

316 W. 3rd Street

DOWNTOWN OWENSBORO, KY

FUTURE 2-STORY LIVE/WORK ASSET IN THE HEART OF DOWNTOWN

316 W. 3rd Street is the first of three buildings located at 300 Frederica Street slated for redevelopment. A downtown repositioning opportunity designed for flexibility. Current plans illustrate a residential concept, but the real opportunity is assembling the right mix: residential, retail, and/or office based on market demand and partner vision. The building offers efficient two-level floor plates (5,722 SF per level) within 11,444 SF total.

300 Frederica Street sits at the center of a rapidly transforming downtown district, surrounded by major catalysts that are expanding demand drivers and daily activity. Nearby projects include the launch of an 88,000 SF Sportsplex, the opening of Home2 Suites by Hilton (144 rooms), and the impending completion of Riverfront BRIO (117 apartment units)—all reinforcing stronger day-to-night traffic, housing demand, and tenant visibility. Adding to the immediate draw, Big Whiskey has opened directly across the street, creating an on-the-ground amenity and destination component that supports street-level activation. The building is well-suited for a partnership-driven redevelopment strategy, with flexibility to pursue residential, mixed-use, or boutique commercial programming based on market demand and final design.

- 🏠 Located in a downtown growth corridor with multiple high-impact projects underway/near delivery
- 🏟️ Near the new 88,000 SF Sportsplex (major event and visitation driver)
- 🏠 Adjacent demand from Home2 Suites by Hilton (144 rooms) and Riverfront BRIO (117 units)
- 🍷 Big Whiskey open across the street (amenity + visibility)
- 🏢 Program-flexible: residential-first, mixed-use, or boutique office/retail depending on partner





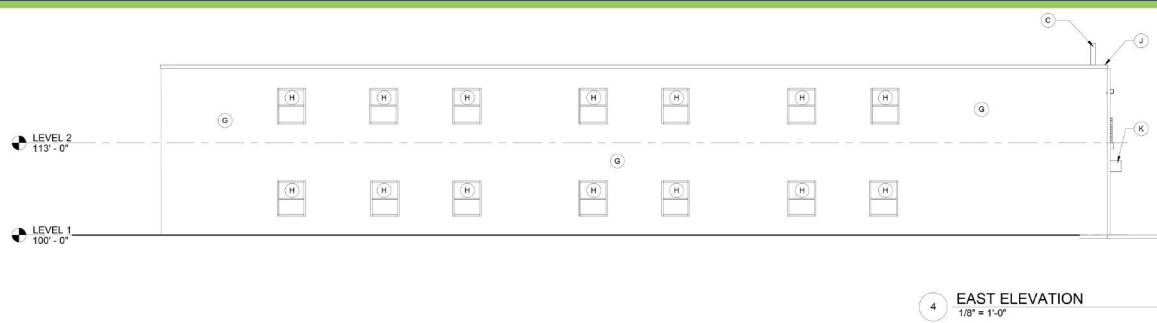
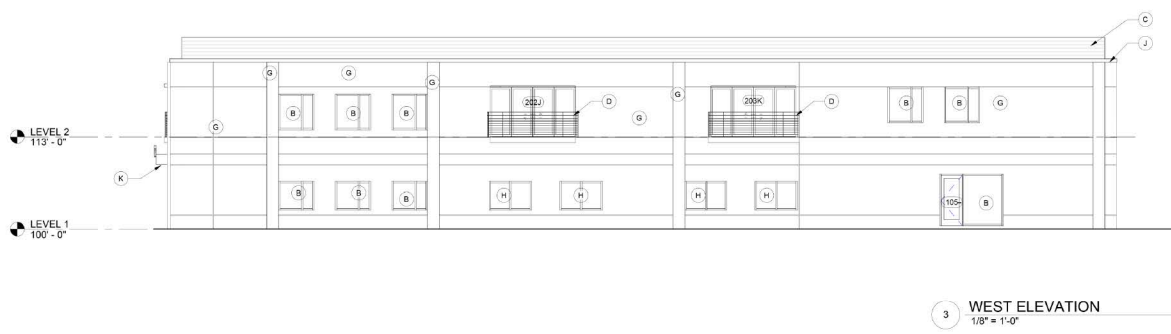
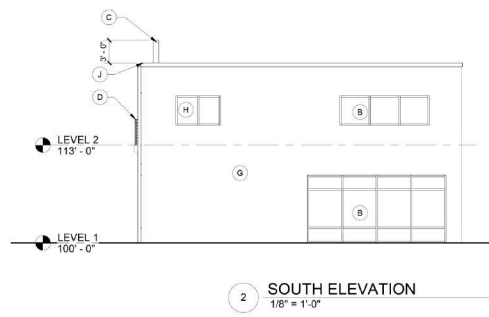
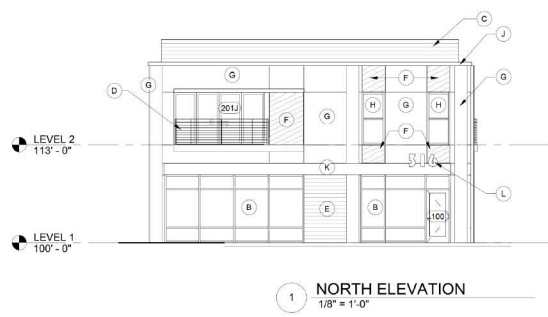
CRE Brokerage, Management, Development,
and **Investment Partners** from the ground up.





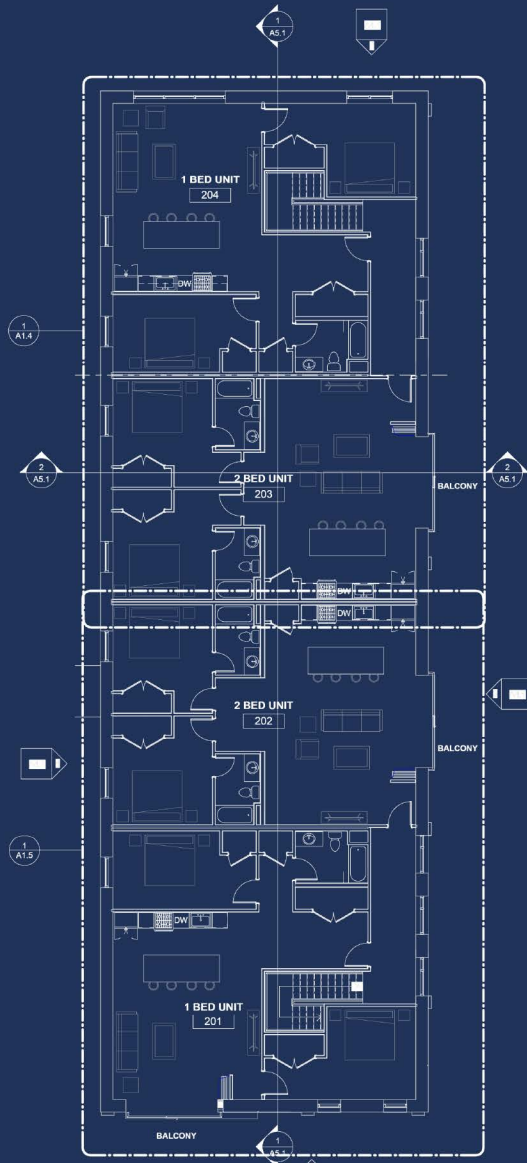
GULFSTREAM
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316 WEST 3RD STREET

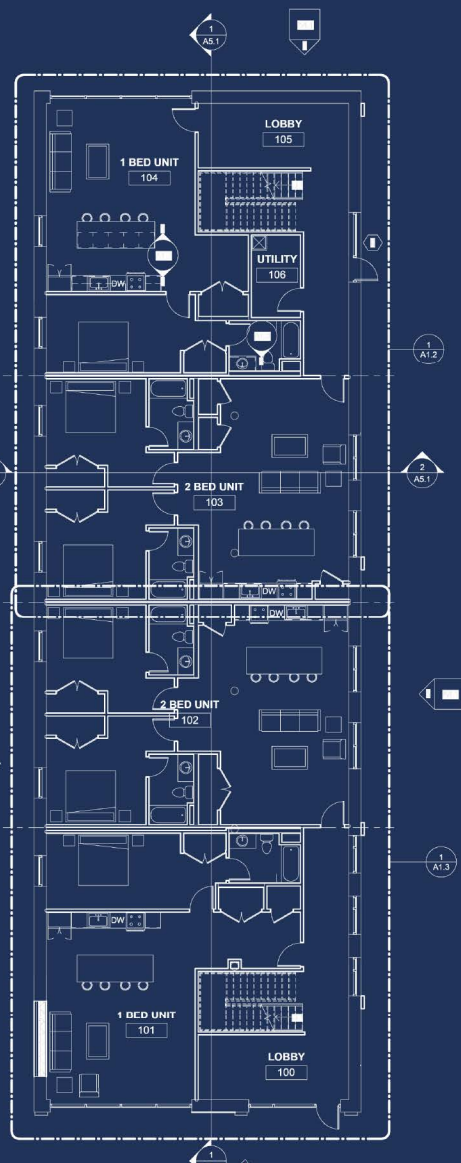


EXAMPLE ELEVATIONS

316 WEST 3RD STREET



OVERALL SECOND FLOOR PLAN
1/8" = 1'-0"



OVERALL FIRST FLOOR PLAN
1/8" = 1'-0"

EXAMPLE FLOOR PLANS





Trade Area

Feb 1, 2025 - Jan 31, 2026

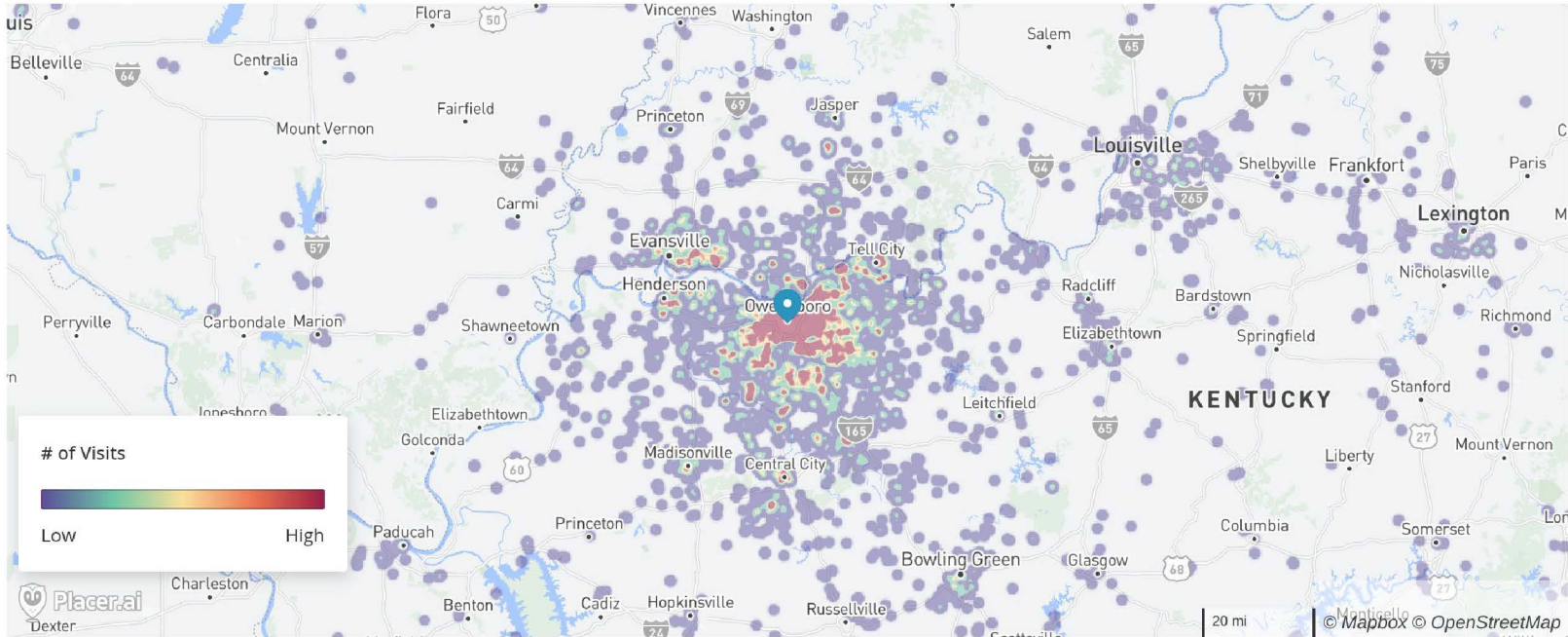
Visitation data for Big Whiskey's American Restaurant (Nearby Activity 250 ft) is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>



Trade Area

Big Whiskey's American R...

Frederica St, Owensboro, KY



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

Feb 1st, 2025 - Jan 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



GULFSTREAM

COMMERCIAL SERVICES, LLC



Visits Trend

Feb 1, 2025 - Jan 31, 2026

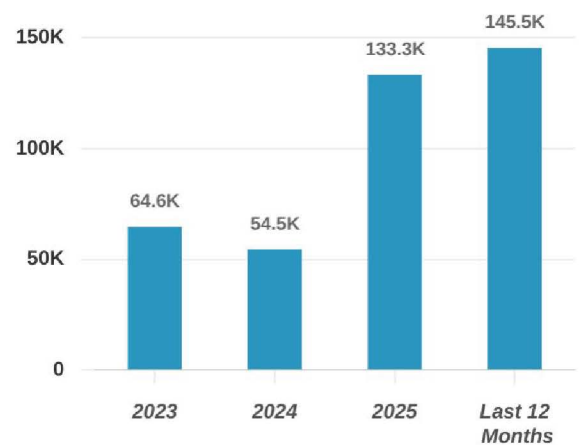
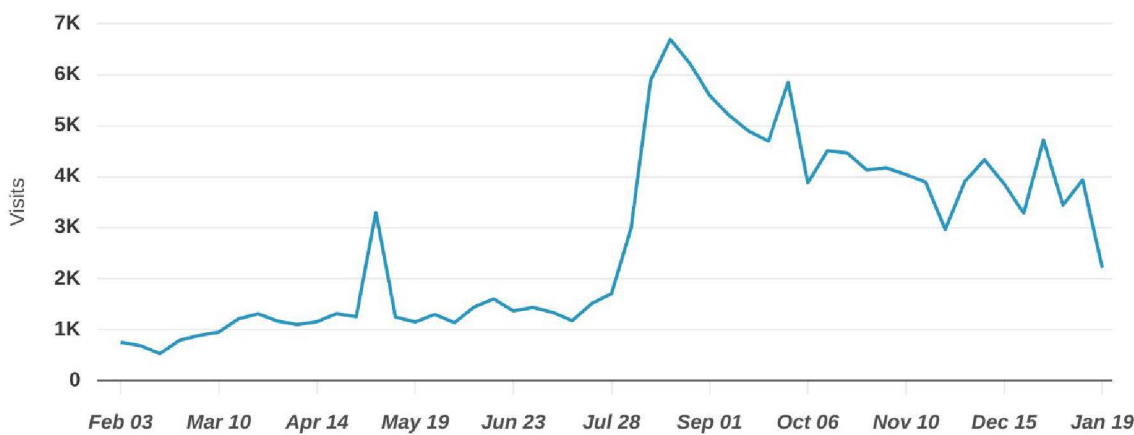
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Visits Trend

Big Whiskey's American Restaur...

Frederica St, Owensboro, KY



Weekly | Visits | Feb 1st, 2025 - Jan 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Metrics

Feb 1, 2025 - Jan 31, 2026

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Metrics

Big Whiskey's American ...
Frederica St, Owensboro, KY

Visits	145.5K	Visits YoY	+167.6%
Visitors	72.9K	Visits Yo2Y	+129.9%
Visit Frequency	2	Visits Yo3Y	+39.1%
Avg. Dwell Time	72 Min		

Feb 1st, 2025 - Jan 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Trade Area Coverage by Distance

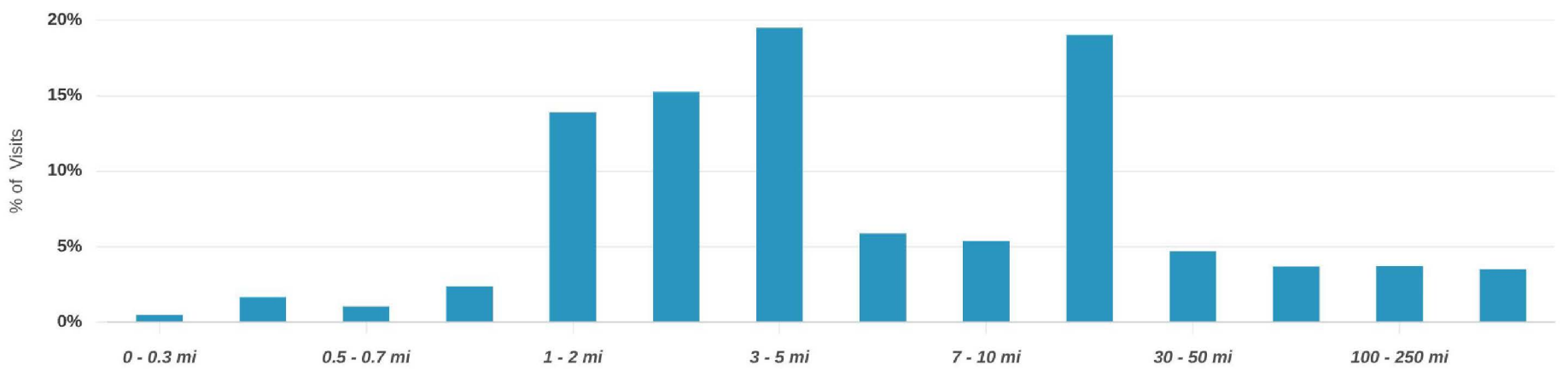
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Trade Area Coverage by Distance

Big Whiskey's American ...
Frederica St, Owensboro, KY



Home Location | % of Visits | Min Visits: 1 | Feb 1st, 2025 - Jan 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



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