

# West Village Plaza

1300 Carter Road,  
Owensboro, KY 42301



34,147 Sq ft

Brand New Roof

96% Occupied



# Executive Summary

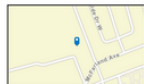


BHG Realty is pleased to present the opportunity to acquire a 34,147-square-foot, multi-tenant retail center located in Owensboro, KY. West Village Plaza is 96% leased. Tenants include Fastek, WBM Financial, Urgent Care West, Furniture Warehouse, Oddball, and River City Pawn. West Village Plaza is situated on a 2.59-acre parcel with ample paved parking. West Village Plaza is located off Carter Road, off W Parrish Avenue. Nearby retailers include Chase, PNC, McDonald's, Ollies, Tractor Supply Co., Kroger, Moonlite Bar-B-Q, Advance Auto Parts, Huddle House, among others.

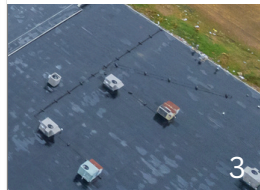


# Traffic Overview

13,263  
ATV



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day





## Offering Highlights

- 7 Tenant Strip Center
- Brand New Roof with Transferrable Warranty
- Stabilized Asset
- Excellent Visibility
- Ample Parking

## PROPERTY INFORMATION

Purchase Price

\$3,300,000

Year Built

1972

Property Size

34,147 Sq. Ft.

Land Size

2.59 Acres

### Demographics

1 Mile

3 Miles

5 Miles

Total Population

9,307

49,979

68,999

Total Households

3,807

21,055

28,548

Average

Household Income

\$63,794

\$56,325

\$75,472

# Contact Me



**Kent Bulle**



270-799-6006



[Kent@thebhgrealty.com](mailto:Kent@thebhgrealty.com)

License: 273796



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BOWLING GREEN