

FOR LEASE | RETAIL PROPERTY

5115 FREDERICA STREET
OWENSBORO, KY 42301

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,500 SF
Lease Rate:	\$20.00 SF/yr (Sub-lease / NNN)
Monthly Rent:	\$4,166.67
NNN Expenses/SF:	\$3.19
Monthly NNN:	\$664.58
Building Size:	7,368 SF
Zoning:	B-4
Market:	Owensboro, KY
Traffic Count:	28,005

PROPERTY OVERVIEW

Join AT&T in this free-standing building located in Owensboro Towne Center on a Target pad site, with direct exposure to Frederica Street (Hwy. 431).

PROPERTY HIGHLIGHTS

- Foot traffic galore! This space is next to TGI Friday's and O'Charleys, and just a short distance from Malco Cinema 16 and TJ Maxx.
- High visibility! 28,000+ VPD at intersection
- Convenient parking for your customers directly in front of your business.
- Area retail includes: Super Walmart, Sam's Club, Home Depot, Best Buy, Target, Ulta Beauty and many more!

DEMOGRAPHICS (2017)

	1 MILE	3 MILES	5 MILES
Total Households	884	15,086	28,420
Total Population	2,255	34,098	68,499
Average HH Income	\$60,353	\$53,662	\$58,980

PRESENTED BY:

JAN MEEKS

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AVAILABLE SPACES

LEASE TYPE | Sub-lease / NNN TOTAL SPACE | 2,500 SF LEASE TERM | Negotiable LEASE RATE | \$20.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	Available	2,500 SF	Sub-lease / NNN	\$20.00 SF/yr	Retail

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RETAILER MAP



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