

Old Stone Junction

OWENSBORO, KY



- Less than one mile from I-64 with strong regional access and daily exposure
- Simpsonville 64 Logistics Park and Simpsonville Commons add commercial momentum nearby
- Speedway is under construction on the corner and expected to open soon
- Opportunity set includes ground lease, build-to-suit, and move-in-ready space
- Surrounded by dense residential growth and established local businesses
- Additional property across the intersection is move-in-ready





SIMPSONVILLE 64 LOGISTICS PARK

Major industrial development near I-64 continues to strengthen the corridor's employment base and commercial relevance, adding long-term momentum to the broader Simpsonville market.

SIMPSONVILLE COMMONS

New commercial development near the interstate is helping expand the area's business footprint and adding to the steady growth surrounding Old Stone Junction.

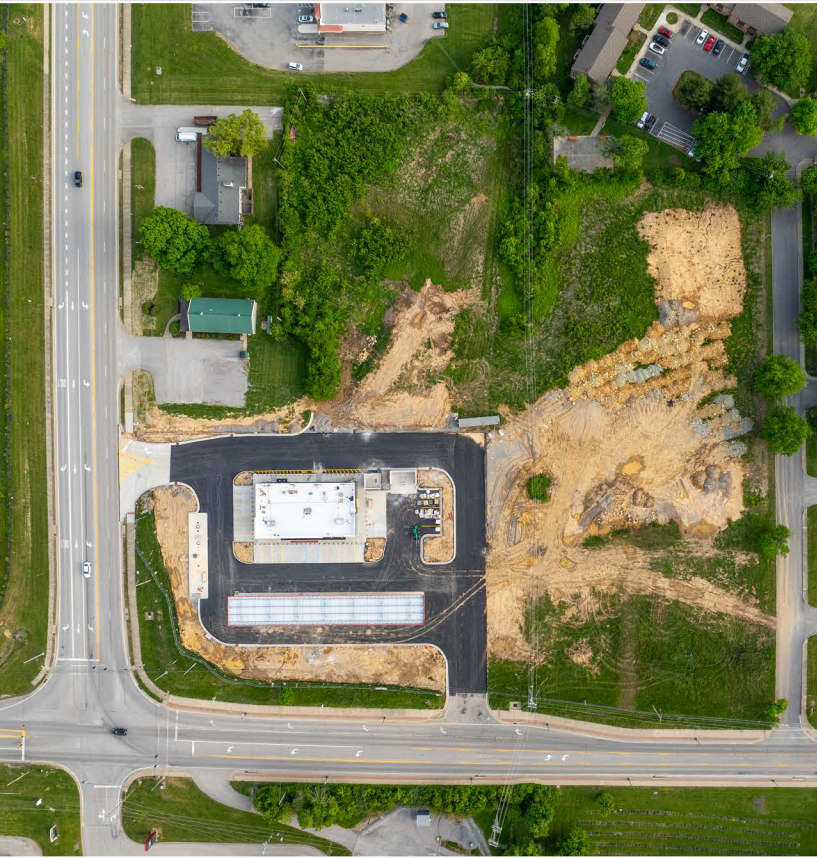


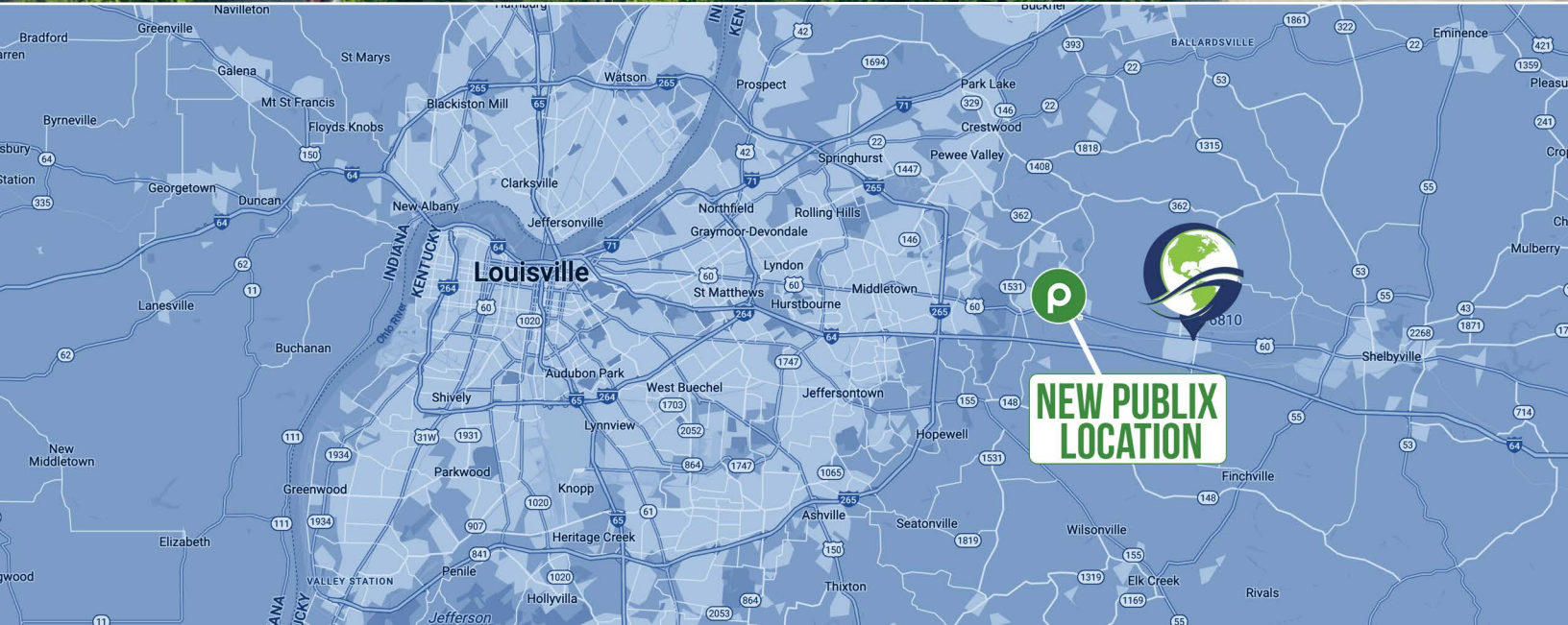
THE OUTLET SHOPPES OF THE BLUEGRASS

A major regional retail draw just minutes away, the Outlet Shoppes continue to bring shoppers and activity to the Simpsonville corridor.

GROUND LEASE & BUILD TO SUIT

OLD STONE JUNCTION - 6810 SHELBYVILLE ROAD

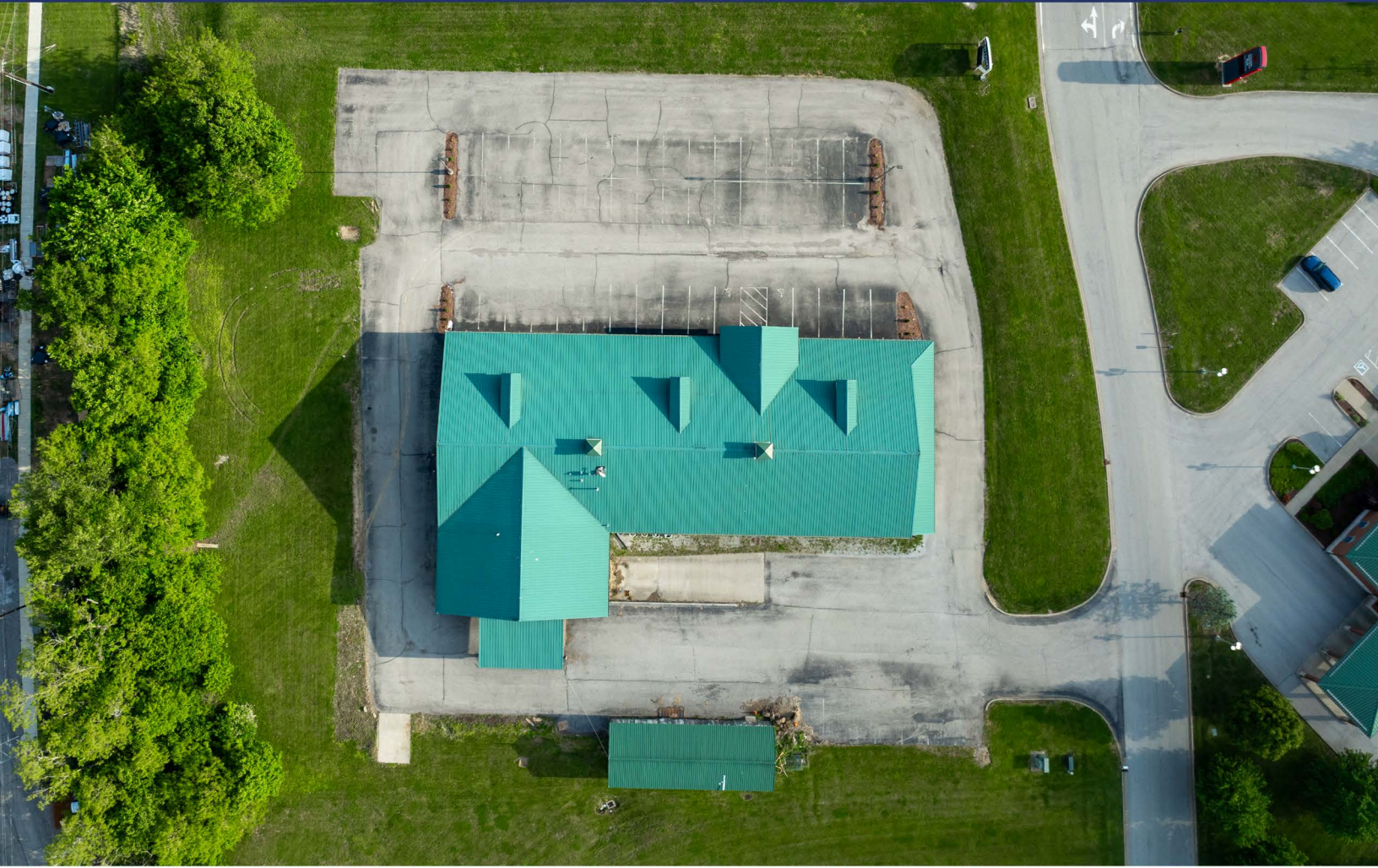




**NEW PUBLIX
LOCATION**

EXISTING BUILDING OPPORTUNITY

OLD STONE JUNCTION - 6791 SHELBYVILLE ROAD



PLACER.AI METRICS

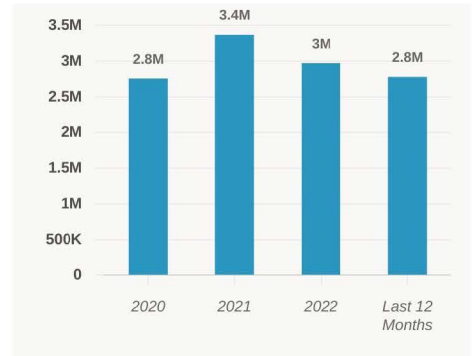
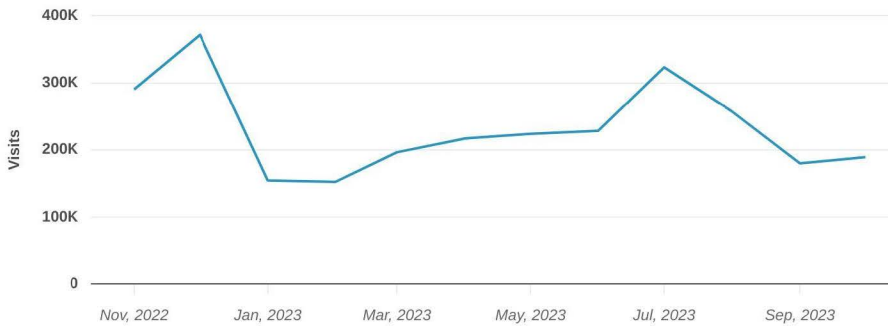
Visits Trend

Nov 1, 2022 - Oct 31, 2023



Visits Trend

The Outlet Shoppes of the Blue...
Buck Creek Rd, Simpsonville, KY



Monthly | Visits | Nov 1st, 2022 - Oct 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



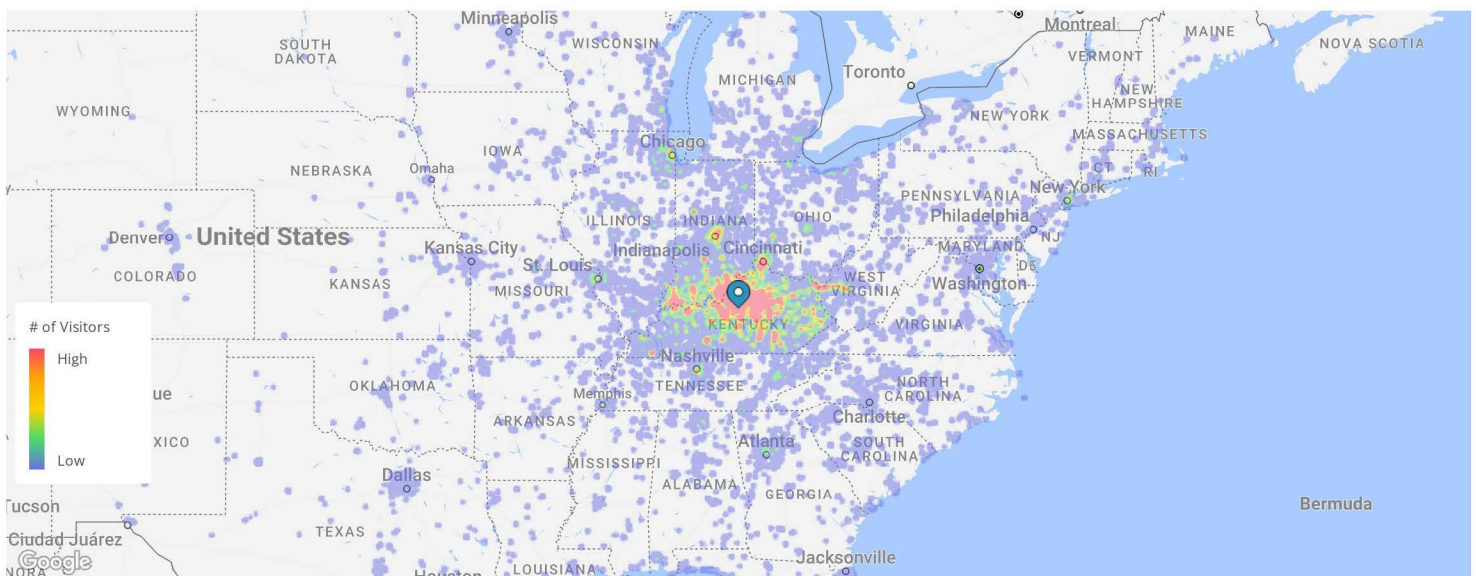
Trade Area

Nov 1, 2022 - Oct 31, 2023



Trade Area

The Outlet Shoppes of the Bluegrass
1155 Buck Creek Rd, Simpsonville, KY 40067



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

Nov 1st, 2022 - Oct 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Metrics

Nov 1, 2022 - Oct 31, 2023



Metrics

The Outlet Shoppes of the Bluegr...

1155 Buck Creek Rd, Simpsonville, KY 40067

Visits	2.8M	Visit Frequency	2.05
Visitors	1.4M	Avg. Dwell Time	81 min

Nov 1st, 2022 - Oct 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Trade Area Coverage by Distance

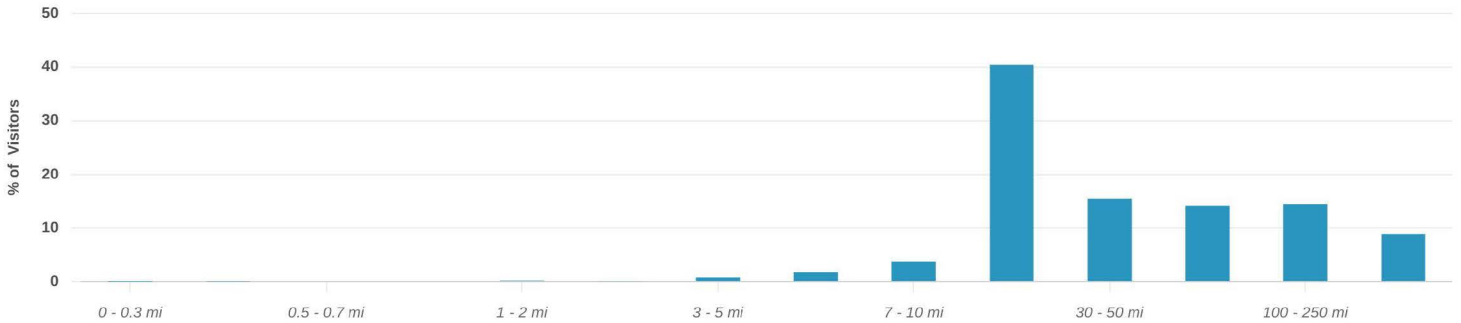
Nov 1, 2022 - Oct 31, 2023



Trade Area Coverage by Distance

The Outlet Shoppes of the Bluegr...

1155 Buck Creek Rd, Simpsonville, KY 40067



Home Location | % of Visitors | Min Visits: 1 | Nov 1st, 2022 - Oct 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



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