

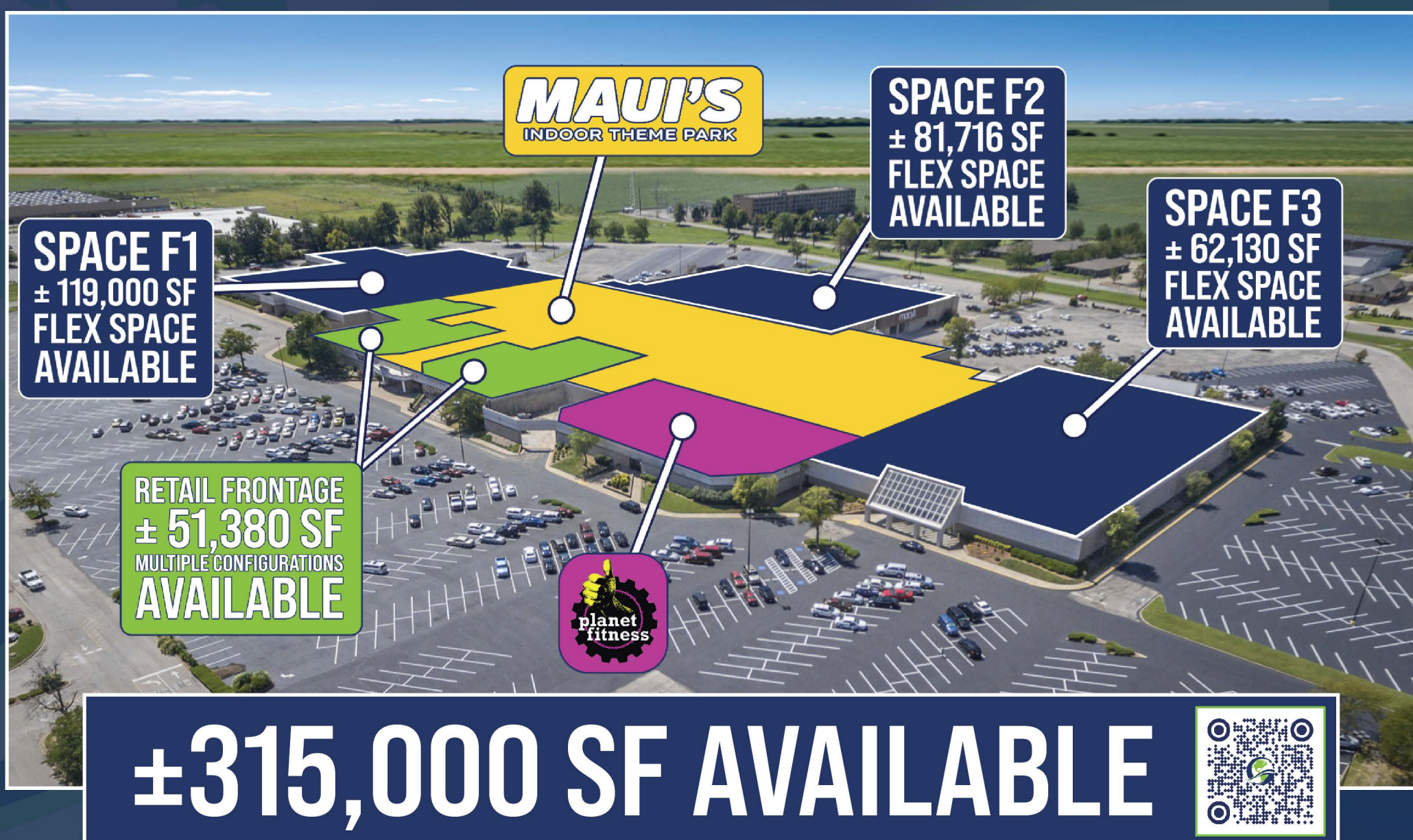
# Towne Square Center

OWENSBORO, KY

TOWNE SQUARE CENTER | RETAIL FRONTAGE + LARGE FLEX SPACES | MAUI'S INDOOR THEME PARK ANCHORED

Towne Square Center is undergoing a major repositioning of the former Towne Square Mall into a regional entertainment, retail, and flex-use destination. Anchored by the upcoming Maui's Indoor Theme Park and the successful Planet Fitness, the property is positioned to generate new consumer traffic and tenant demand across multiple space types. Ownership is actively marketing  $\pm 51,380$  SF of retail frontage for restaurants, retailers, and service users alongside three large flex space opportunities totaling over 260,000 SF. These former department store spaces offer adaptable layouts suitable for entertainment, recreation, retail, logistics, or specialty users seeking large-format space in a high-visibility corridor along Frederica Street and Highway 60.

- New Maui's Indoor Theme Park (Malibu Jack's concept) opening soon
- 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





# GULFSTREAM

COMMERCIAL SERVICES, LLC



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



# TOWNE SQUARE CENTER

# CURRENT FRONTAGE FLOORPLAN



# ADDITIONAL FRONTAGE OPTIONS



**GULFSTREAM**  
COMMERCIAL SERVICES, LLC



# Metrics

Mar 1, 2025 - Feb 28, 2026



## Metrics

ALL VISIT DATA PRIOR TO MAUI'S INDOOR THEME PARK OPENING

**Towne Square Mall**  
Frederica St, Owensboro, KY

Visits	516.9K	Visits YoY	+19.5%
Visitors	69.9K	Visits Yo2Y	+67.8%
Visit Frequency	7.4	Visits Yo3Y	+44.6%
Avg. Dwell Time	58 Min		

Mar 1st, 2025 - Feb 28th, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



# Visits Trend

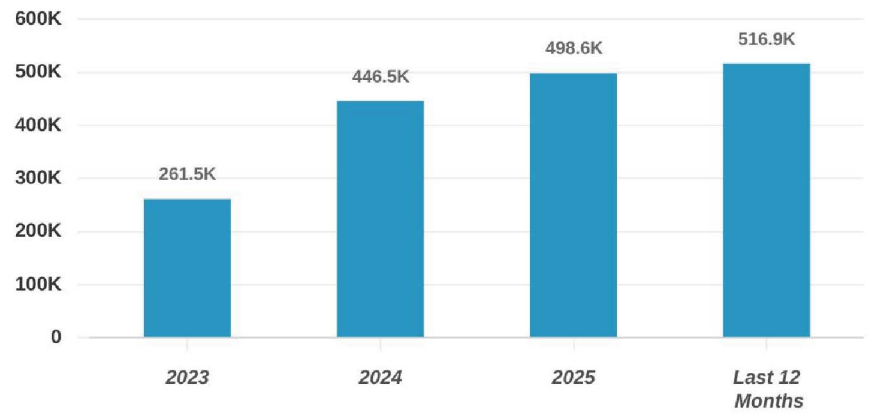
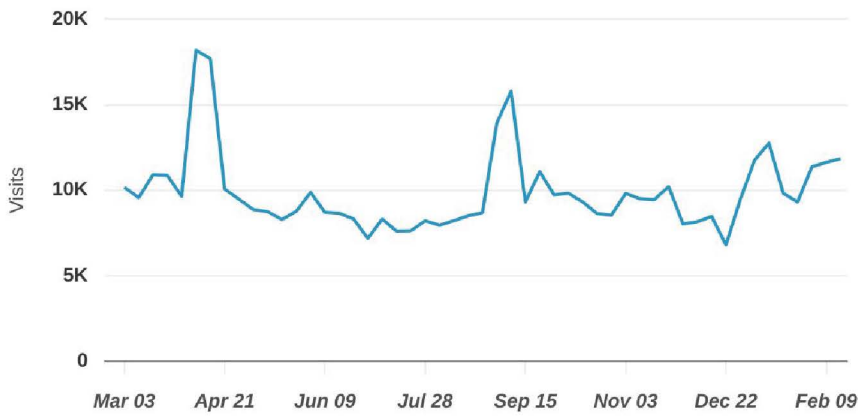
Mar 1, 2025 - Feb 28, 2026



## Visits Trend

ALL VISIT DATA PRIOR TO MAUI'S INDOOR THEME PARK OPENING

**Towne Square Mall**  
Frederica St, Owensboro, KY



Weekly | Visits | Mar 1st, 2025 - Feb 28th, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



# Trade Area Coverage by Distance

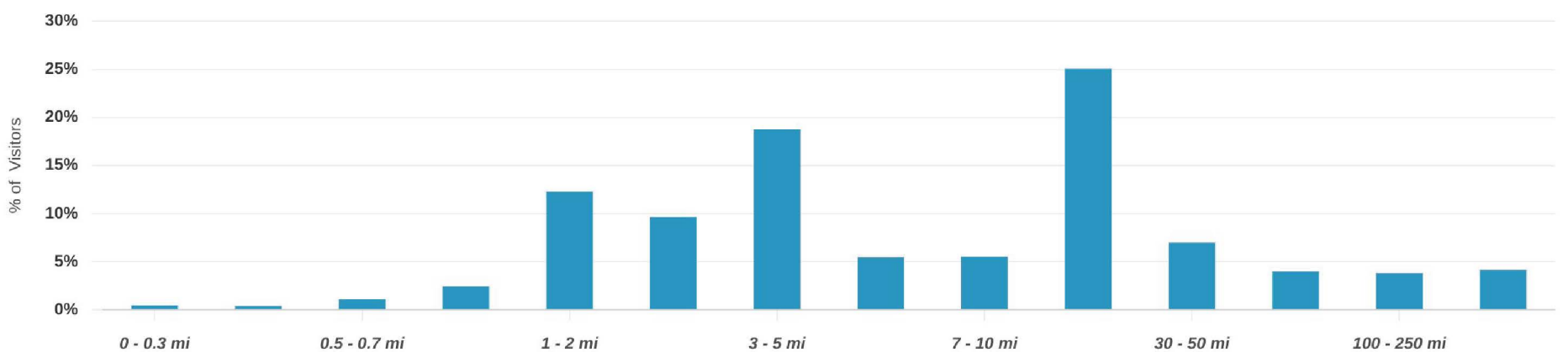
Mar 1, 2025 - Feb 28, 2026



## Trade Area Coverage by Distance

ALL VISIT DATA PRIOR TO MAUI'S INDOOR THEME PARK OPENING

**Towne Square Mall**  
Frederica St, Owensboro, KY



Home Location | % of Visitors | Min Visits: 1 | Mar 1st, 2025 - Feb 28th, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)

