

# FORMER GOLDEN CORRAL

4500 Frederica Street, Owensboro, KY 42301

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Former Golden Corral restaurant featuring 10,382 square feet available for lease in a highly convenient and accessible location right off the highly traveled interstate, US-60 (37,825 ADT). The property benefits from its excellent visibility on a main thoroughfare in Owensboro, Frederica Street with average daily traffic counts of 23,864. Frederica Street is a dense retail corridor with major national tenants' such as Walmart, Home Depot, Target, etc.

## PROPERTY HIGHLIGHTS

- 10,382 square feet featuring a full kitchen and individual pylon sign
- Highly visible from interstate, accessible from signalized intersection
- Average Daily Traffic counts of 23,864 on Frederica Street
- Located 1/2 mile from Towne Square Mall and less than 1 mile from national retailers': Target, Home Depot, PetSmart, etc.



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,647	45,828	72,765
Households	3,336	19,889	30,136
Avg HH Income (\$)	60,563	60,450	63,165

## EXCLUSIVE AGENT(S)

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## AERIAL



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