

# 3430 Villa Point

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OWENSBORO, KY

- Featuring 12,584 sf
- Full site is approximately 5.517 acres
- Existing space may be divided, has room for expansion
- Will build out space to suit tenant needs
- Located in Owensboro's premier retail corridor
- Suited for Retail / Office / Medical / Dental / Restaurant
- Neighboring tenants include McDonald's, Kohl's, Sherwin-Williams, Salsarita's, Great Clips, Wheatgrass Juice Bar, Taco Bell, Arby's, BB&T Bank, Paradise Nails, Mikato Japanese Restaurant, Dollar Tree, and Sally's Beauty Supply
- Near 500 bed regional hospital
- Near new county middle school
- Located 1000 ft from over 450 apartment units
- City services (police, fire, sanitation)



**Fahr Juneja**

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# GULFSTREAM



**Scott Higdon**

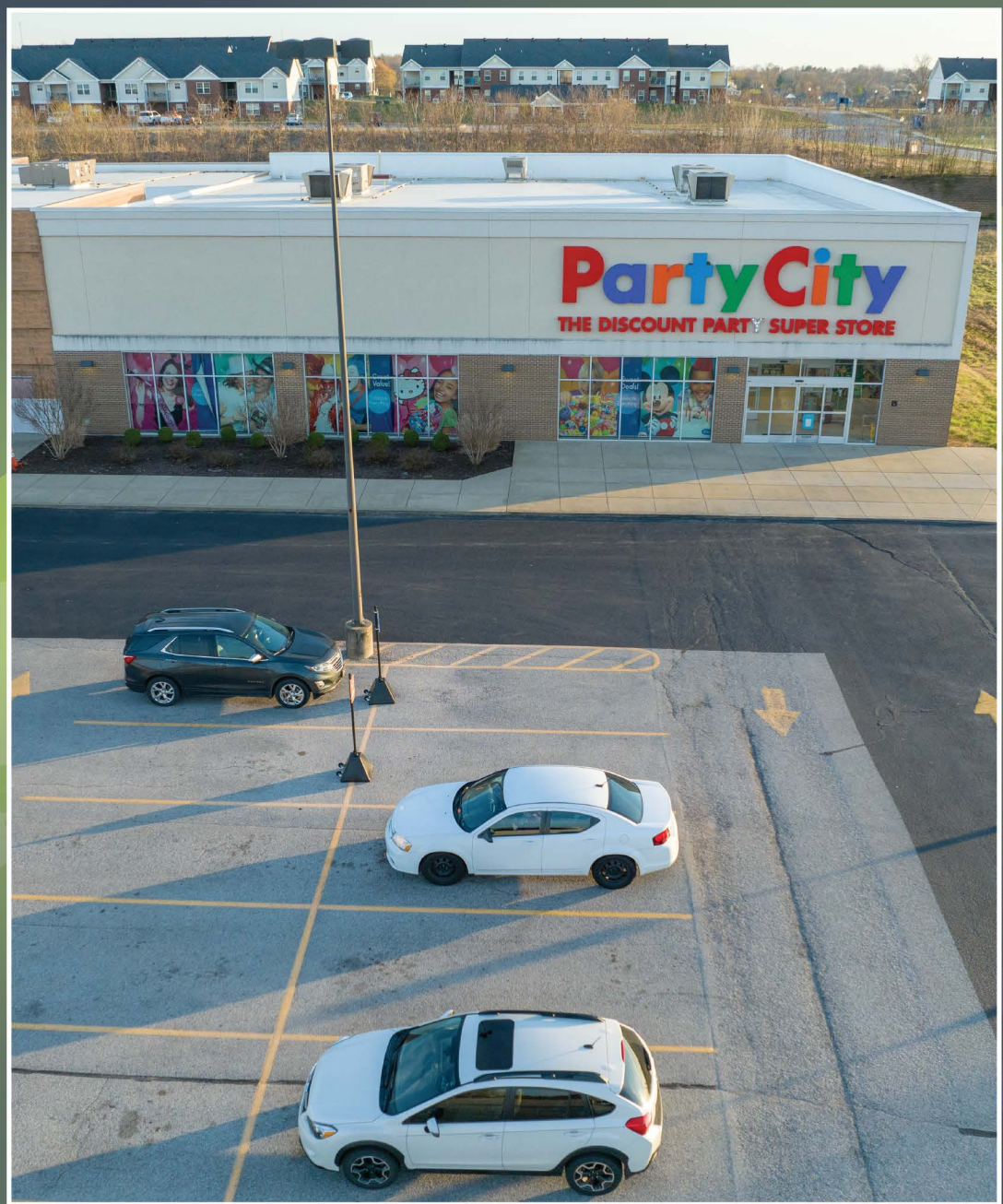
(270) 993-9198

SHigdon@GulfstreamDev.com





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





# Metrics

May 1, 2023 - Apr 30, 2024



## Metrics

### Party City

3430 Villa Point, Owensboro, KY ... # 5204

|                 |       |                 |        |
|-----------------|-------|-----------------|--------|
| Visits          | 77K   | Avg. Dwell Time | 19 min |
| Visitors        | 46.4K | Sales           | \$1.3M |
| Visit Frequency | 1.66  |                 |        |

May 1st, 2023 - Apr 30th, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)



# Trade Area

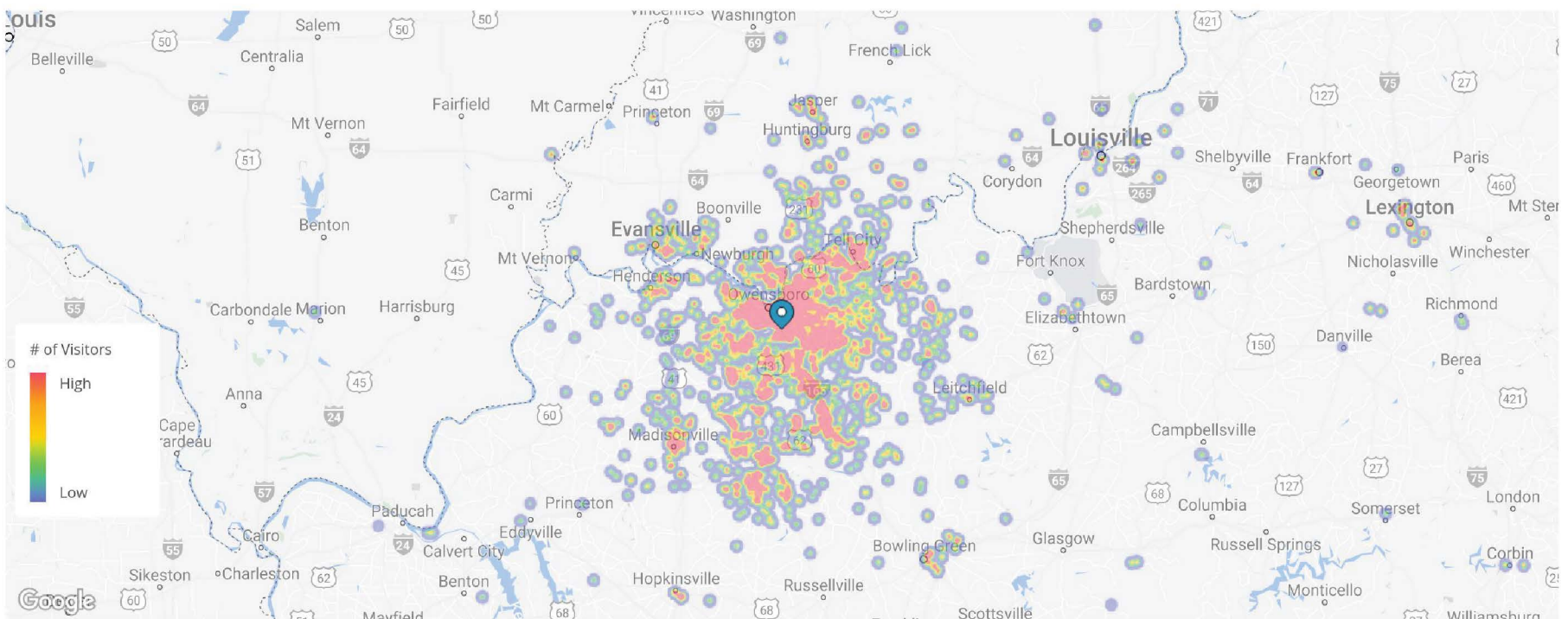
May 1, 2023 - Apr 30, 2024



## Trade Area

### Party City

3430 Villa Point, Owensboro, KY 42303 # 5204



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

May 1st, 2023 - Apr 30th, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)



# Trade Area Coverage by Distance

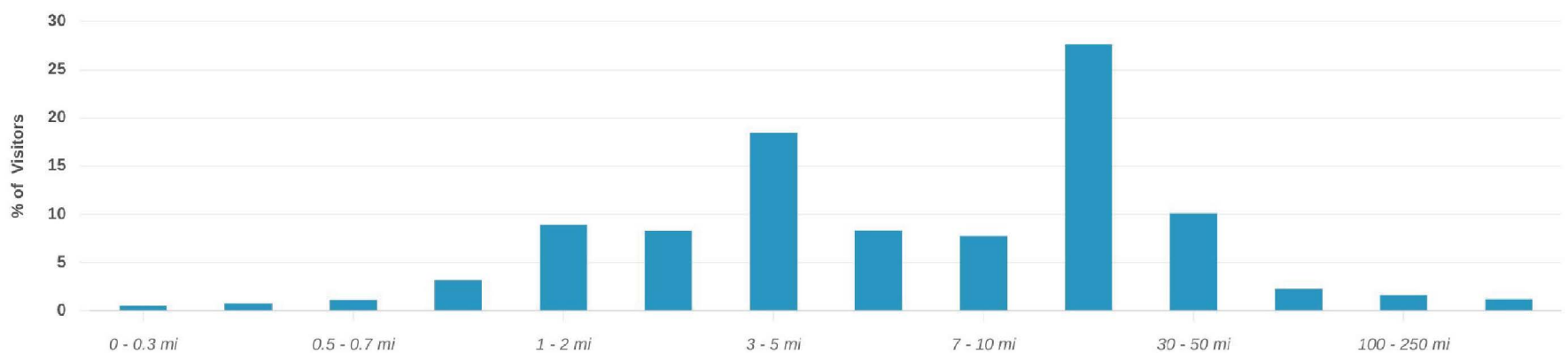
May 1, 2023 - Apr 30, 2024



## Trade Area Coverage by Distance

### Party City

3430 Villa Point, Owensboro, KY ... # 5204



Home Location | % of Visitors | Min Visits: 1 | May 1st, 2023 - Apr 30th, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)







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COMMERCIAL SERVICES, LLC

## Visits Trend

May 1, 2023 - Apr 30, 2024

