

Mid-Frederica St.

OWENSBORO, KY

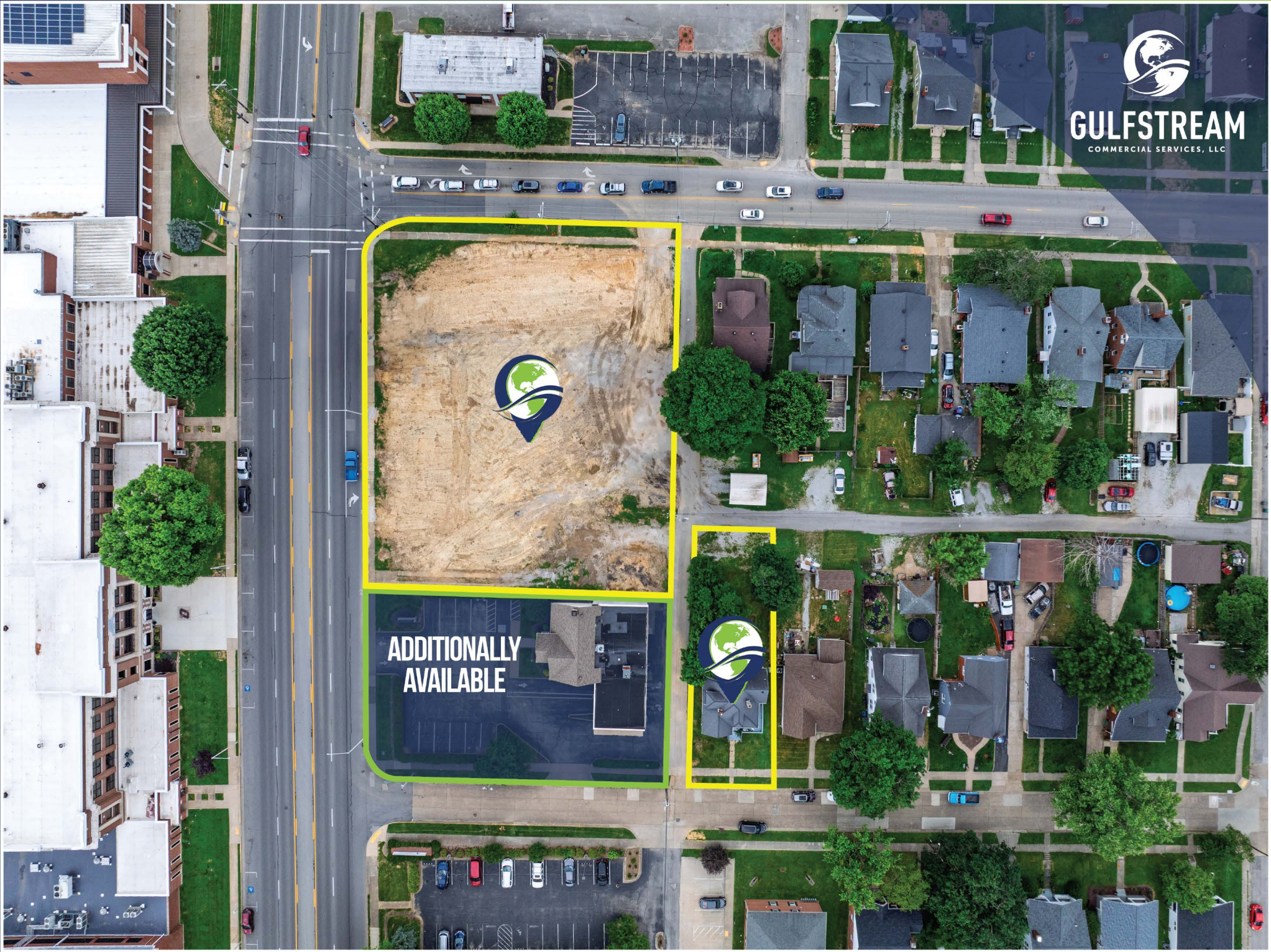
PRIME DEVELOPMENT OPPORTUNITY: FREDERICA STREET COMMERCIAL CORRIDOR
1801 - 1819 Frederica Street & 129 W. 19th Street

Opportunity to develop on Frederica Street, Owensboro's main commercial artery. Recently cleared assemblage directly across from Owensboro High School with outstanding visibility and traffic flow.

- **Ground Lease or Build-to-Suit Available:** flexible development options to meet your specific needs.
- **Educational Corridor:** proximity to Owensboro High School, Brescia University, and Owensboro Technical College
- **Established Commercial District:** nearby amenities including library, dining, and retail
- **Growing Market:** Western Kentucky's largest city
- **Rare Assemblage:** limited large-scale development opportunities









GULFSTREAM
COMMERCIAL SERVICES, LLC



GULFSTREAM
COMMERCIAL SERVICES, LLC



FAHR JUNEJA

PARTNER & PRINCIPAL BROKER

Louisville, KY
(502) 744-1465
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**CRE Brokerage, Management, Development,
and Investment Partners from the ground up.**



Visits Trend

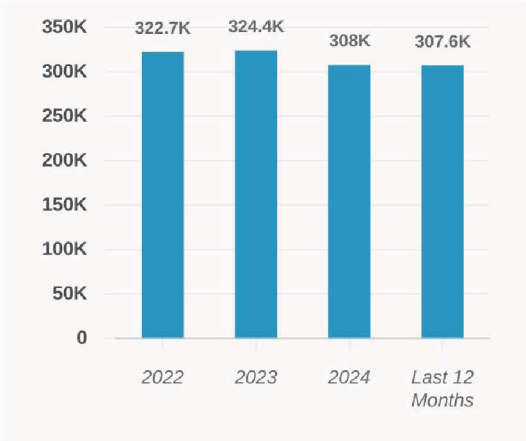
May 1, 2024 - Apr 30, 2025



Visits Trend

Dairy Queen Restaurant

Frederica St, Owensboro, KY # 10322



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



Trade Area

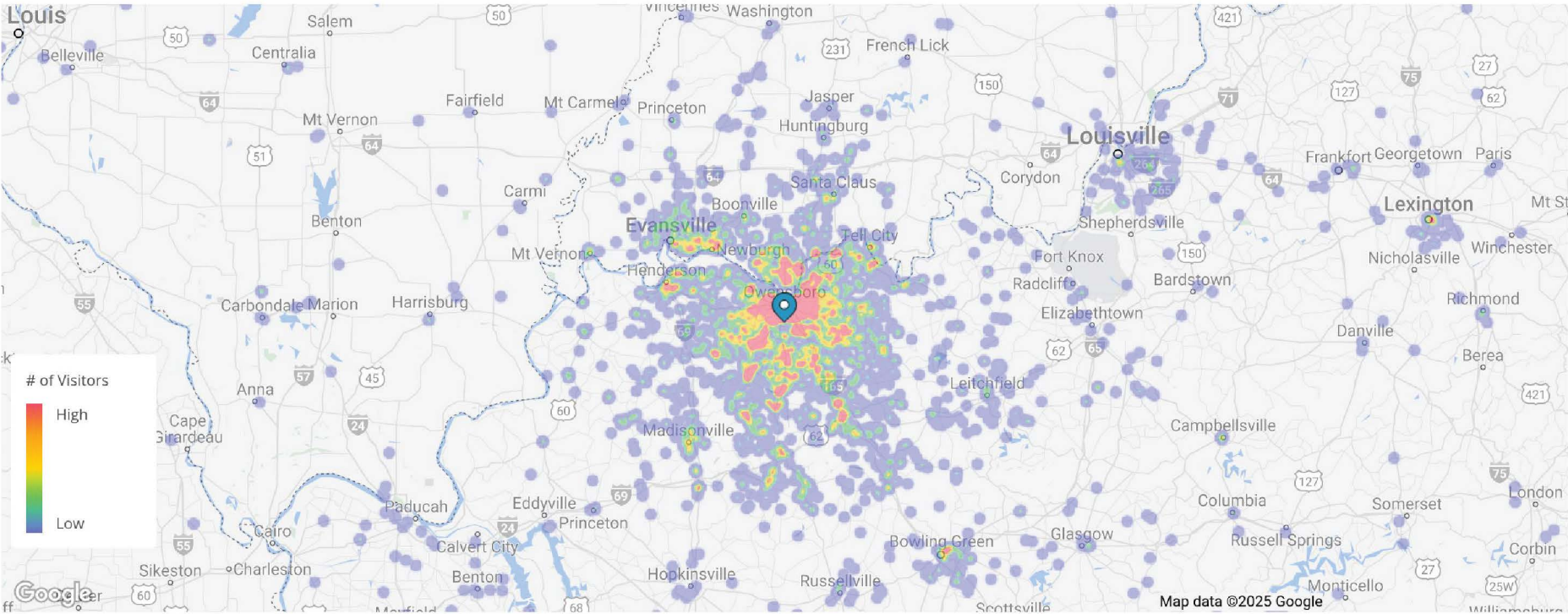
May 1, 2024 - Apr 30, 2025



Trade Area

Dairy Queen Restaurant

1715 Frederica St, Owensboro, KY 42301 # 10322



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)



Metrics

May 1, 2024 - Apr 30, 2025



Metrics

Dairy Queen Restaurant

1715 Frederica St, Owensboro, ... # 10322

Visits 307.6K Visit Frequency 3.84

Visitors 80.1K Avg. Dwell Time 13 min

May 1st, 2024 - Apr 30th, 2025
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