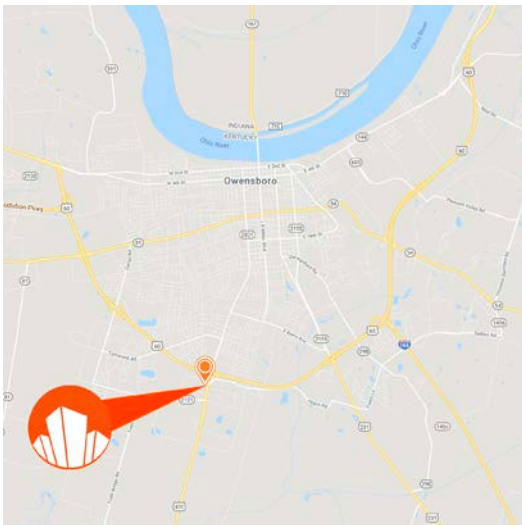




4600 FREDERICA ST. | OWENSBORO, KY 42301

## TOWNE SQUARE NORTH

- 1.06± acre lot available for ground lease
- Towne Square North is anchored by Big Lots, Buffalo Wild Wings and Office Depot
- Located off Frederica St. in Owensboro's retail corridor, with visibility from 30,000+ vehicles daily and easy access to Hwy 60
- Close proximity to Owensboro-Daviess County Regional Airport, Kentucky Community and Technical College and Kentucky Wesleyan College with a combined enrollment of 5,000+ students
- Owensboro is the 4th largest city in Kentucky
- Zoned B-4



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# MICRO AERIAL

SOUTHTOWN BLVD

ADT 16K



OUTPARCEL AVAILABLE



FREDERICA STREET

ADT 14K



The UPS Store





# SITE PLAN

SUITE	TENANT	SQ. FT.
4604	Office Depot	23,174 SF
4606	Michaels	23,265 SF
4610	Big Lots	53,110 SF
4638	Hibbett Sporting Goods	8,287 SF
4654	Vacant	14,729 SF
4720	Mega Replay	4,021 SF
4724	Plato's Closet	3,523 SF
4736	Buffalo Wild Wings	7,000 SF
4748	Arona	8,053 SF
4760	Vacant	3,181 SF
4764	OneMain Financial	1,875 SF
4768	New China	7,406 SF
4786	Big Bang Comics	5,454 SF



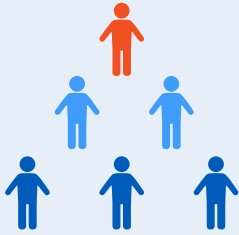
# PHOTOS





# DEMOGRAPHICS

## POPULATION



1 MILE **6,774**  
3 MILES **43,126**  
5 MILES **73,706**

## HOUSEHOLDS



1 MILE **2,903**  
3 MILES **18,792**  
5 MILES **30,343**

## BUSINESSES



1 MILE **290**  
3 MILES **1,558**  
5 MILES **2,749**

## EMPLOYEES



1 MILE **4,951**  
3 MILES **21,231**  
5 MILES **39,136**

## MEDIAN HOUSEHOLD INCOME



## TRAFFIC COUNTS

