



Mid-Frederica St.

OWENSBORO, KY



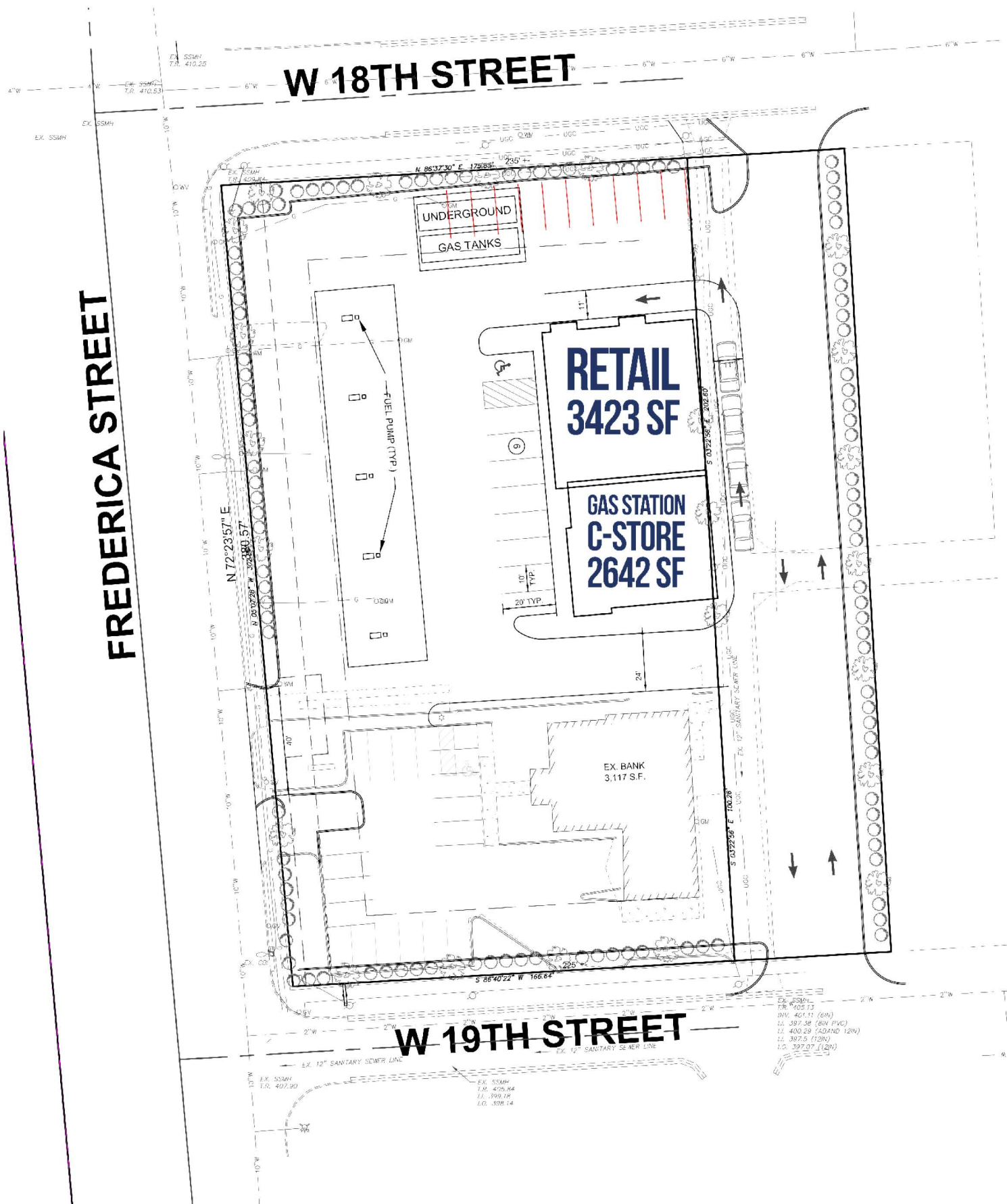
- Expanded assemblage with added W. 18th Street parcel for greater site flexibility.
- Directly across from Owensboro High School, a major daily traffic generator.
- Rare central Owensboro site in a built-out commercial corridor.
- Surrounded by proven demand drivers, including schools, retail, restaurants, and services.
- Prime Frederica Street frontage with 20,130 AADT traffic exposure.
- Flexible development potential for bank, QSR, retail, C-store, gas, or medical use.
- Multiple access points from Frederica Street, W. 18th Street, and W. 19th Street.
- Ground lease or build-to-suit available with flexible deal structure.







FREDERICA STREET



PLACER.AI METRICS



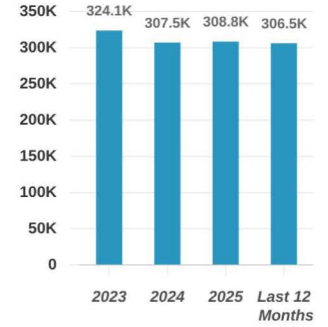
Visits Trend

Jun 1, 2025 - May 31, 2026



Visits Trend

Dairy Queen Restaurant
Frederica St, Owensboro, KY



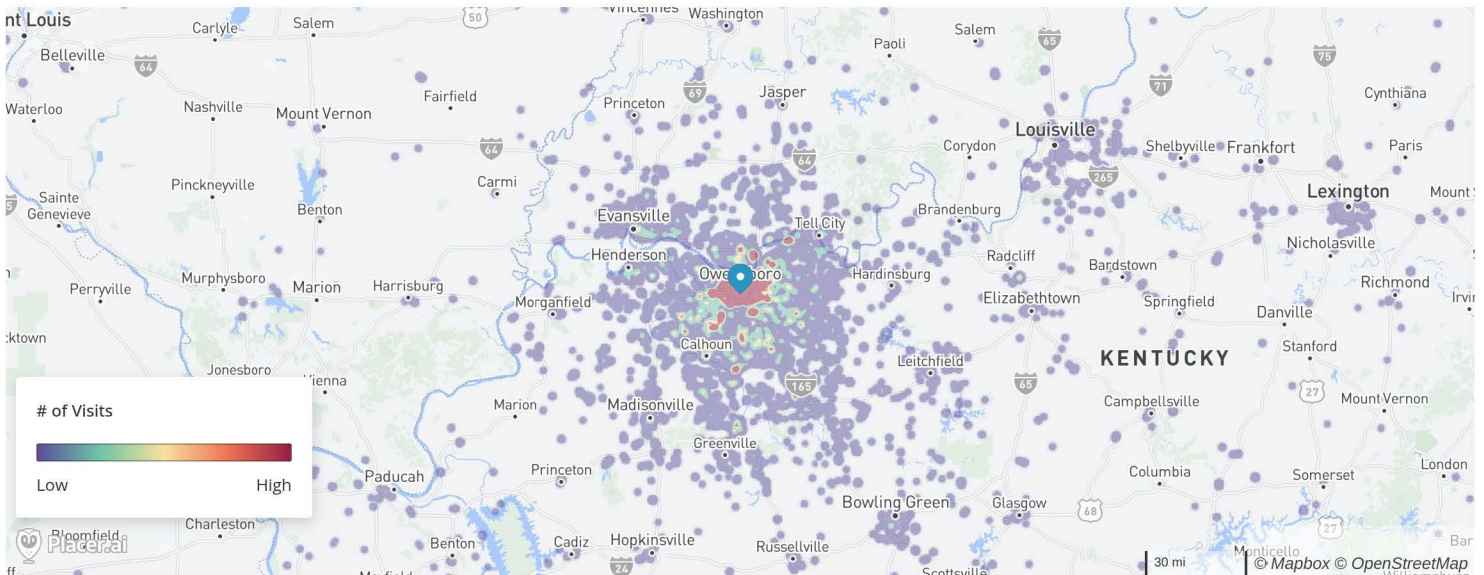
Trade Area

Jun 1, 2025 - May 31, 2026



Trade Area

Dairy Queen Restaurant
Frederica St, Owensboro, KY



Jun 1st, 2025 - May 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



PLACER.AI METRICS



Metrics

Jun 1, 2025 - May 31, 2026



Metrics

Dairy Queen Restaurant

Frederica St, Owensboro, KY

Visits	306.5K	Visits YoY	-0.7%
Visitors	83.4K	Visits Yo2Y	-2.8%
Visit Frequency	3.68	Visits Yo3Y	-5.5%
Avg. Dwell Time	14 Min		

Jun 1st, 2025 - May 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



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