

# 5257 Frederica St. OWENSBORO, KY

A turnkey restaurant opportunity in the heart of Owensboro's busiest retail corridor. This 6,218 SF free-standing building on a 1.25-acre corner lot offers unmatched visibility, access, and long-term potential.

- Former Tumbleweed Tex Mex Grill with 266-seat capacity
- 1.25-acre corner lot at signalized intersection with dedicated turn lane
- 125 parking spaces (20.1/1,000 SF ratio)
- 338 SF porch and 312 SF walk-in freezer included
- Recent updates: remodel (2003), roof (2010), RTU compressor (2013)
- Located along Frederica Street, Owensboro's prime retail corridor
- Surrounded by national retailers, restaurants, and shopping centers
- Lease terms flexible, starting at \$17/SF NNN (with potential allowances)



**GULFSTREAM**  
COMMERCIAL SERVICES, LLC







A promotional graphic for Gulfstream Commercial Services. It features two headshots: on the left, a man in a suit with the name "Fahr Juneja" and contact information "(502) 744-1465" and "Fahr@GulfstreamDev.com"; on the right, a man in a suit with the name "Scott Higdon" and contact information "(270) 993-9198" and "SHigdon@GulfstreamDev.com". The background is a dark blue gradient with the word "GULFSTREAM" in large, light blue letters. The Gulfstream logo is at the bottom right.





## Metrics

Aug 1, 2024 - Jul 31, 2025



### Metrics

#### Sam's Club

5240 Frederica St, Owensboro, K...

# 4908

Visits	1.5M	Visits YoY	+4.4%
Visitors	220.2K	Visits Yo2Y	+12.3%
Visit Frequency	6.89	Visits Yo3Y	+20.1%
Avg. Dwell Time	32 min		

Aug 1st, 2024 - Jul 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)



## Trade Area

Aug 1, 2024 - Jul 31, 2025

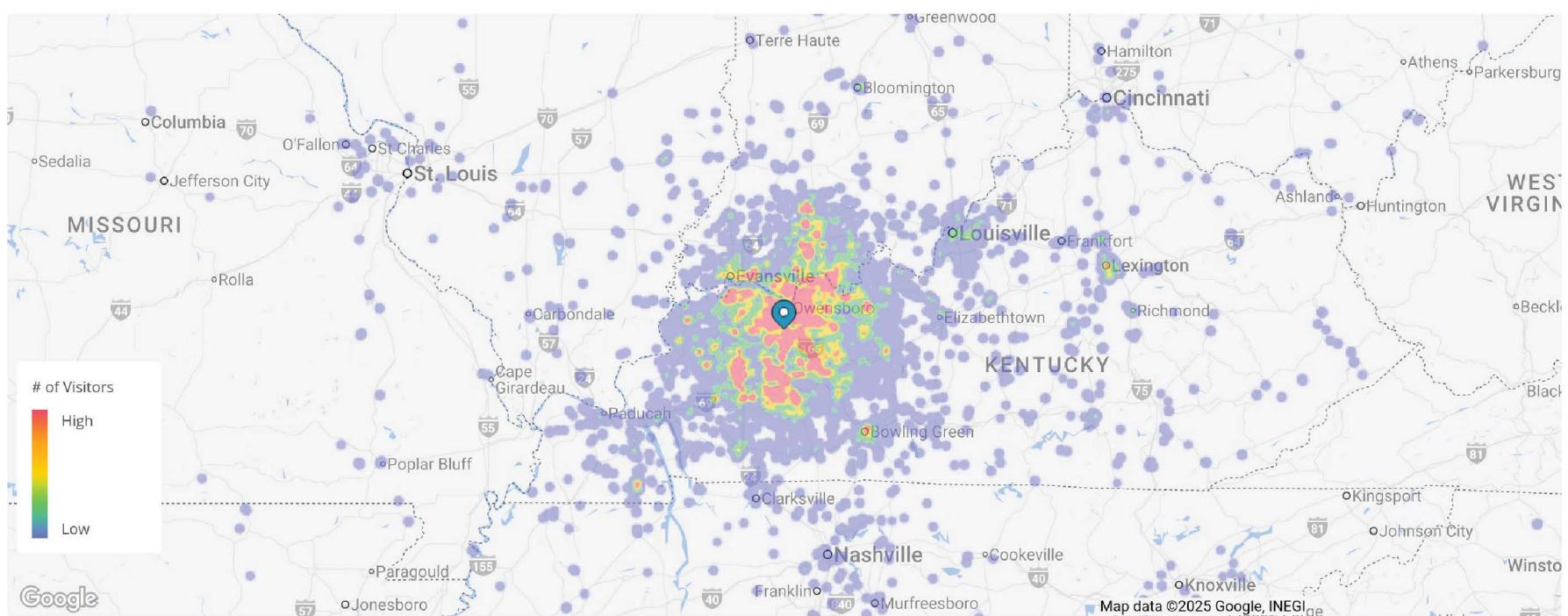


### Trade Area

#### Sam's Club

5240 Frederica St, Owensboro, KY 42301

# 4908



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

Aug 1st, 2024 - Jul 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)



## Visits Trend

Aug 1, 2024 - Jul 31, 2025

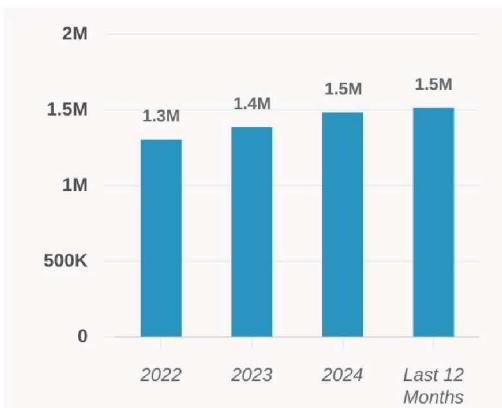


### Visits Trend

#### Sam's Club

Frederica St, Owensboro, KY

# 4908



Weekly | Visits | Aug 1st, 2024 - Jul 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)





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