

3401 Hayden Road

OWENSBORO, KY

A FRONT-DOOR COMMERCIAL OUTPARCEL ADJACENT TO OWENSBORO'S DOMINANT RETAIL CORRIDOR.

Premier commercial outparcel located at the signalized intersection of Hayden Road and Fairview Drive, directly adjacent to Gateway Commons, Owensboro's fastest-growing retail power center.

The ± 3.067 -acre parcel offers approximately ± 1.5 acres of highly usable development area, benefiting from full access, shared traffic influence from the new Kroger Marketplace (Opening 2026), and exceptional surrounding generators including TownePlace Suites by Marriott, Daviess County Middle School, and a dense lineup of national retailers.

Ownership prefers Build-to-Suit and ground lease opportunities, leveraging full vertical integration across construction, utilities, and site development to deliver accelerated timelines and cost efficiency.

- Signalized hard corner
- Full access
- ± 3.067 acres
- Adjacent to Kroger Marketplace
- Traffic light at new Kroger Marketplace intersection
- Strong daytime and evening traffic drivers
- Restaurant, retail, and service-oriented uses encouraged
- BTS, ground lease, or sale options available



RETAIL POWER CENTER







Trade Area

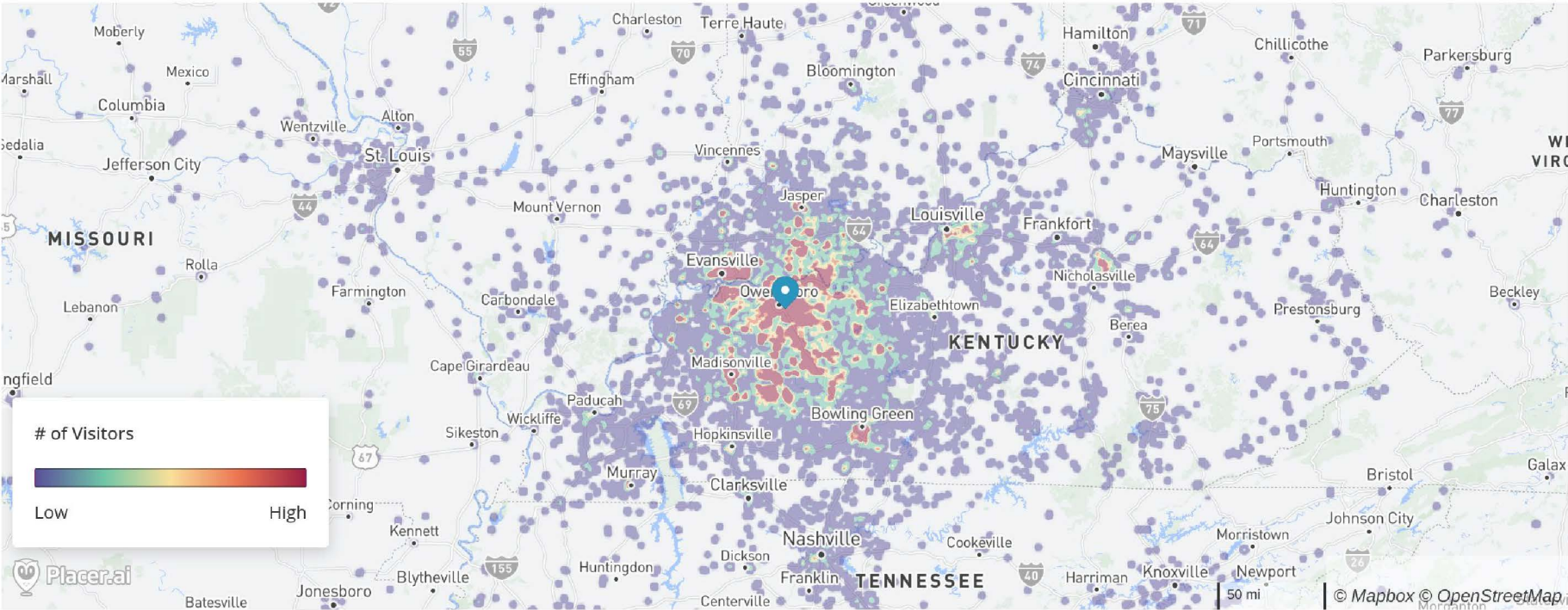
Dec 1, 2024 - Nov 30, 2025



Trade Area

Gateway Commons

Calumet Ter, Owensboro, KY



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



Metrics

Dec 1, 2024 - Nov 30, 2025



Metrics

Gateway Commons
Calumet Ter, Owensboro, KY

Visits	3.4M	Visits YoY	+0.7%
Visitors	378.2K	Visits Yo2Y	+13.7%
Visit Frequency	8.93	Visits Yo3Y	+34%
Avg. Dwell Time	50 Min		

Dec 1st, 2024 - Nov 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



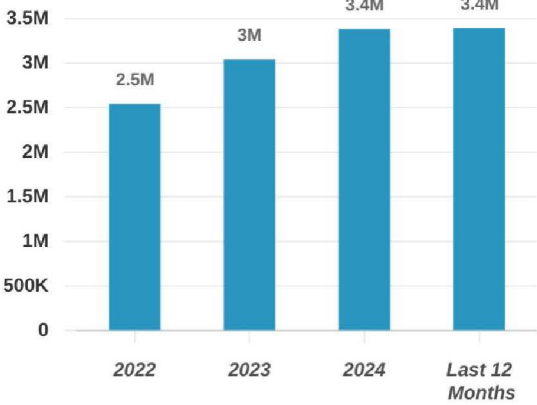
Visits Trend

Dec 1, 2024 - Nov 30, 2025



Visits Trend

Gateway Commons
Calumet Ter, Owensboro, KY



Weekly | Visits | Dec 1st, 2024 - Nov 30th, 2025
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