

3151 Highland Pointe

OWENSBORO, KY

- Versatile Usage: Currently set up for office space but ideal for retail, showroom, or flex space.
- Lease Rate: Competitive rate of \$14.25 per sq ft.
- Ample Parking: Approximately 275 parking spots available to accommodate tenants and customers.
- Modern Facilities: Well-maintained building with up-to-date infrastructure.
- Flexible Leasing Options: Willing to subdivide the space as per tenant's requirements.
- High Visibility: Surrounded by well-known businesses such as Walmart, Starbucks, McDonald's, Academy Sports + Outdoors, Courtyard by Marriott, and more, ensuring high foot traffic and visibility.
- Traffic Volume: Located in an area with significant average daily traffic, enhancing exposure and accessibility.



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Scott Higdon

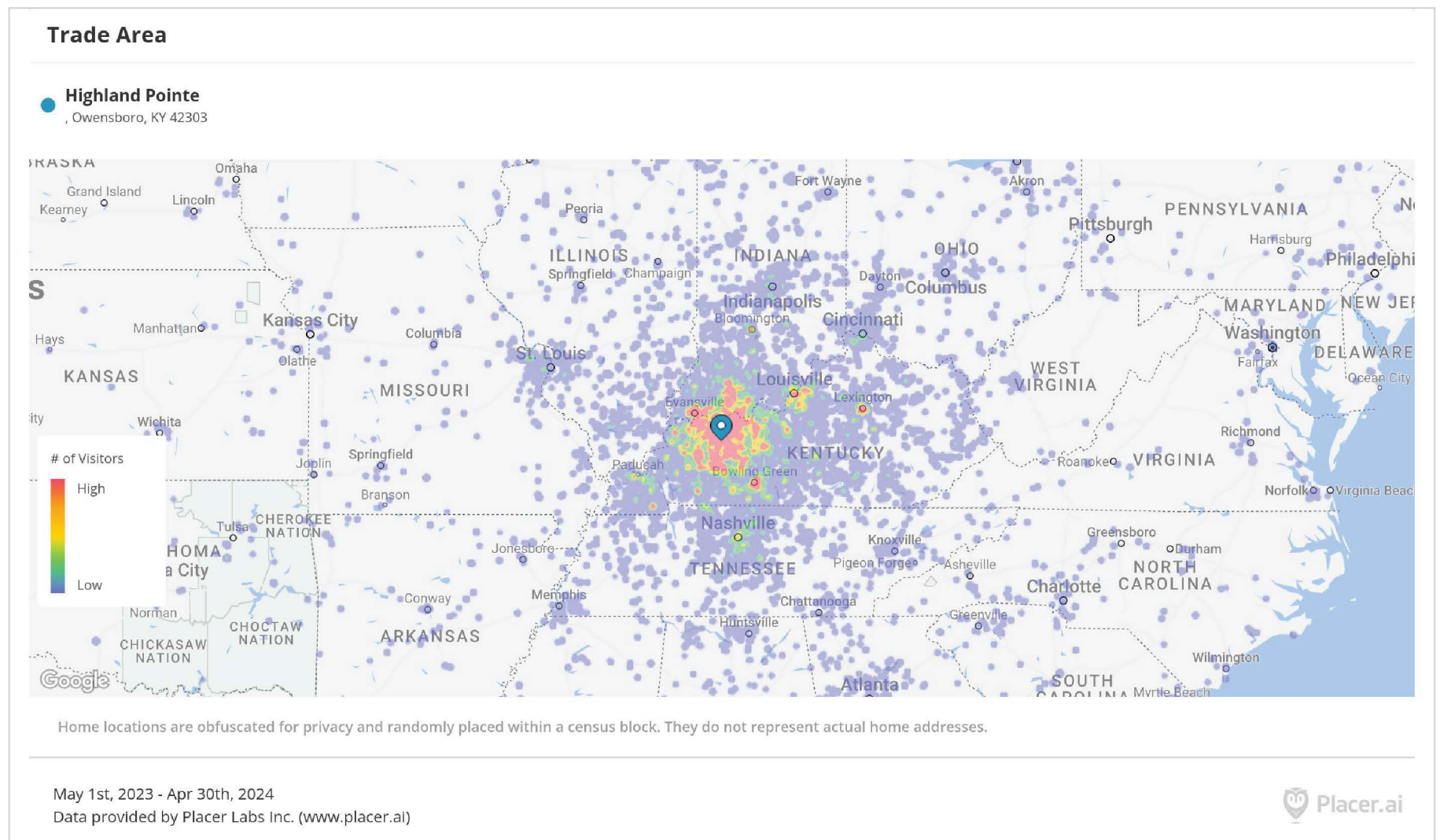
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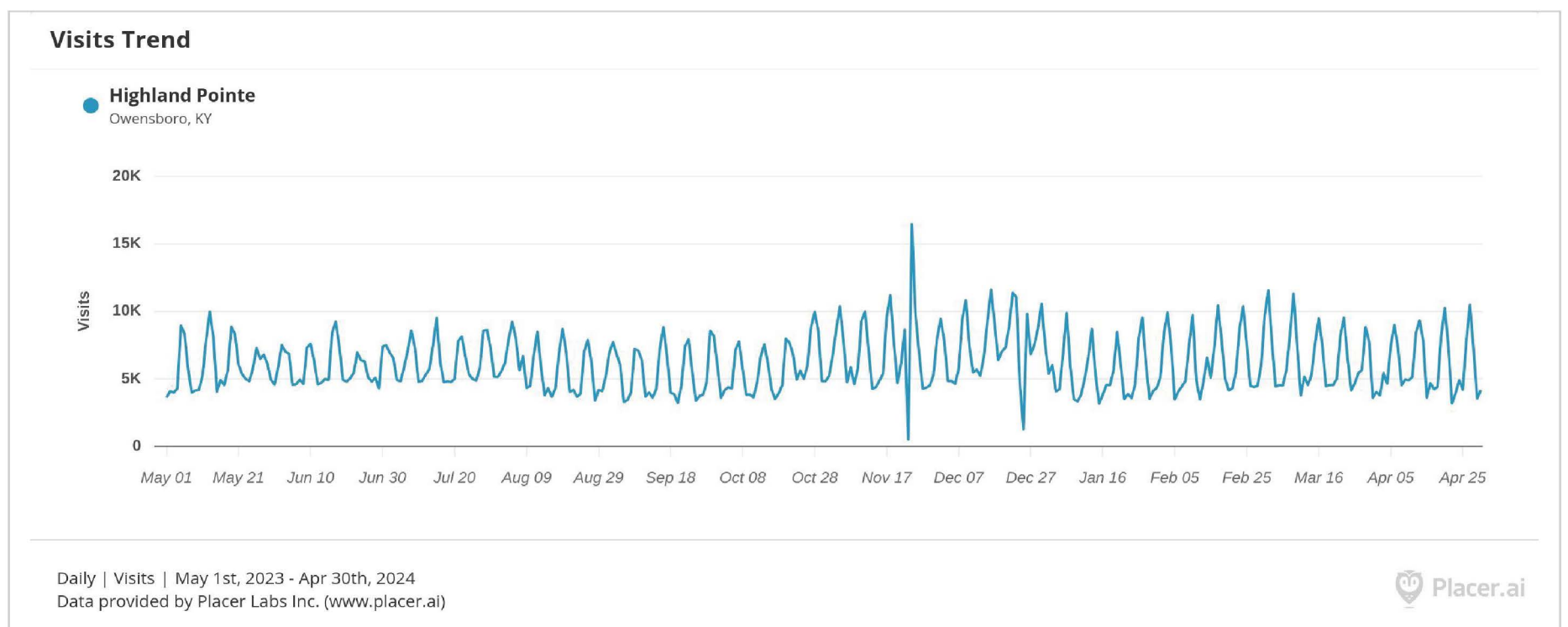
Trade Area

May 1, 2023 - Apr 30, 2024



Visits Trend

May 1, 2023 - Apr 30, 2024



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

Metrics

May 1, 2023 - Apr 30, 2024



Metrics

● **Highland Pointe**
Owensboro, KY 42303

Visits	2.2M	Visits YoY	+1.3%
Visitors	426.3K	Visits Yo2Y	-5.4%
Visit Frequency	5.32	Visits Yo3Y	+7.9%
Avg. Dwell Time	56 min		

May 1st, 2023 - Apr 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



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COMMERCIAL SERVICES, LLC

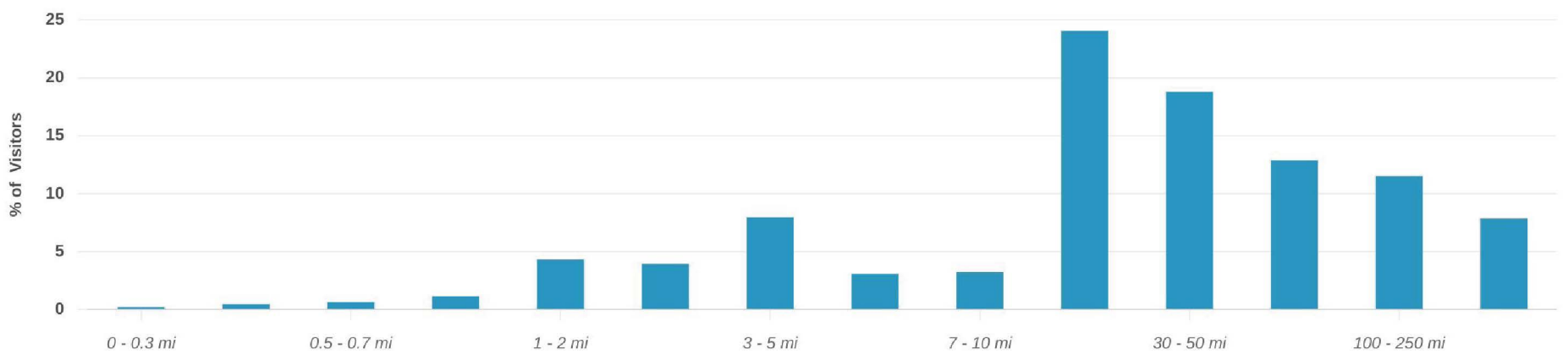
Trade Area Coverage by Distance

May 1, 2023 - Apr 30, 2024



Trade Area Coverage by Distance

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Home Location | % of Visitors | Min Visits: 1 | May 1st, 2023 - Apr 30th, 2024
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