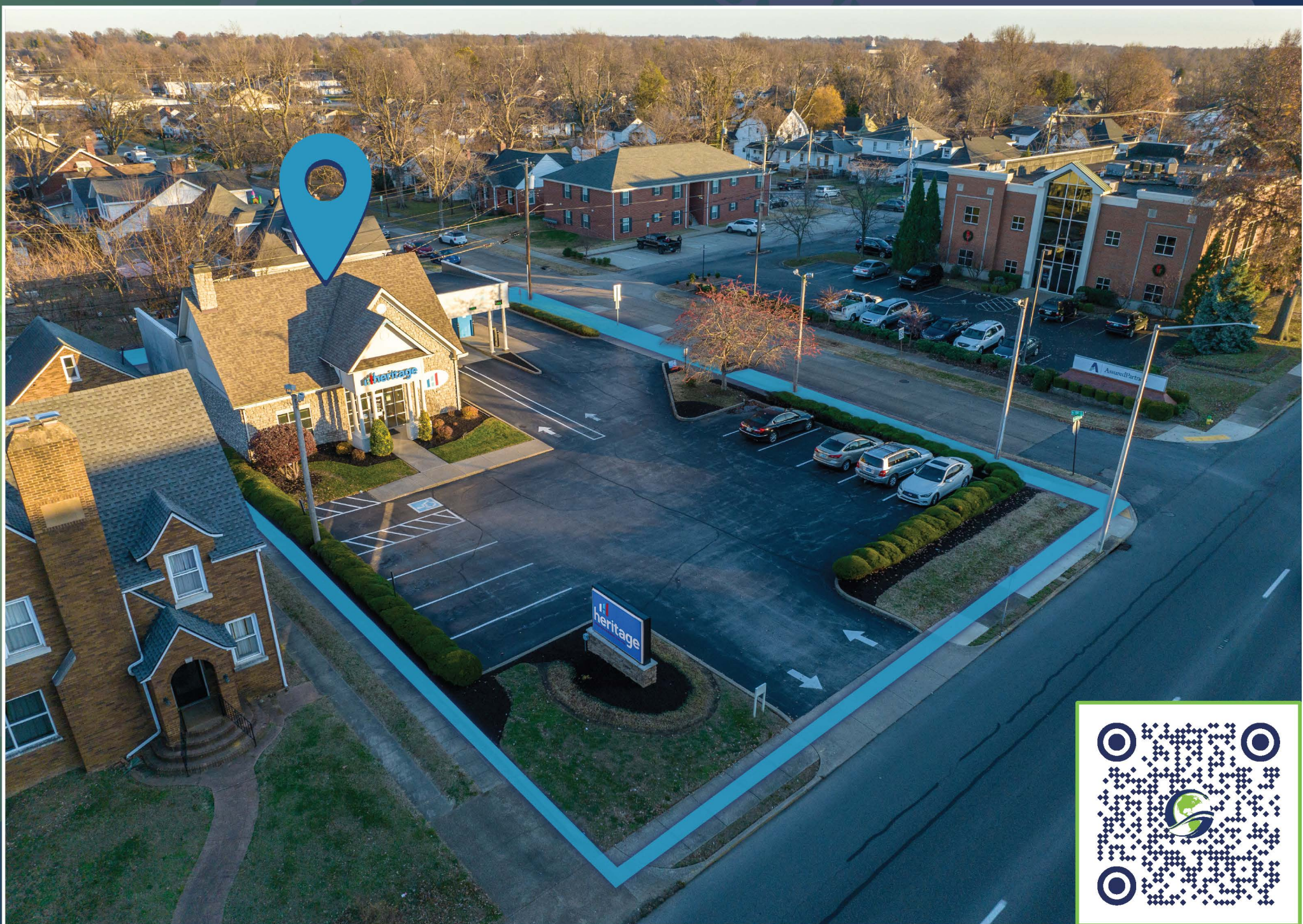


1819 Frederica Street

OWENSBORO, KY

- Situated in a high-traffic area with excellent visibility and accessibility for businesses.
- Proximity to Owensboro High School, Brescia University, and Owensboro Technical College, potentially providing a steady flow of customers from these institutions.
- Nearby amenities include a public library, a variety of dining options, and national retail chains, likely to increase foot traffic and customer draw.
- Equipped with 2 drive-thru windows. Ideal for quick serve restaurant, retail or office user.
- This property stands out with its stone exterior and high-pitched gable roofing, offering a classic aesthetic appeal.



Fahr Juneja

(502) 744-1465

Fahr@GulfstreamDev.com

GULFSTREAM



Scott Higdon

(270) 993-9198

SHigdon@GulfstreamDev.com



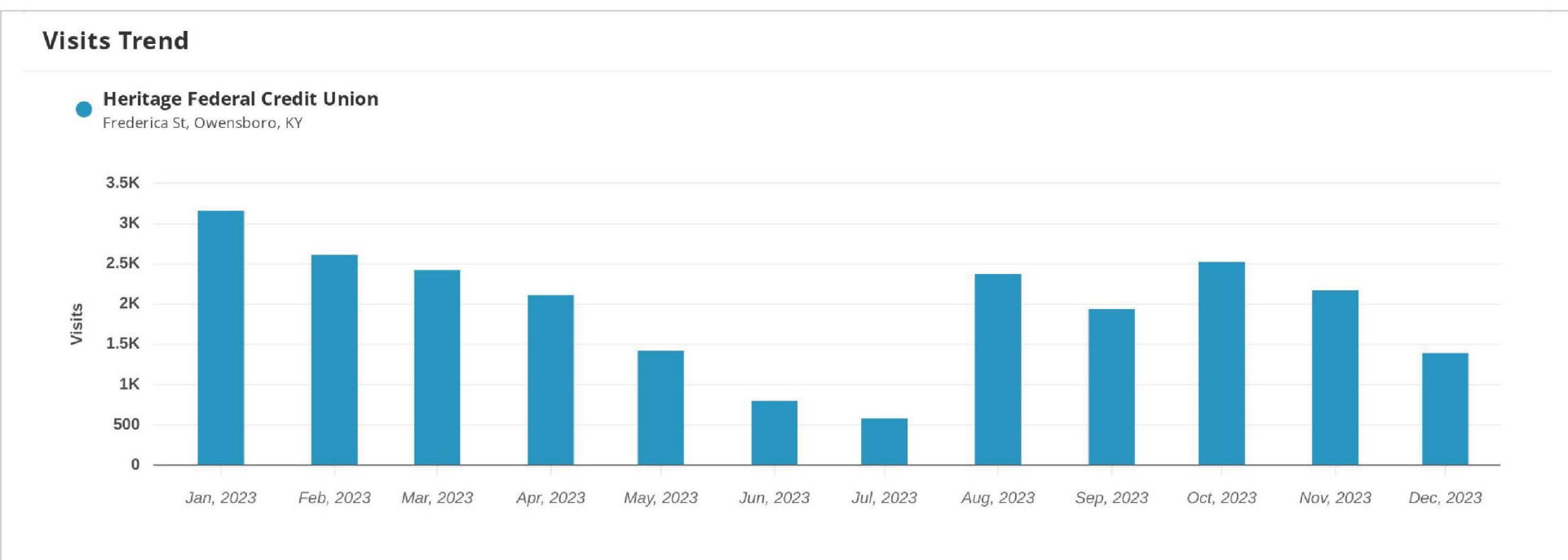


GULFSTREAM

COMMERCIAL SERVICES, LLC

Visits Trend

Jan 1 - Dec 31, 2023



Monthly | Visits | Jan 1st, 2023 - Dec 31st, 2023
 Data provided by Placer Labs Inc. (www.placer.ai)



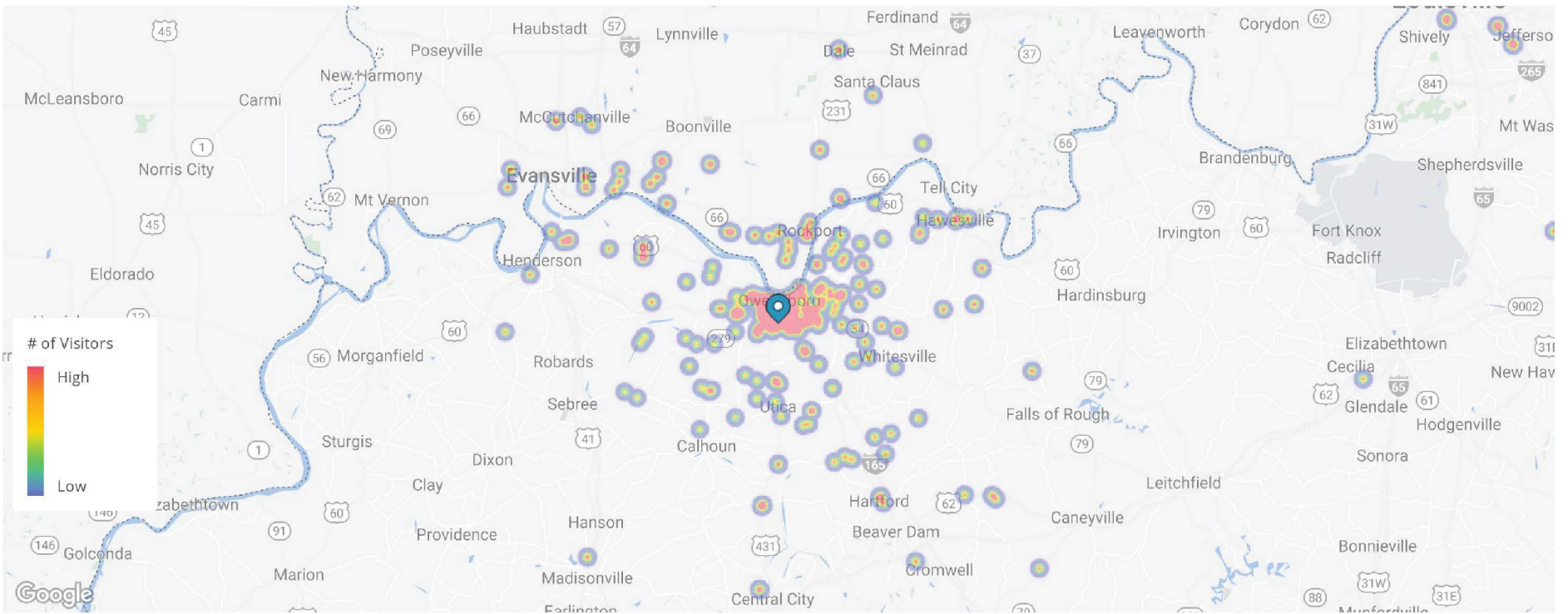
Trade Area

Jan 1 - Dec 31, 2023



Trade Area

Heritage Federal Credit Union
1819 Frederica St, Owensboro, KY 42301



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Jan 1st, 2023 - Dec 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

