

3151 Highland Pointe

OWENSBORO, KY

HIGH-VISIBILITY, LARGE-FORMAT FLEX/SHOWROOM OPPORTUNITY IN OWENSBORO'S STRONGEST RETAIL CORRIDOR—WITH UNMATCHED PARKING.
~AVAILABLE FOR SALE OR LEASE~

- Up to 48,762 SF Available**
 - Single-tenant or subdivision opportunities
- Exceptional Parking Ratio**
 - Approximately 275 on-site parking spaces – rare for a building of this size
- Highly Adaptable Interior**
 - Currently built out as office; ideal for showroom, retail, medical, flex, or creative office
- Strong Traffic Exposure**
 - Positioned near major retail anchors with 38,000+ average daily traffic
- Premier Retail Adjacency**
 - Surrounded by Walmart, Academy Sports + Outdoors, Starbucks, McDonald's, Courtyard by Marriott, and other national brands
- Flexible Acquisition Options**
 - For Lease: \$15.50 PSF NNN
 - For Sale: \$8,500,000

Immediate Availability | Flexible Deal Structures | Will Consider Subdivision







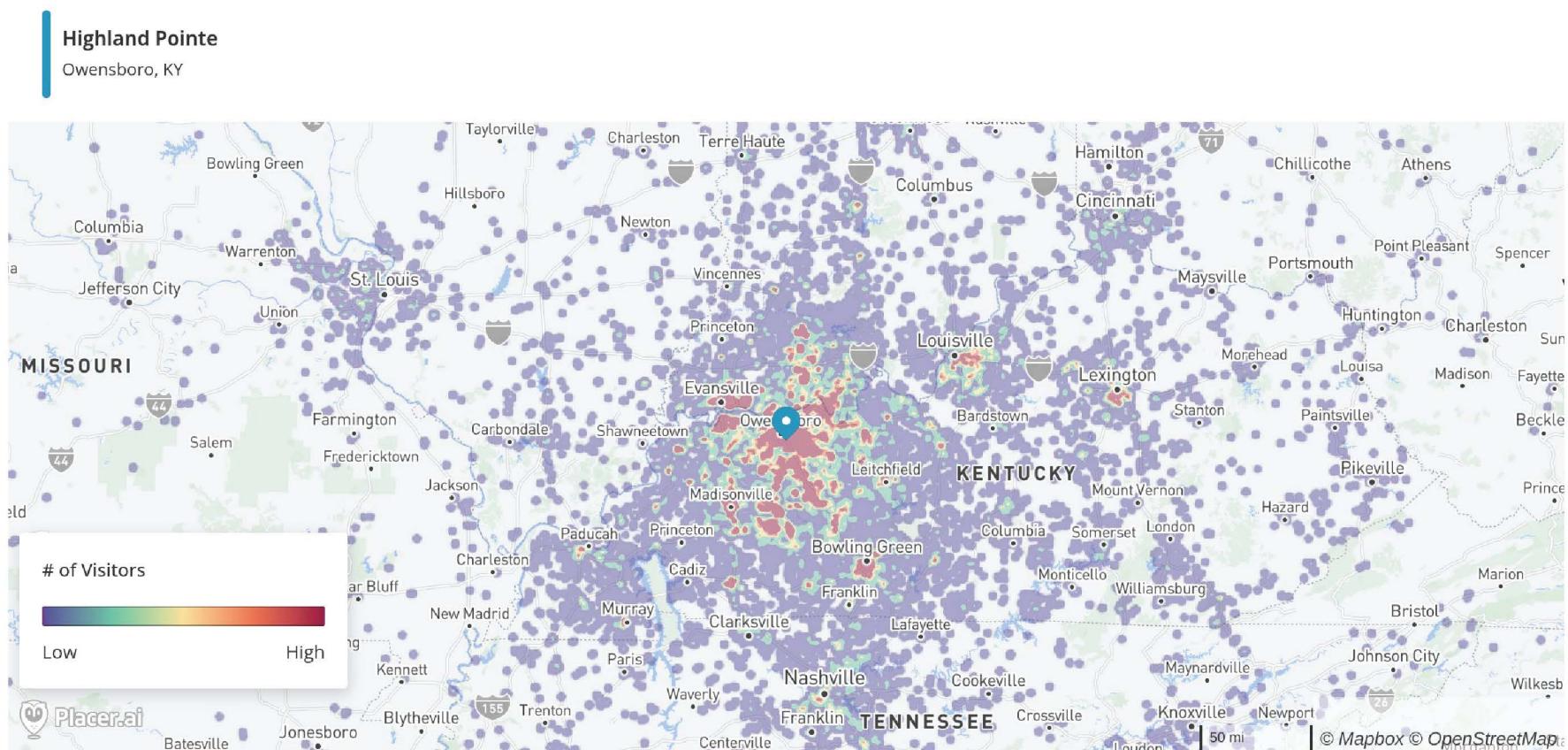


Trade Area

Jan 1 - Dec 31, 2025



Trade Area



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

Jan 1st, 2025 - Dec 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

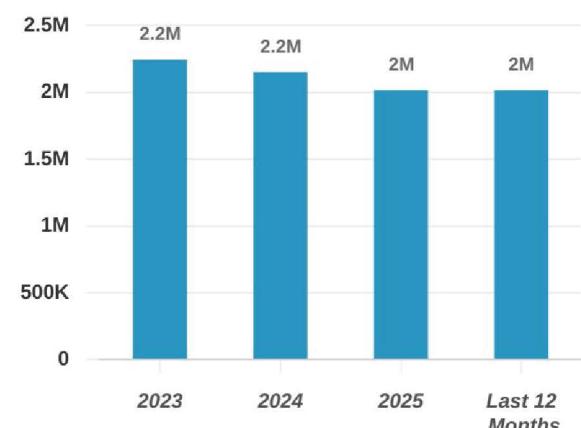
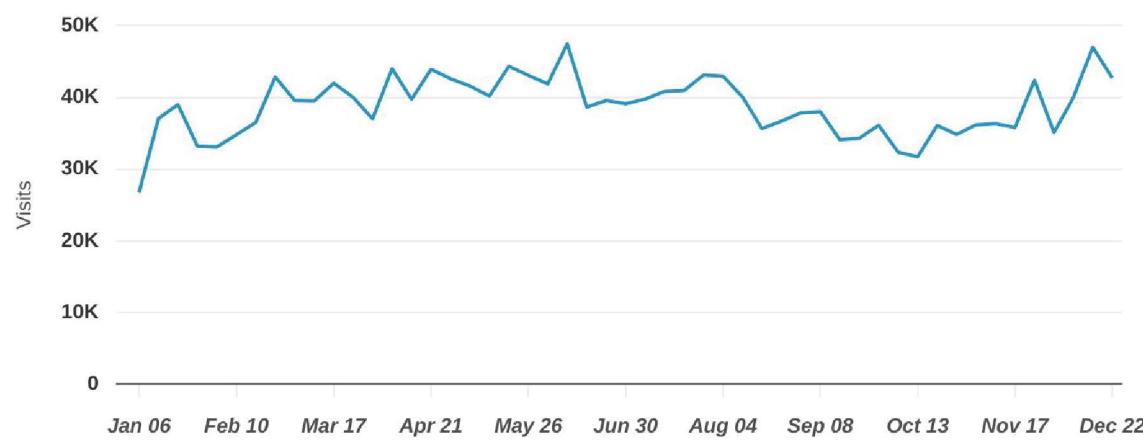
Jan 1 - Dec 31, 2025



Visits Trend

Highland Pointe

Owensboro, KY



Weekly | Visits | Jan 1st, 2025 - Dec 31st, 2025

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



Metrics

Jan 1 - Dec 31, 2025



Metrics

Highland Pointe Owensboro, KY

Visits 2M Visit Frequency 4.72

Visitors 427.5K Avg. Dwell Time 70 Min

Jan 1st, 2025 - Dec 31st, 2025
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GULFSTREAM

COMMERCIAL SERVICES, LLC



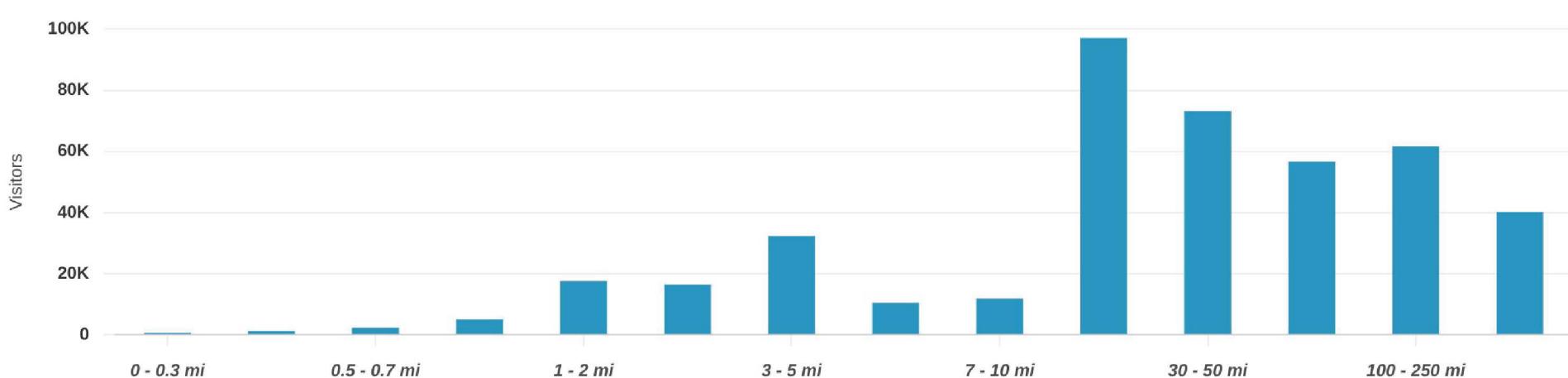
Trade Area Coverage by Distance

Jan 1 - Dec 31, 2025



Trade Area Coverage by Distance

Highland Pointe Owensboro, KY



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

