

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)



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COMMERCIAL SERVICES, LLC







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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)



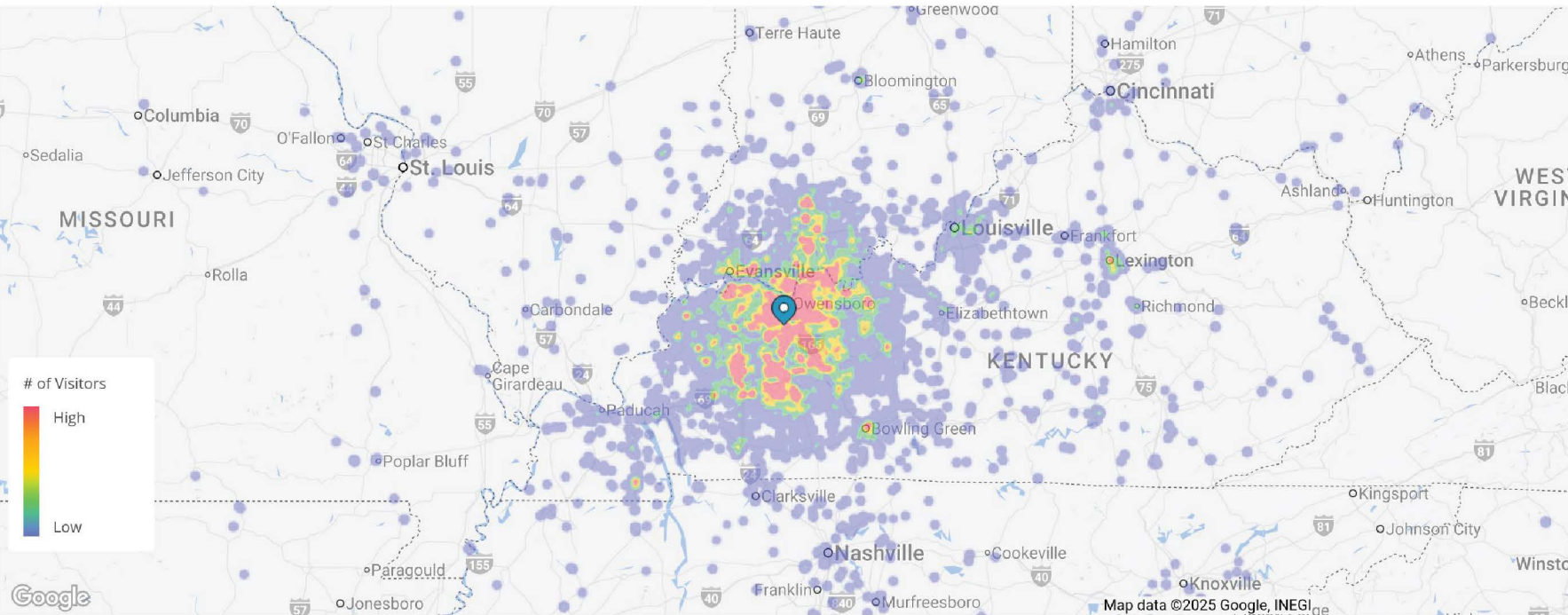
Trade Area

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
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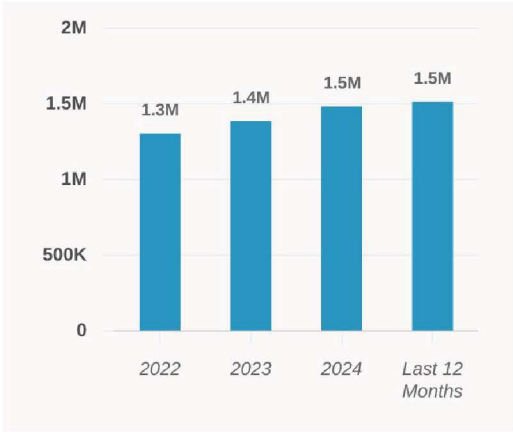
Visits Trend

Aug 1, 2024 - Jul 31, 2025



Visits Trend

Sam's Club
Frederica St, Owensboro, KY # 4908



Weekly | Visits | Aug 1st, 2024 - Jul 31st, 2025
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CRE Brokerage, Management, Development,
and Investment Partners from the ground up.