

# REGIONAL MALL OUT LOT STRIP CENTER

\$22 - \$25 psf, NNN

1,480-4,480 Sq. Ft available

New Remodel Coming in 2025



RETAIL LEASING OPPORTUNITY

5040 Frederica St | Owensboro, KY 42301

➤ For Lease | \$22.00 - 25.00 SF/yr (NNN)



### OFFERING SUMMARY

Lease Rate:	\$22.00 - 25.00 SF/yr (NNN)
Building Size:	8,000 SF
Available SF:	1,480 - 4,480 SF
Lot Size:	41,521 SF
Year Built:	1996
Zoning:	B-4

### PROPERTY OVERVIEW

Step into the potential of 5040 Frederica St, Owensboro, KY, 42301—a versatile leasing opportunity awaiting your vision. With the option for a drive-thru window, this space offers flexibility for a range of businesses, from cafes to retail outlets. Its prime visibility on Frederica Street ensures exposure to high traffic, while ample parking provides convenience for both clients and employees. Whether it's the opportunity to customize the interior or the prospect of capitalizing on the high-traffic location, this property presents an exceptional chance to establish or expand your business in a desirable and functional space.

### PROPERTY HIGHLIGHTS

- \$22 - \$25 psf, NNN
- 1,480-4,480 Sq. Ft available
- New Remodel Coming in 2025
- Opportunity for Drive-thru window
- Frederica Street visibility
- Ample Parking



**TODD HUMPHREYS** Advisor  
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**BO BARRON, CCIM** Managing Director  
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**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,480 - 4,480 SF	Lease Rate:	\$22.00 - \$25.00 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
N3	Available	1,480 - 4,480 SF	NNN	\$22.00 - 25.00 SF/yr	The end cap space is available for \$25.00 psf NNN, and the inline space for \$22.00 psf NNN.   New Remodel Coming in 2025



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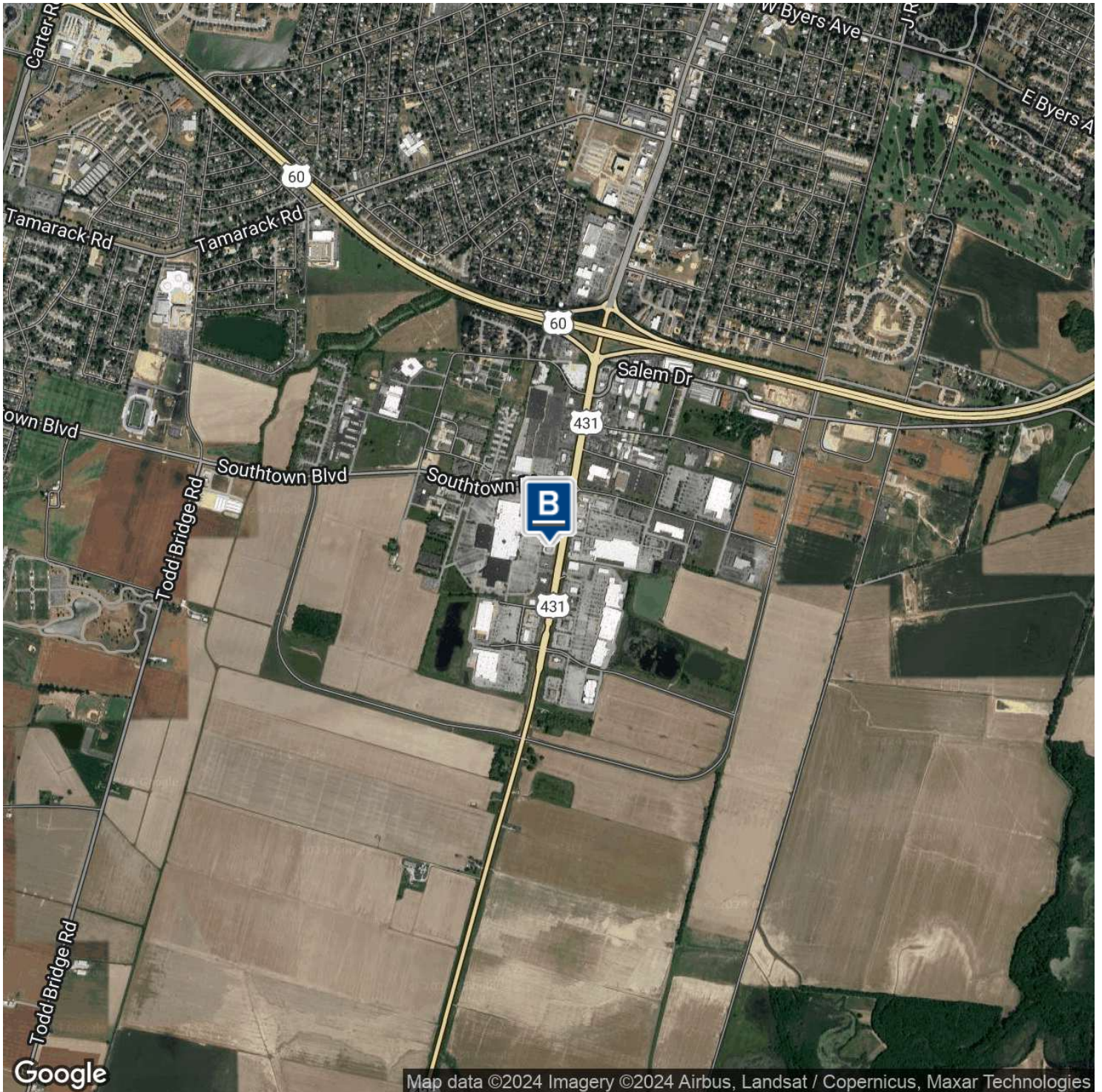
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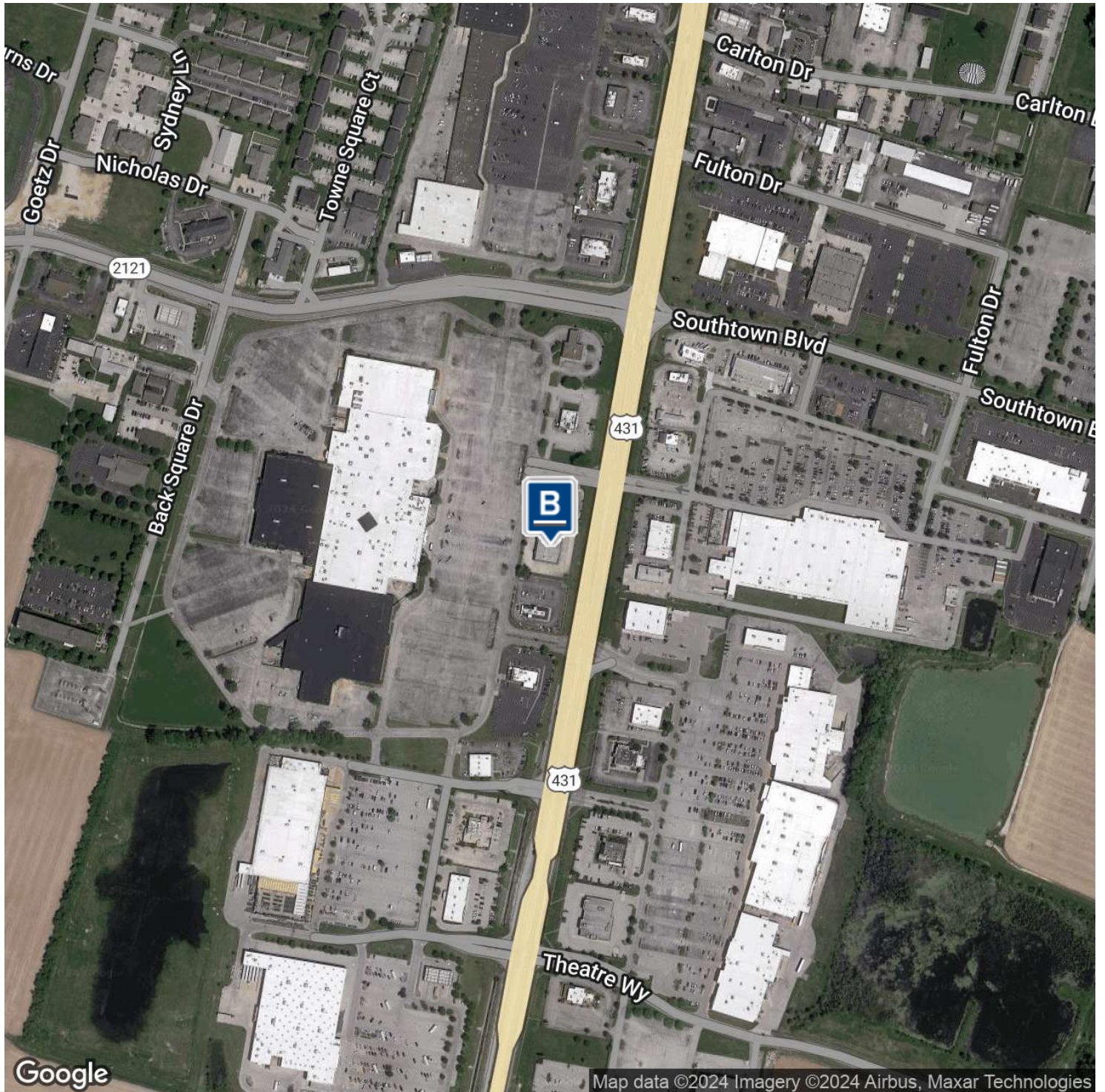
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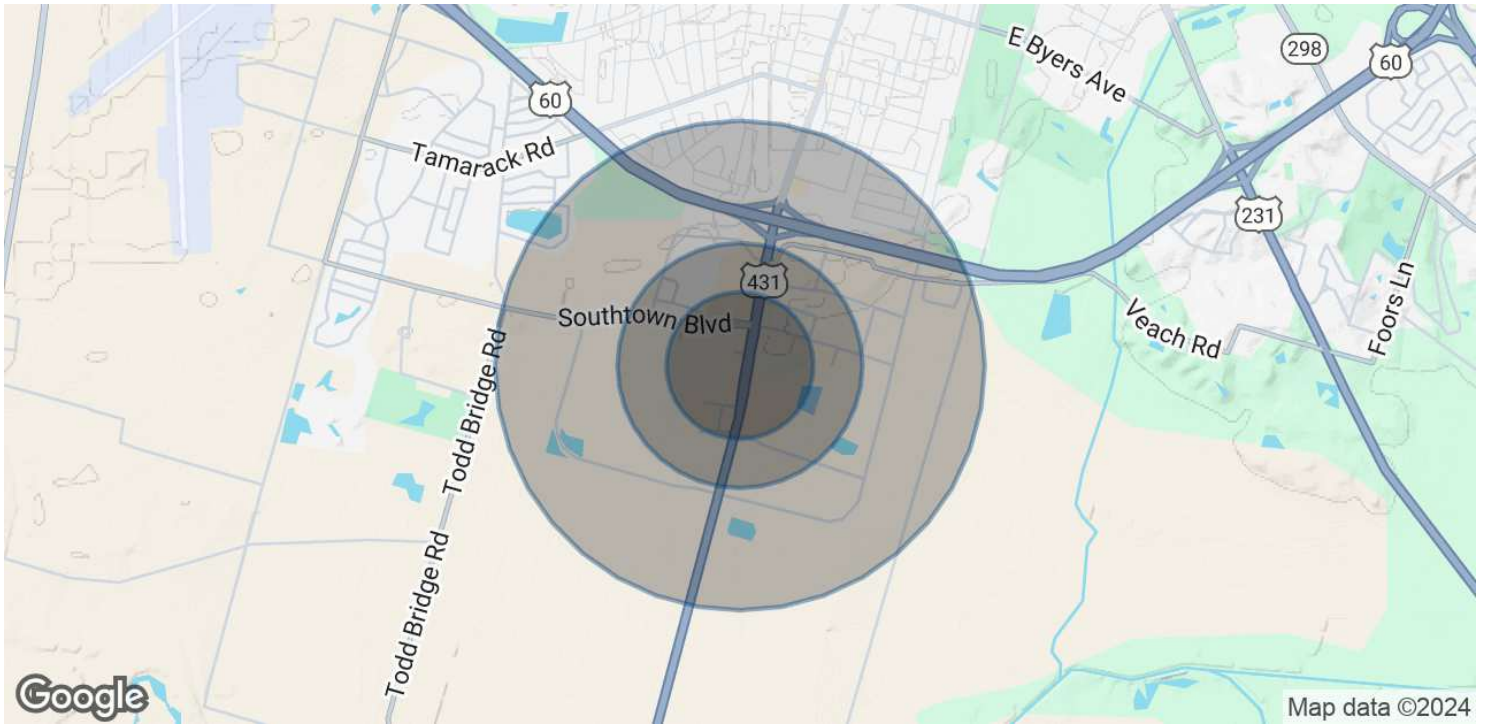
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**POPULATION**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	184	743	3,389
Average Age	43	43	40
Average Age (Male)	41	41	38
Average Age (Female)	45	45	41

**HOUSEHOLDS & INCOME**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	95	364	1,498
# of Persons per HH	1.9	2	2.3
Average HH Income	\$74,594	\$82,520	\$77,615
Average House Value	\$198,197	\$217,188	\$191,062

*Demographics data derived from AlphaMap*




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**TODD HUMPHREYS**

Advisor

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Direct: **270.926.1101 x120** | Cell: **270.929.1236**

KY #222972

**PROFESSIONAL BACKGROUND**

Todd began his career in 1986 as a retail sales manager for Kinney Shoe Corporation. He moved over to finance after 5 years in retail sales management to work for ITT Financial as a Branch Manager.

Moving from a finance company to a bank after 2 years, Todd performed many positions at three different banks over a 20 year period. He was a branch manager, mortgage loan officer, Business Banking Officer overseeing 10 branches to finally a Vice President of Commercial Lending his last 5 years of his banking career.

Then, in 2009, Todd entered real estate development and property management with Gateway Commercial Properties. Gateway developed 7 acres adjacent to Walmart on highway 54 in Owensboro, KY building two retail strip centers that Todd fully leased. He still manages the properties today as president of Gateway Property Management and Leasing. Gateway Commercial also sold land to Goodwill Industries as well as sold land and built offices for Kentucky Farm Bureau and Davita Dialysis.

In 2020, Todd joined forces with Owensboro's only dedicated Commercial Real Estate brokerage firm, Barron Commercial Group. Barron has deep roots in Owensboro with over a 50 year history in commercial real estate sales and leasing, development, and property management as well as tenant representation. Barron has developed a network of commercial real estate relationships extending to every major market in the United States. Whether the need is local or national, we have the experience and expertise, the tools, and the people to get the job done.

**EDUCATION**

Studied Business at Western Kentucky University.

**MEMBERSHIPS**

Kids Football League, Co-founder & Past President, Coach (2013-2018)  
 ODCYFL Football Coach ( 1992-2002, 2009-2012 )  
 Daviess County Middle School Football Coach (2016)  
 EDC Little League Baseball Coach ( 2012-2016 )  
 Southern Little League Baseball Coach ( 1994-1999 )  
 Highland Playground Softball Coach ( 2000-2003 )  
 Meadowlands Playground Baseball Coach (2008-2011 )  
 Junior Achievement, Instructor (1997-2014)  
 Boulware Center, Fundraising Committee (2006-2007)  
 Habitat for Humanity Owensboro, Fundraising Chairman (1998-2001)  
 Community Coordinator for Daviess County High School Football ( 2018-present)



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KY #207674

**PROFESSIONAL BACKGROUND**

In a world where the commercial real estate landscape is complex and ever-changing, Bo Barron, CEO of Barron Commercial Group, serves as a trusted guide. Bo understands the challenges and opportunities that clients face when navigating commercial real estate decisions. As a third-generation leader in the industry and a former Marine, Bo is on a mission to empower investors, owners, and users of commercial real estate.

The journey with Bo and his team at BCG begins with the understanding that success in the commercial real estate sector requires more than just transactions. It requires a strategic partner who can help clients overcome obstacles, seize opportunities, and achieve their financial goals. With a track record of increasing revenue by 397% since taking over the company, Bo has a proven strategy to help clients thrive.

In addition to his work at BCG, Bo and his brother Timmy co-host the podcast Commercially Speaking, turning complex real estate concepts into accessible and engaging discussions. Listeners are equipped with valuable insights, helping them make informed decisions about their investments.

Bo also contributes to the broader commercial real estate community as a Senior Instructor at the CCIM Institute. He educates aspiring professionals and serves on the CCIM Foundation Board, supporting veterans and minorities in their career development. By providing these resources, Bo helps others avoid the pitfalls he's learned to navigate.

Bo's vision for the future is ambitious but grounded in a proven strategy. This growth will be driven by attracting top talent, fostering a collaborative culture, and leveraging advanced technology. This strategy ensures that clients not only survive in the commercial real estate market but thrive.

Bo Barron is more than a leader in commercial real estate; he's a guide who empowers clients to reach their financial goals. His commitment to excellence, education, and client success positions him as an invaluable partner in your commercial real estate journey. With Bo and the Barron Commercial Group, you're not just investing in property; you're investing in a brighter, more prosperous future.

**EDUCATION**

B.A. Organizational Communication - Murray State University

A.A Arabic Language - Defense Language Institute at the Presidio of Monterrey, California



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