year Built:	1996
Market:	Owensboro, KY

PROPERTY OVERVIEW

Sub-Lease Opportunity from BEST BUY in Owensboro, KY!!
Highly visible space for sub-lease in Owensboro Towne Center! Carved out of Best Buy, this storefront is located in the most desirable shopping center on the most heavily trafficked retail corridor in Owensboro.

PROPERTY HIGHLIGHTS

- Direct exposure to Frederica Street (Hwy 431)
- Prominently anchored center including Target, Best Buy, TJ Maxx, Jo-Ann, Shoe Carnival and Ulta
- Neighboring retailers include Super Walmart, Sam's Club, Home Depot, Lowe's, Macy's, JC Penney and more

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	2,710	35,675	68,735
Total Households	1,265	15,881	28,831
Average HH Income	\$58,649	\$62,941	\$62,068

TYLER RABEN
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AVAILABLE SPACE



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 1	4,647 SF	NNN, Sub-Lease	Negotiable

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RETAILER MAP



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