

3151 Highland Pointe

OWENSBORO, KY

- Versatile Usage: Currently set up for office space but ideal for retail, showroom, or flex space.
- Lease Rate: Competitive rate of \$14.25 per sq ft.
- Ample Parking: Approximately 275 parking spots available to accommodate tenants and customers.
- Modern Facilities: Well-maintained building with up-to-date infrastructure.
- Flexible Leasing Options: Willing to subdivide the space as per tenant's requirements.
- High Visibility: Surrounded by well-known businesses such as Walmart, Starbucks, McDonald's, Academy Sports + Outdoors, Courtyard by Marriott, and more, ensuring high foot traffic and visibility.
- Traffic Volume: Located in an area with significant average daily traffic, enhancing exposure and accessibility.



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COMMERCIAL SERVICES, LLC





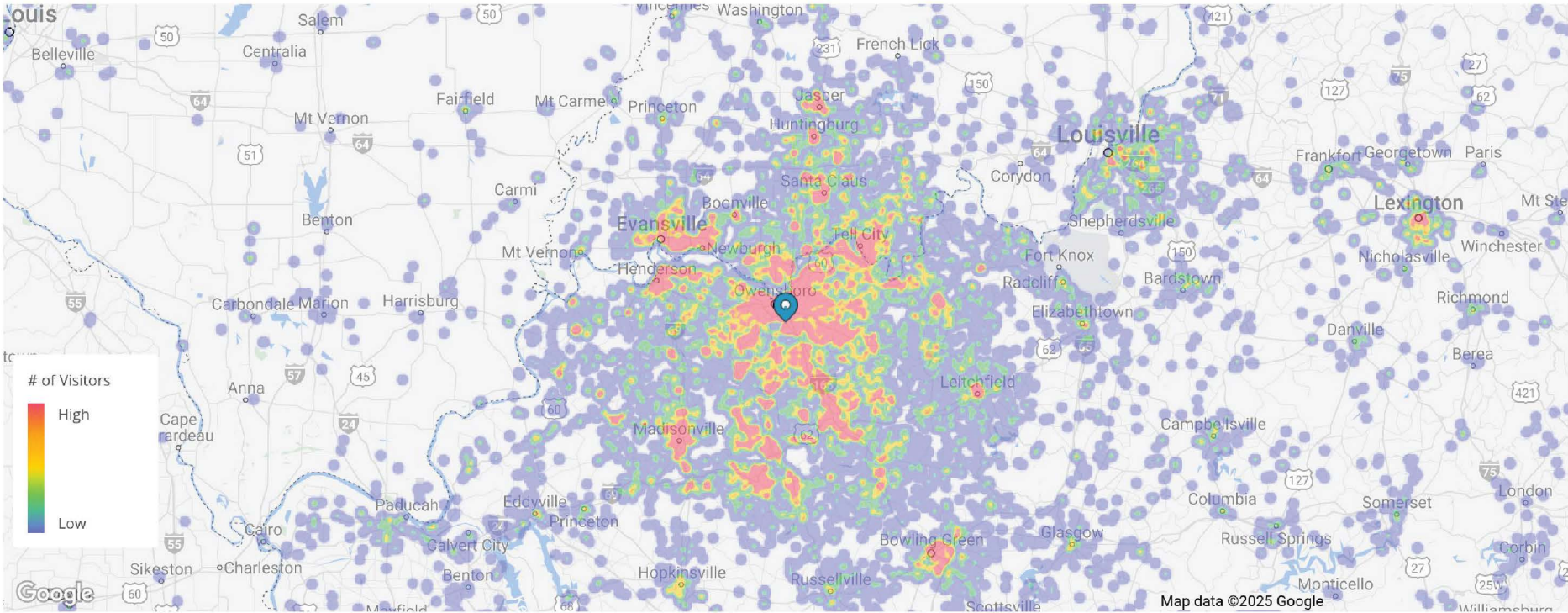
Trade Area

Nov 1, 2024 - Apr 30, 2025



Trade Area

Highland Pointe
Owensboro, KY 42303



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

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



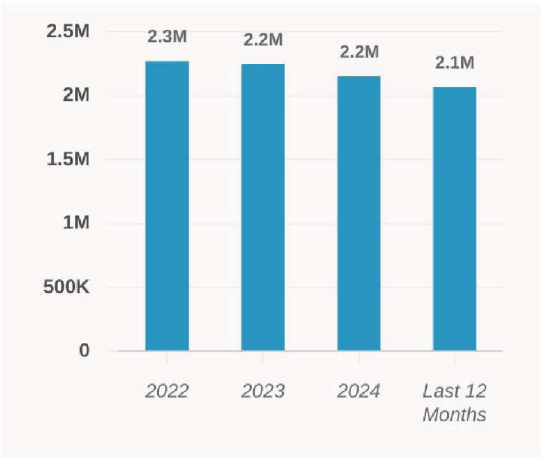
Visits Trend

Nov 1, 2024 - Apr 30, 2025



Visits Trend

Highland Pointe
Owensboro, KY



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



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



Metrics

Nov 1, 2024 - Apr 30, 2025



Metrics

Highland Pointe
, Owensboro, KY 42303

Visits	1M	Visit Frequency	3.46
Visitors	291.3K	Avg. Dwell Time	73 min

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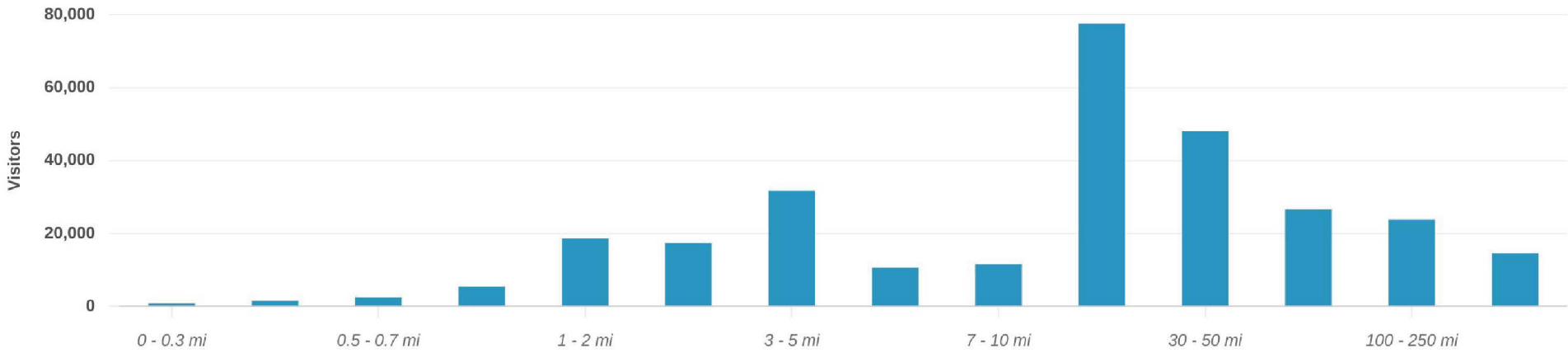
Trade Area Coverage by Distance

Nov 1, 2024 - Apr 30, 2025



Trade Area Coverage by Distance

Highland Pointe
, Owensboro, KY 42303



Home Location | Visitors | Min Visits: 1 | Nov 1st, 2024 - Apr 30th, 2025
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