

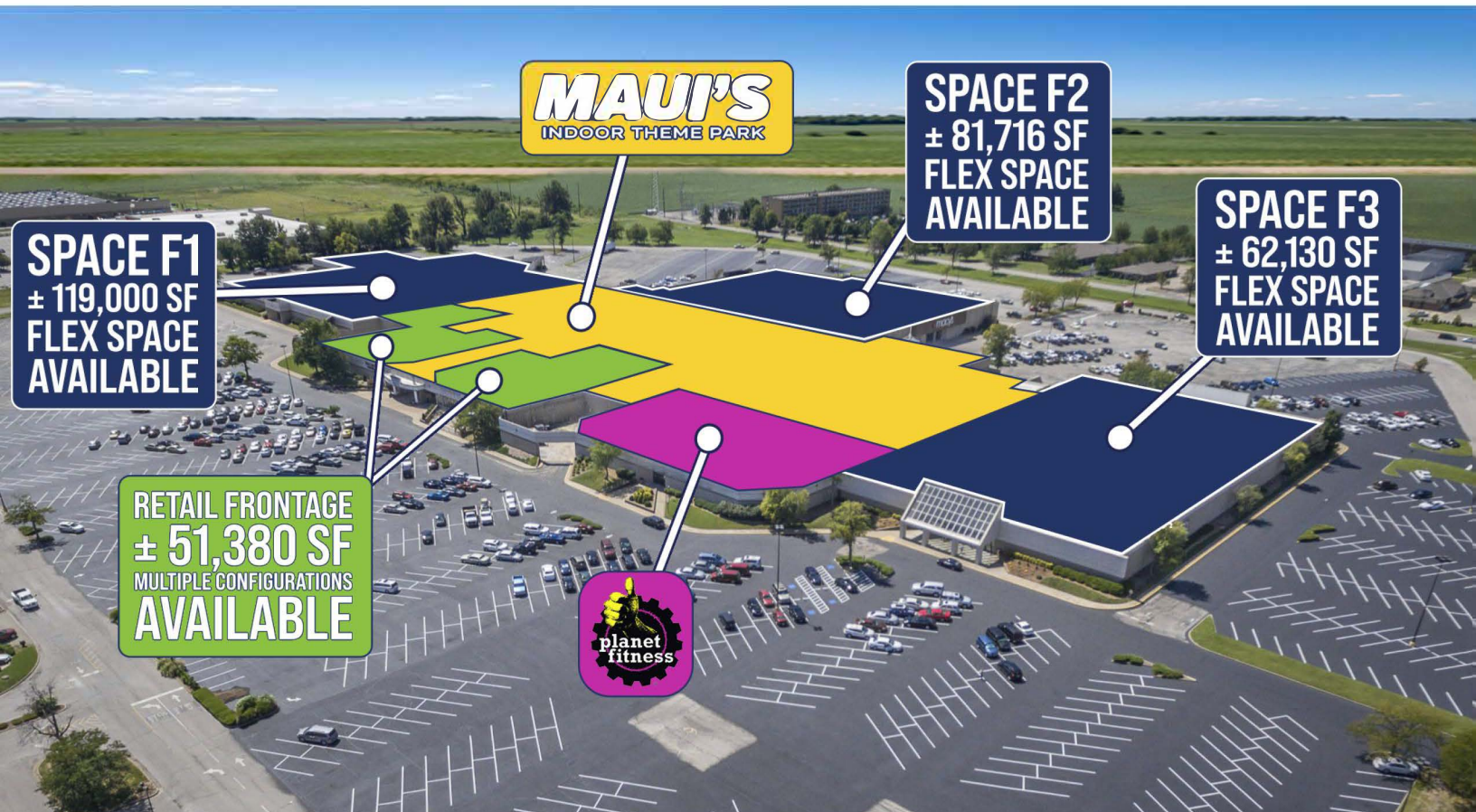


# Town Center

OWENSBORO, KY



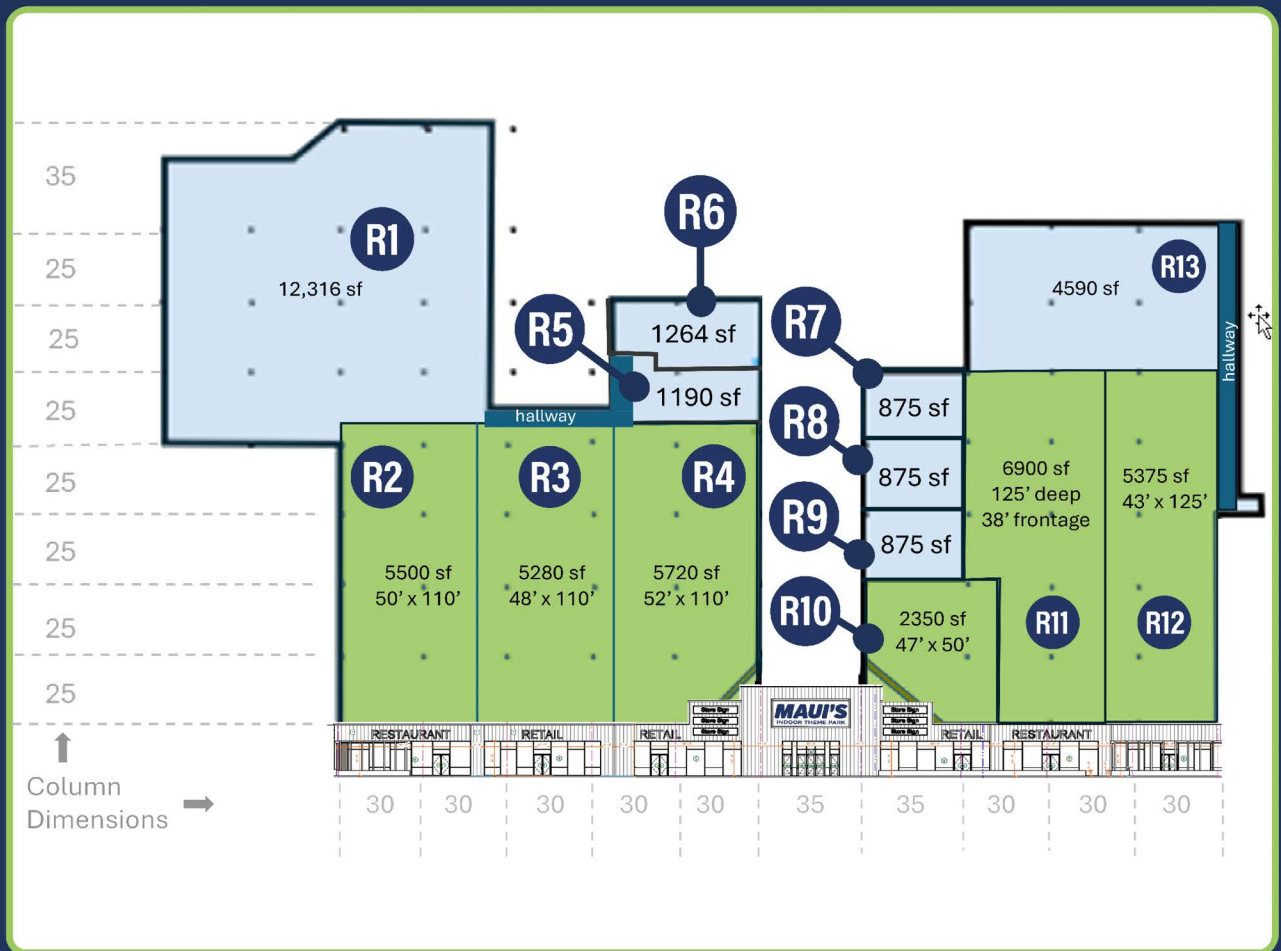
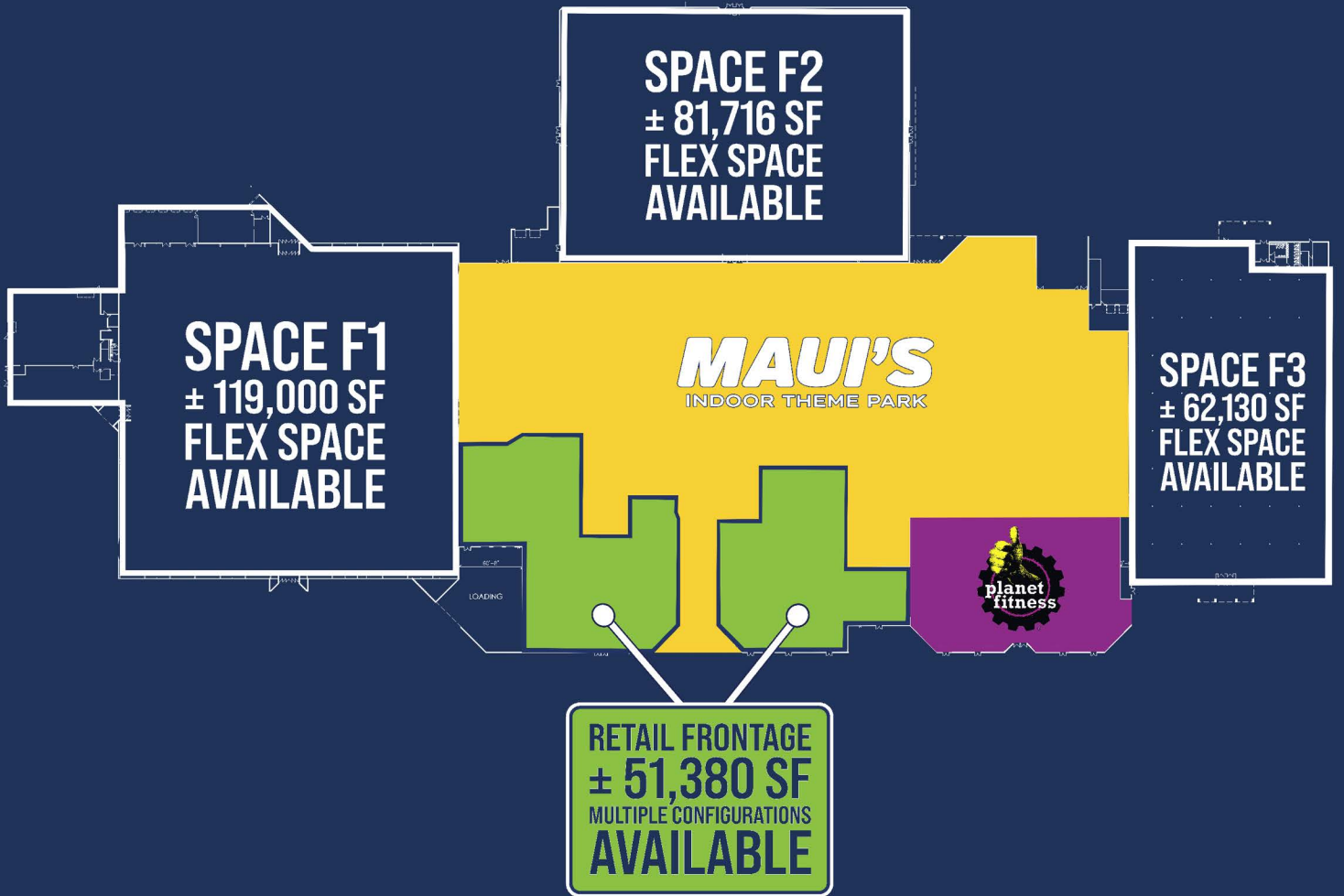
- New Maui's Indoor Theme Park (Malibu Jack's concept) - NOW OPEN
- Strong traffic driver with Planet Fitness already operating
- $\pm 51,380$  SF retail frontage with multiple suite configurations
- Retail suites ranging from 875 SF to 6,900 SF available
- F1 –  $\pm 119,000$  SF former Sears box flex opportunity
- F2 –  $\pm 81,716$  SF former Macy's box flex opportunity
- F3 –  $\pm 62,130$  SF former JCPenney box flex opportunity
- 260,000+ SF of large-format flex space available
- Flexible layouts for entertainment, recreation, retail, or specialty uses
- Located along Frederica St ( $23,864$  AADT) near HWY 60 ( $38,866$  AADT)
- Surrounded by national retailers including Walmart, Target, TJ Maxx, Best Buy, and Lowe's





Town Center is evolving into a new destination for entertainment, retail, and large-format flex users, anchored by new momentum from Maui's Indoor Theme Park and Planet Fitness.







# PLACER.AI METRICS



## Visits Trend

May 1, 2025 - Apr 30, 2026

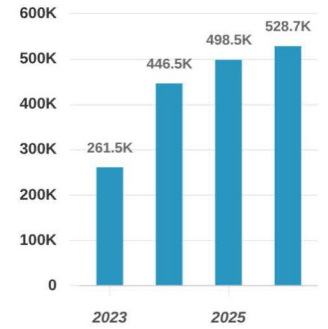


### Visits Trend

ALL DATA PRIOR TO MAUI'S INDOOR THEME PARK OPENING

#### Towne Square Mall

Frederica St, Owensboro, KY



Weekly | Visits | May 1st, 2025 - Apr 30th, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



## Trade Area

May 1, 2025 - Apr 30, 2026

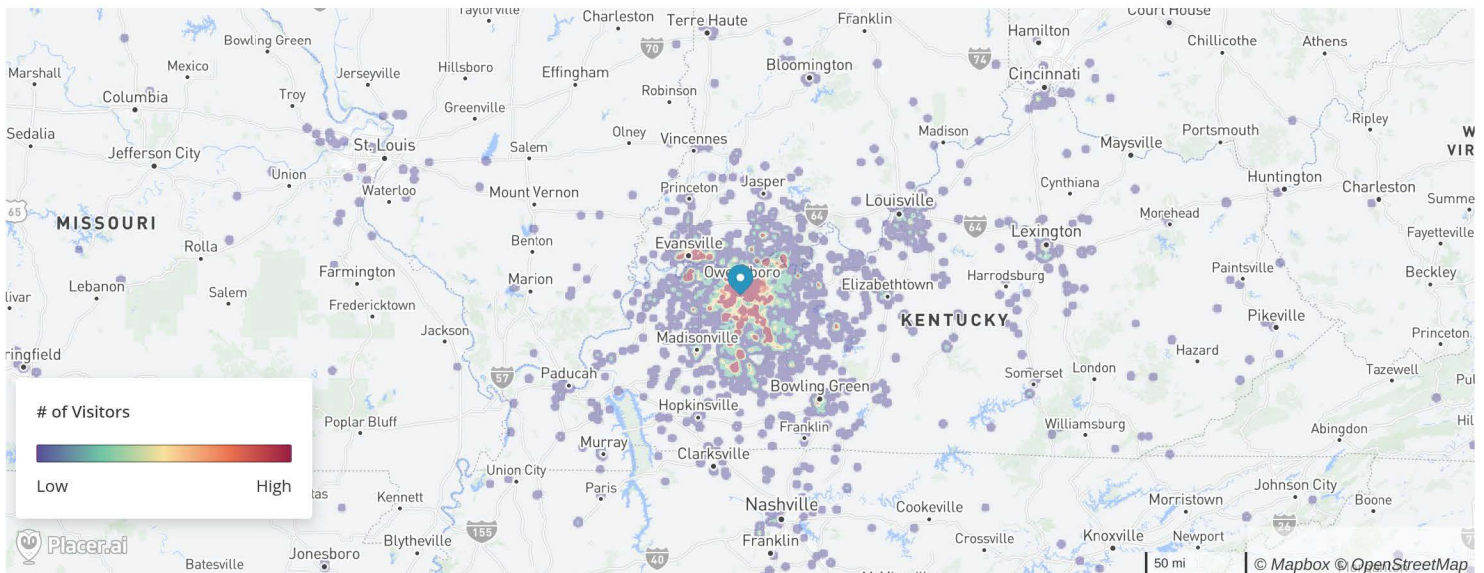


### Trade Area

ALL DATA PRIOR TO MAUI'S INDOOR THEME PARK OPENING

#### Towne Square Mall

Frederica St, Owensboro, KY



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

May 1st, 2025 - Apr 30th, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)





## Metrics

May 1, 2025 - Apr 30, 2026



### Metrics

ALL DATA PRIOR TO MAUI'S INDOOR THEME PARK OPENING

#### Towne Square Mall

Frederica St, Owensboro, KY

Visits	528.7K	Visits YoY	+20.3%
Visitors	71.5K	Visits Yo2Y	+47.6%
Visit Frequency	7.4	Visits Yo3Y	+55.6%
Avg. Dwell Time	59 Min		

May 1st, 2025 - Apr 30th, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



## Trade Area Coverage by Distance

May 1, 2025 - Apr 30, 2026

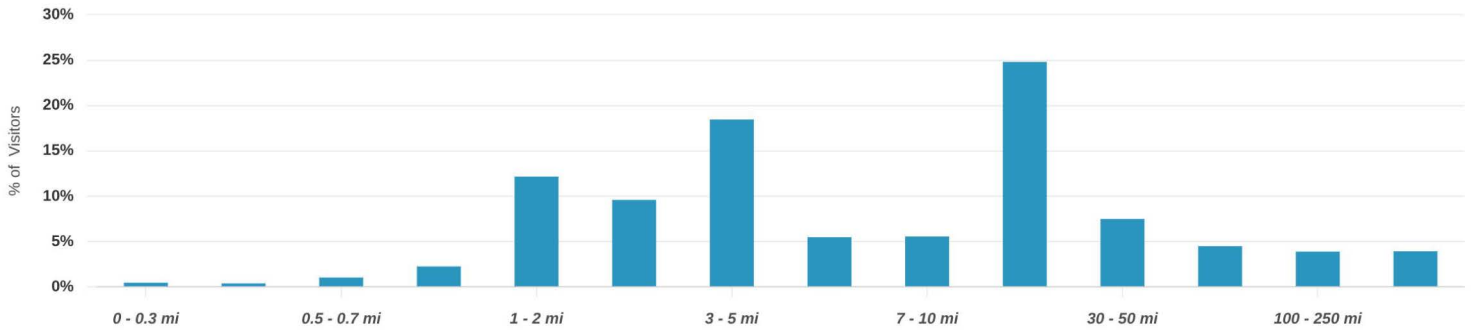


### Trade Area Coverage by Distance

ALL DATA PRIOR TO MAUI'S INDOOR THEME PARK OPENING

#### Towne Square Mall

Frederica St, Owensboro, KY



Home Location | % of Visitors | Min Visits: 1 | May 1st, 2025 - Apr 30th, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



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