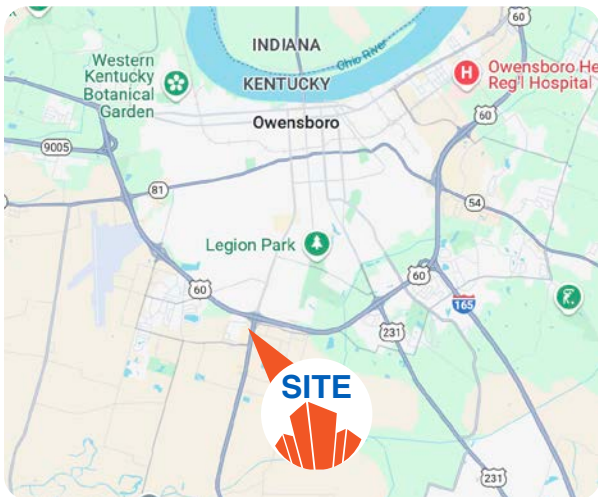




RETAIL FOR LEASE

4600 Frederica St. | Owensboro, KY 42301



TOWNE SQUARE NORTH LEASE RATE: NEGOTIABLE

- 14,729 SF available
- 3,181 SF available
- Outlot available
- Center Anchored by Michael's, Big Lots, Buffalo Wild Wings and Office Depot
- Located on Frederica St in Owensboro's retail corridor, with visibility from 30,000+ vehicles daily and easy access to Hwy 60
- Close proximity to Owensboro-Daviess County Regional Airport, Kentucky Community and Technical College and Kentucky Wesleyan College with a combined enrollment of 5,000+ students
- Owensboro is the 4th largest city in Kentucky
- Zoned B-4

JUSTIN BAKER
MICHAEL TABOR
PHIL RADCLIFF

JBAKER@TRIOCPG.COM
MTABOR@TRIOCPG.COM
PRADCLIFF@TRIOCPG.COM

(502) 454-0911
(502) 454-4557
(502) 386-5446

AERIAL



DOLLAR TREE DOLLAR GENERAL
BIG LOTS! AutoZone

MALL REDEVELOPMENT

Planet Fitness Applebee's
Zaxby's Fazoli's

Mattress Firm TJ Maxx
Furniture Sport Clips
COLD STONE

DOLLAR TREE SALLY BEAUTY Pizza Hut
five BELOW CVS pharmacy SHOE CARNIVAL
TJ-MAXX Target OCharleys Starbucks
Cato PETSMART BEST BUY JOANN
HARBOR FREIGHT ULTA

AERIAL

SOUTHTOWN BLVD



FREDERICA ST

26,870 ADT

38,266 ADT

WENDELL FORD EXPY



The UPS Store



SITE PLAN

| SUITE | TENANT | SQ. FT. |
|-------|------------------------|-----------|
| 4604 | Office Depot | 23,174 SF |
| 4606 | Michaels | 23,265 SF |
| 4610 | Big Lots | 53,110 SF |
| 4638 | Hibbett Sporting Goods | 8,287 SF |
| 4654 | Vacant | 14,729 SF |
| 4720 | Mega Replay | 4,021 SF |
| 4724 | Plato's Closet | 3,523 SF |
| 4736 | Buffalo Wild Wings | 7,000 SF |
| 4748 | Arona | 8,053 SF |
| 4760 | Vacant | 3,181 SF |
| 4764 | OneMain Financial | 1,875 SF |
| 4768 | New China | 7,406 SF |
| 4786 | Big Bang Comics | 5,454 SF |

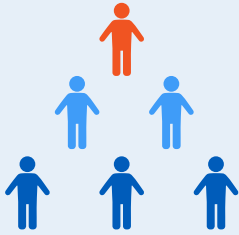


PHOTOS



DEMOGRAPHICS

POPULATION



1 MILE **6,694**
3 MILES **43,694**
5 MILES **72,304**

HOUSEHOLDS



1 MILE **2,920**
3 MILES **19,000**
5 MILES **30,364**

BUSINESSES



1 MILE **278**
3 MILES **1,608**
5 MILES **3,021**

EMPLOYEES



1 MILE **4,388**
3 MILES **19,600**
5 MILES **38,755**

MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS

