

304 Frederica Street

DOWNTOWN OWENSBORO, KY

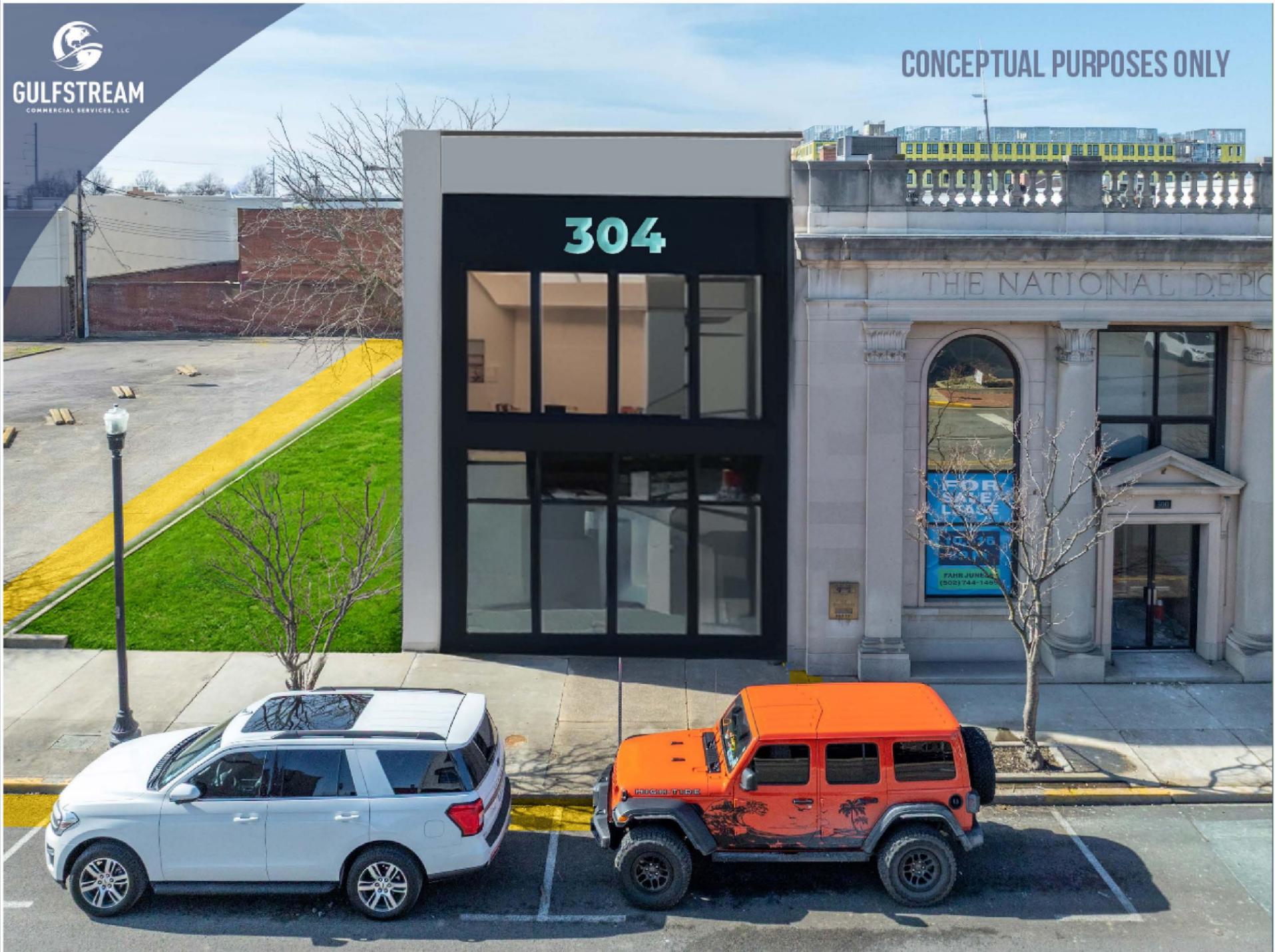
FUTURE 2-STORY LIVE/WORK ASSET IN THE HEART OF DOWNTOWN

304 Frederica Street is part of the three-building redevelopment at 300 Frederica Street—positioned for flexible, partner-driven reuse in the heart of downtown. Current concepts illustrate a residential-forward direction, but the real value is optionality: residential, street-level retail, boutique office, or mixed-use depending on demand and final design. The building totals 5,000 SF across two levels (2,500 SF per floor) with efficient floor plates that support multiple layouts and tenant strategies.

300 Frederica Street sits in a rapidly transforming downtown corridor, surrounded by catalysts expanding demand drivers and daily activity. Nearby momentum includes the launch of an 88,000 SF Sportsplex, the opening of Home2 Suites by Hilton (144 rooms), and the impending completion of Riverfront BRIO (117 apartment units)—reinforcing stronger day-to-night traffic, housing demand, and tenant viability. Adding to the immediate draw, Big Whiskey is directly across the street, creating an on-the-ground amenity and destination component that supports street-level activation. The property is well-suited for a phased redevelopment strategy with programming flexibility based on market demand and partner vision.

- 🏠 Located in a downtown growth corridor with multiple high-impact projects underway/near delivery
- 🏟️ Near the new 88,000 SF Sportsplex (major event and visitation driver)
- 🏠 Adjacent demand from Home2 Suites by Hilton (144 rooms) and Riverfront BRIO (117 units)
- 🍷 Big Whiskey open across the street (amenity + visibility)
- 📍 Program-flexible: residential-first, mixed-use, or boutique office/retail depending on partner





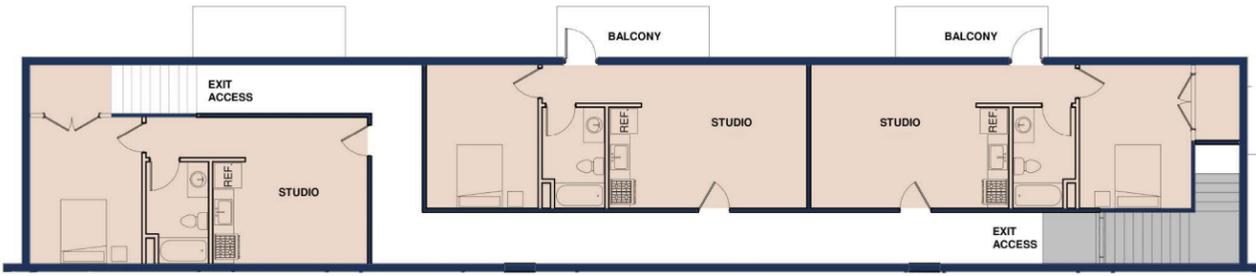
**CRE Brokerage, Management, Development,
and Investment Partners from the ground up.**



304 FREDERICA STREET



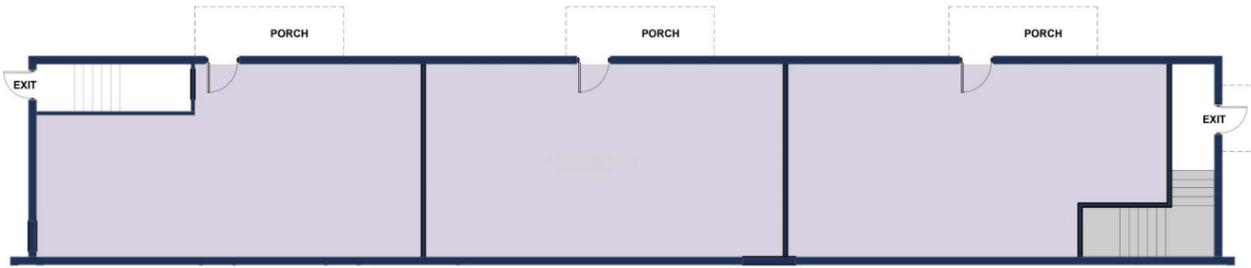
FIRST FLOOR PLAN: ±2500 SF
1/8" = 1'-0"



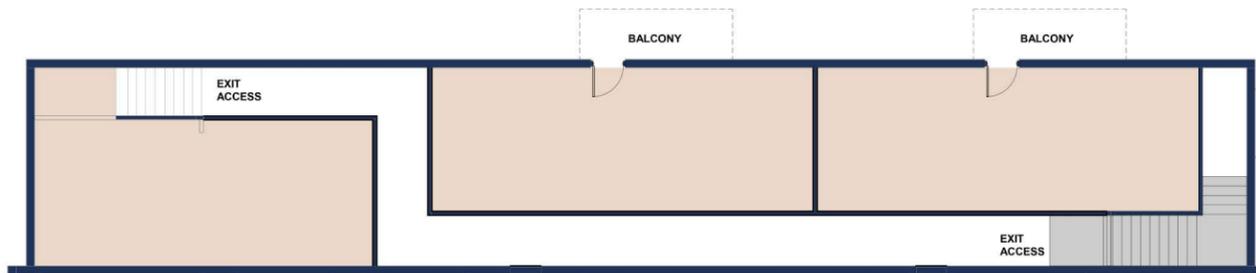
SECOND FLOOR PLAN: ±2500 SF
1/8" = 1'-0"

EXAMPLE FLOOR PLANS

304 FREDERICA STREET



FIRST FLOOR: ±2500 SF



SECOND FLOOR: ±2500 SF

EXAMPLE FLOOR PLANS



GULFSTREAM

COMMERCIAL SERVICES, LLC



Visits Trend

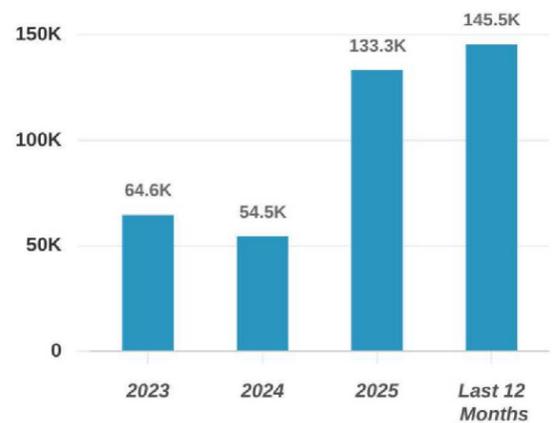
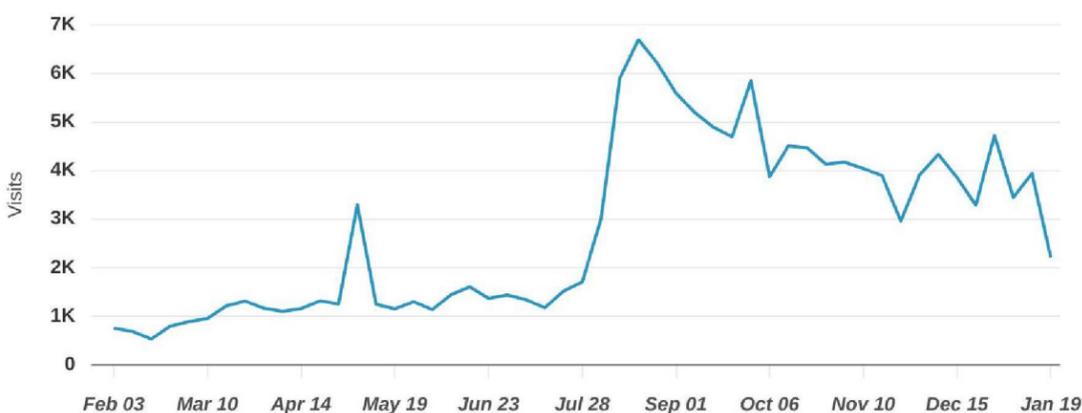
Feb 1, 2025 - Jan 31, 2026

Visitation data for Big Whiskey's American Restaurant. (Nearby Activity 250 ft) is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>



Visits Trend

Big Whiskey's American Restaur...
Frederica St, Owensboro, KY



Weekly | Visits | Feb 1st, 2025 - Jan 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Metrics

Feb 1, 2025 - Jan 31, 2026

Visitation data for Big Whiskey's American Restaurant (Nearby Activity 250 ft) is adjusted to exclude restricted locations. For additional info, please visit <https://www.placer.ai/company/privacy-faq>



Metrics

Big Whiskey's American ...

Frederica St, Owensboro, KY

Visits	145.5K	Visits YoY	+167.6%
Visitors	72.9K	Visits Yo2Y	+129.9%
Visit Frequency	2	Visits Yo3Y	+39.1%
Avg. Dwell Time	72 Min		

Feb 1st, 2025 - Jan 31st, 2026

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



Trade Area Coverage by Distance

Feb 1, 2025 - Jan 31, 2026

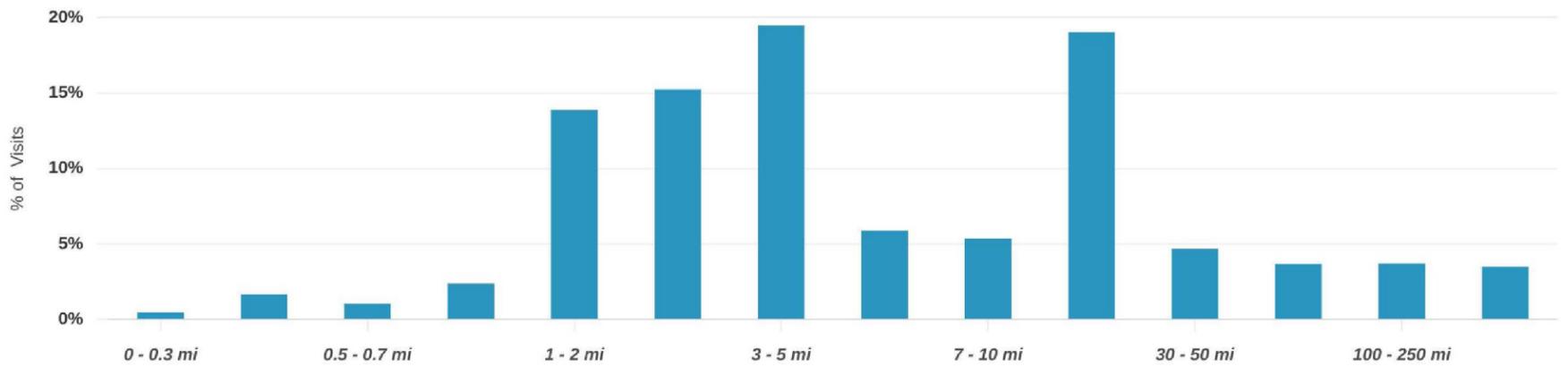
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Trade Area Coverage by Distance

Big Whiskey's American ...

Frederica St, Owensboro, KY



Home Location | % of Visits | Min Visits: 1 | Feb 1st, 2025 - Jan 31st, 2026

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



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