

# 234 Frederica St.

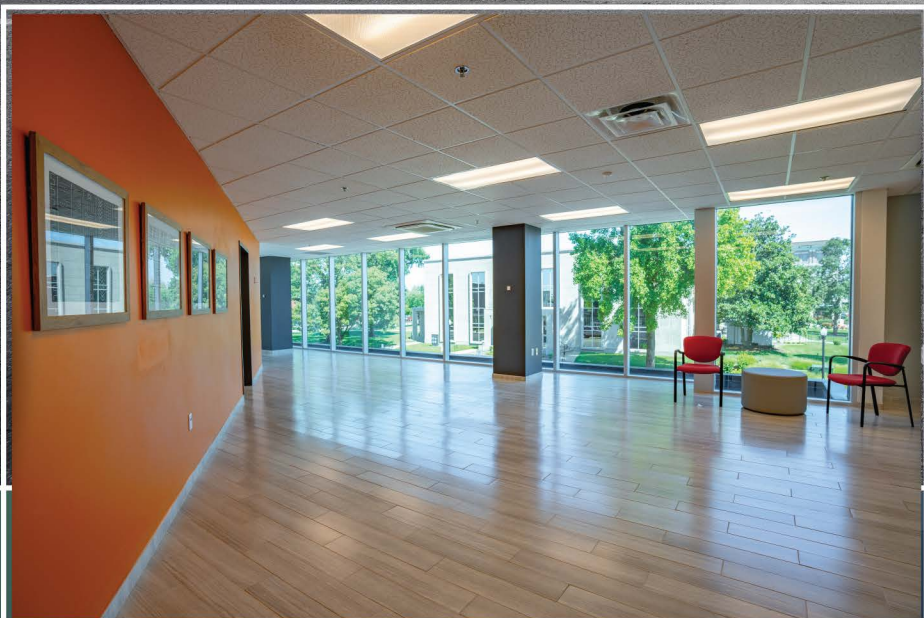
OWENSBORO, KY



## GULFSTREAM

COMMERCIAL SERVICES, LLC

- 2ND FLOOR SPACE FOR LEASE
- 14,000 square feet of total space available
- Can be subdivided and open to offers
- Onsite parking available
- Premium office space - WILL BUILD TO SUIT
- 2 blocks from future 88,000 SF sportsplex - construction begins 2024
- 2 blocks from future 145 room Home2 Suites/117 apartment homes/mixed retail-restaurant space - construction underway
- 2 blocks from Owensboro Convention Center
- 1 block from the Bluegrass Music Hall of Fame and Museum
- Brand new tenant Bell Bank Mortgage with 300+ employees



**Fahr Juneja**

(502) 744-1465

Fahr@GulfstreamDev.com



**Scott Higdon**

(270) 993-9198

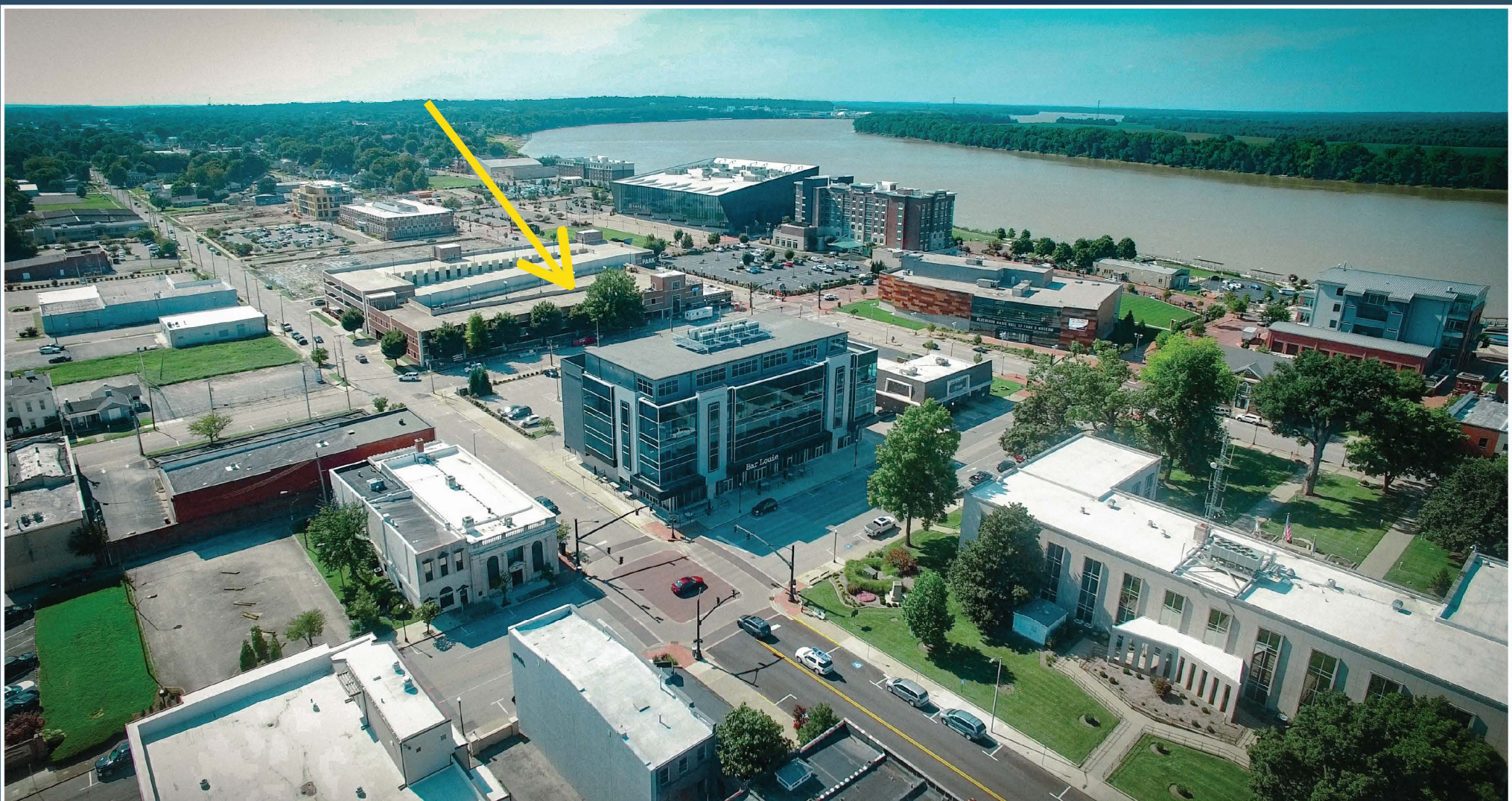
SHigdon@GulfstreamDev.com





# GULFSTREAM

COMMERCIAL SERVICES, LLC





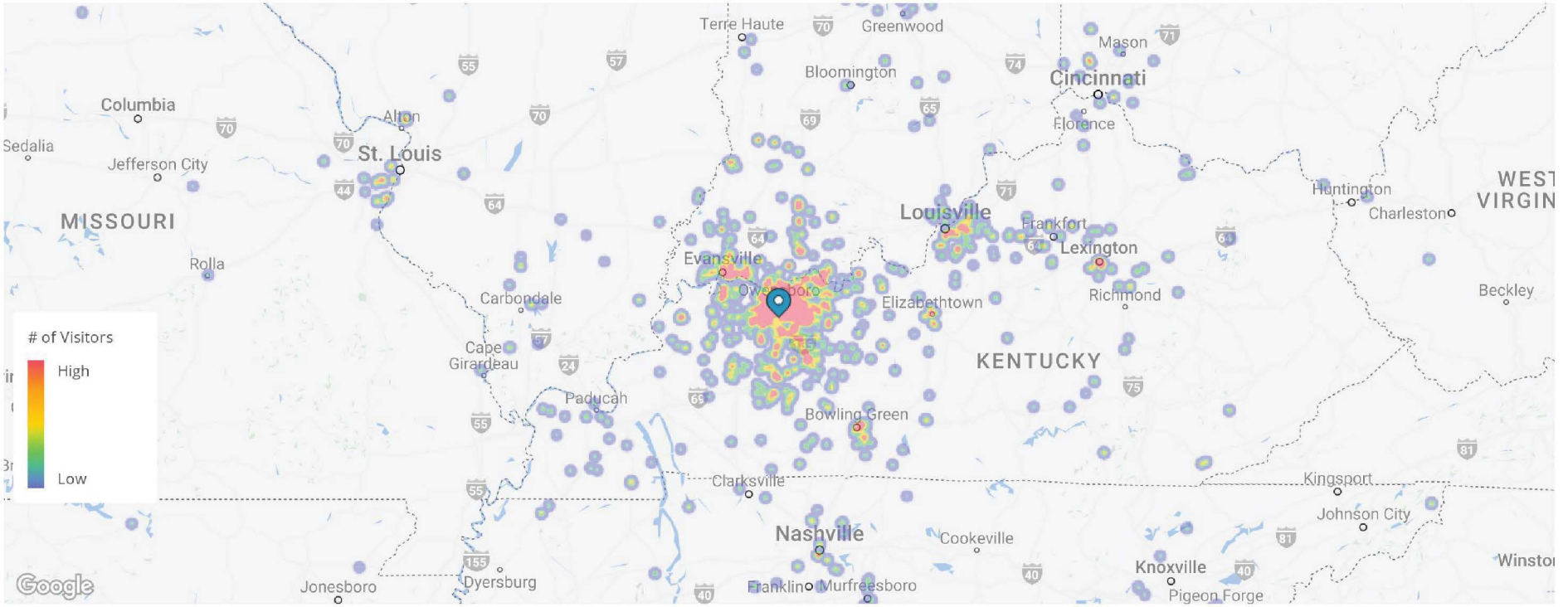
# Trade Area

Aug 15, 2021 - Aug 15, 2022



## Trade Area

**234 Frederica Street**  
234 Frederica Street, Owensboro, KY 42301



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

Home Location | Visitors | Min. Visits: 1 | Aug 15th, 2021 - Aug 15th, 2022  
Data provided by Placer Labs Inc. (www.placer.ai)



## Trade Area Coverage by Distance



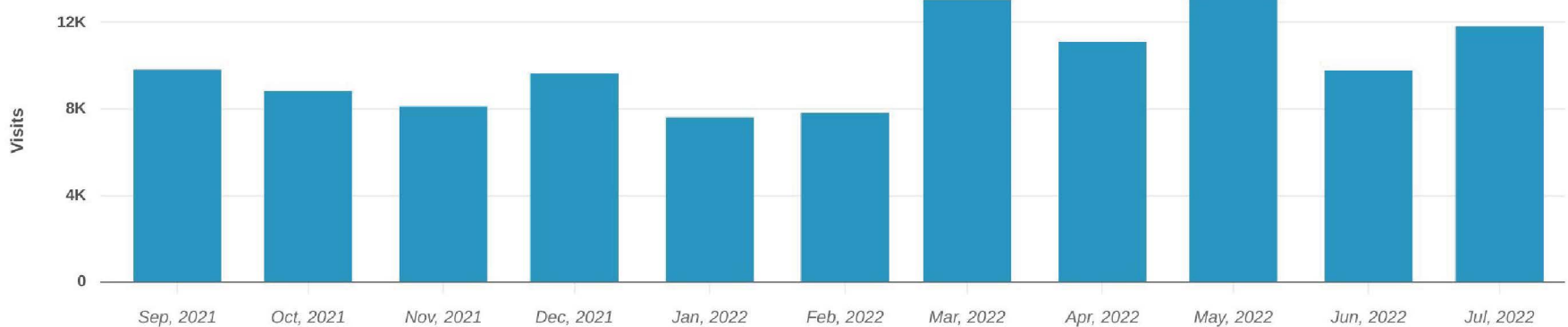
# Visits Trend

Aug 15, 2021 - Aug 15, 2022



## Visits Trend

**234 Frederica Street**  
Frederica Street, Owensboro, KY



Monthly | Visits | Aug 15th, 2021 - Aug 15th, 2022  
Data provided by Placer Labs Inc. (www.placer.ai)





