

# 3430 Villa Point

## OWENSBORO, KY

- Featuring 12,584 sf
- Full site is approximately 5.517 acres
- Existing space may be divided, has room for expansion
- Will build out space to suit tenant needs
- Located in Owensboro's premier retail corridor
- Suited for Retail / Office / Medical / Dental / Restaurant
- Neighboring tenants include McDonald's, Kohl's, Sherwin-Williams, Salsarita's, Great Clips, Wheatgrass Juice Bar, Taco Bell, Arby's, BB&T Bank, Paradise Nails, Mikato Japanese Restaurant, Dollar Tree, and Sally's Beauty Supply
- Near 500 bed regional hospital
- Near new county middle school
- Located 1000 ft from over 450 apartment units
- City services (police, fire, sanitation)





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







Metrics

May 1, 2024 - Apr 30, 2025



Metrics

**Kohl's**  
3440 Villa Point, Owensboro, ... # 248843

|          |        |                 |        |
|----------|--------|-----------------|--------|
| Visits   | 389.9K | Visit Frequency | 3.06   |
| Visitors | 128K   | Avg. Dwell Time | 35 min |

May 1st, 2024 - Apr 30th, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)



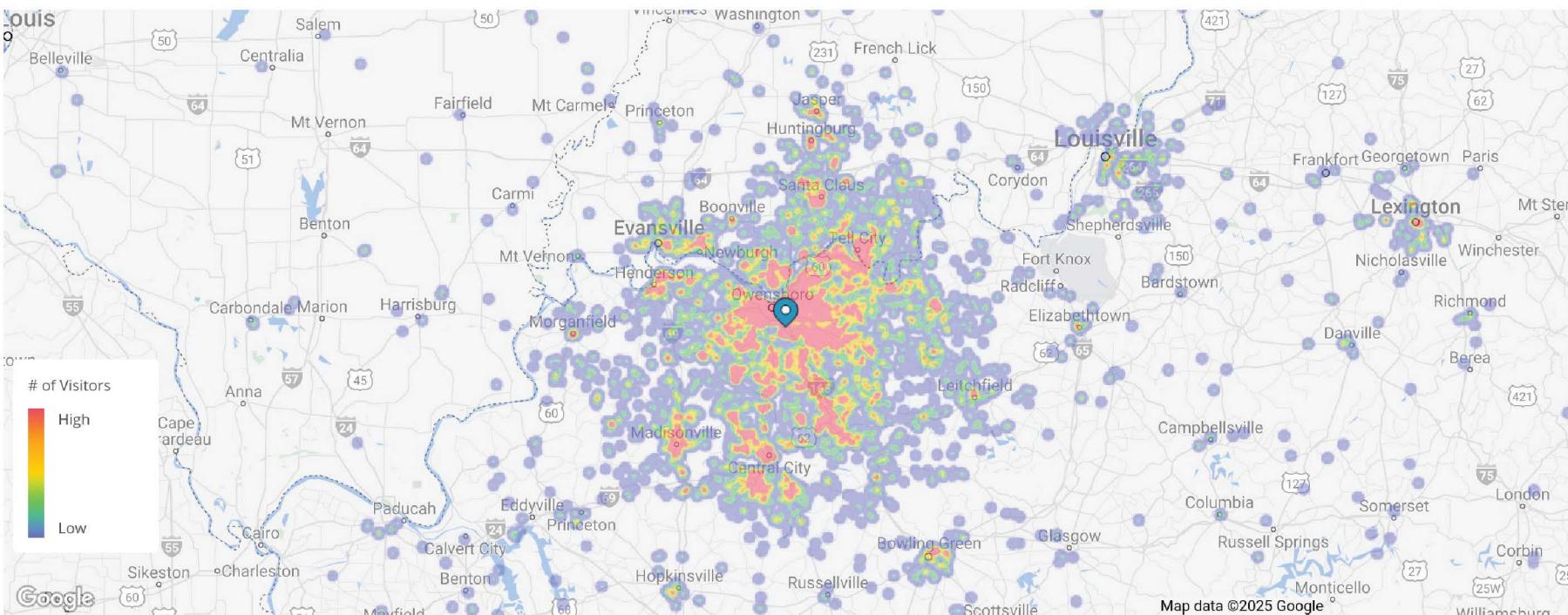
Trade Area

May 1, 2024 - Apr 30, 2025



Trade Area

**Kohl's**  
3440 Villa Point, Owensboro, KY 42303 # 248843



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

May 1st, 2024 - Apr 30th, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)



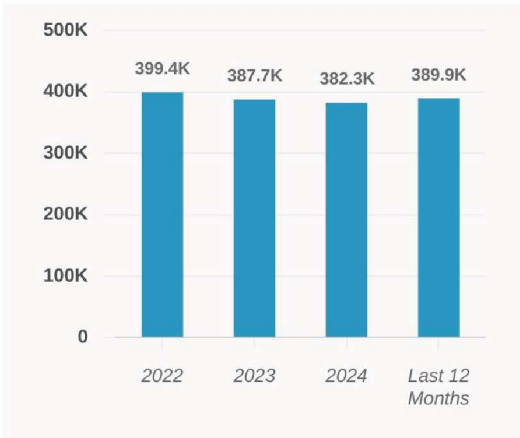
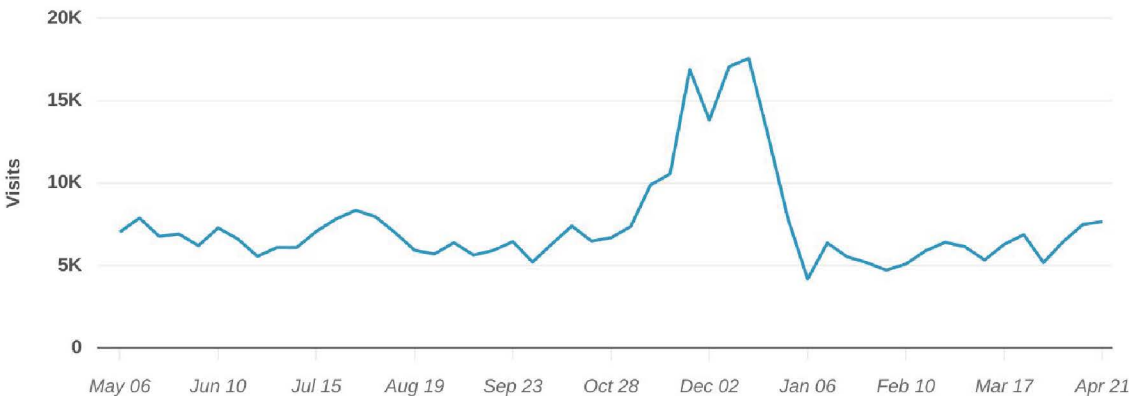
Visits Trend

May 1, 2024 - Apr 30, 2025



Visits Trend

**Kohl's**  
Villa Point, Owensboro, KY # 248843



Weekly | Visits | May 1st, 2024 - Apr 30th, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)







# GULFSTREAM

COMMERCIAL SERVICES, LLC

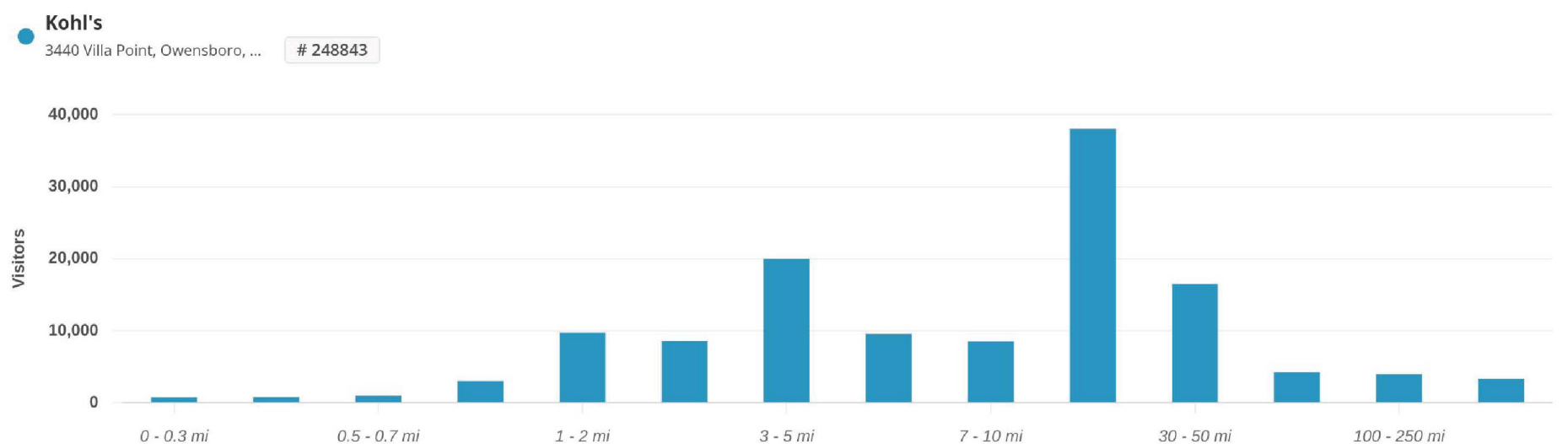


## Trade Area Coverage by Distance

May 1, 2024 - Apr 30, 2025



### Trade Area Coverage by Distance



Home Location | Visitors | Min Visits: 1 | May 1st, 2024 - Apr 30th, 2025  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))





