

630 Emory Dr | Owensboro, KY 42301



For Sale

\$949,000

**OFFERING SUMMARY**

| | |
|----------------|-------------|
| Sale Price: | \$949,000 |
| Building Size: | 5,831 SF |
| Available SF: | 5,831 SF |
| Lot Size: | 0.979 Acres |
| Price / SF: | \$162.75 |
| Year Built: | 1970 |
| Renovated: | 2018 |
| Zoning: | B-4 |

PROPERTY OVERVIEW

Newly renovated former Ponderosa restaurant. Free standing building with ample parking located in the heart of Owensboro. This property sits adjacent Wesleyan Park Plaza. Great retail area with restaurants. Some of the neighboring businesses include Kroger, Shoe Stop, McDonald's, Long John Silvers and many more. Owner to grant a \$10,000 flooring allowance to allow new owner to choose their flooring.

PROPERTY HIGHLIGHTS

- Newly renovated interior and Parking Lot
- Located at Wesleyan Park Plaza
- Kroger Shadow Anchored
- Former restaurant with hoods still in place in kitchen



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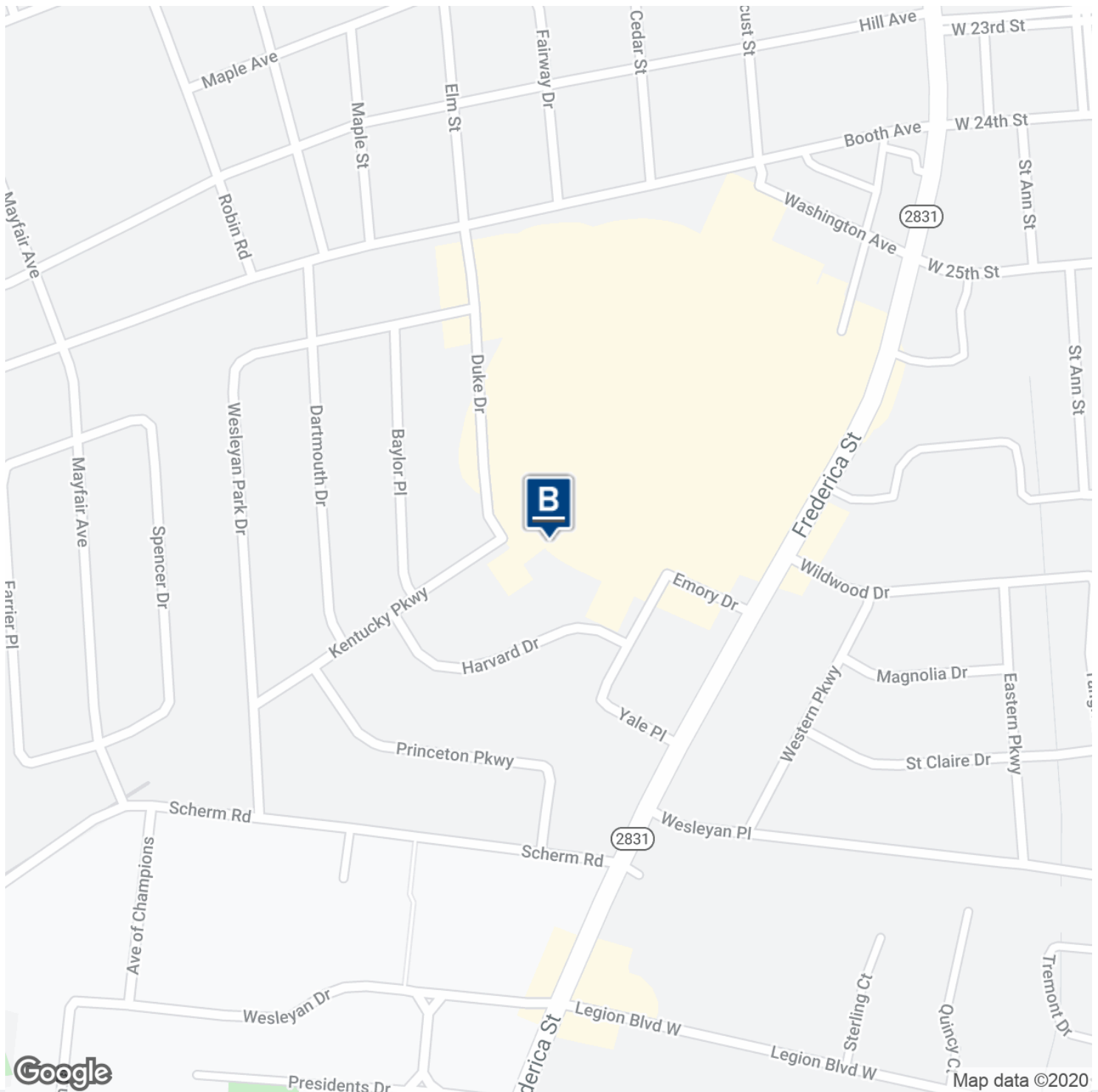
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Google

Map data ©2020



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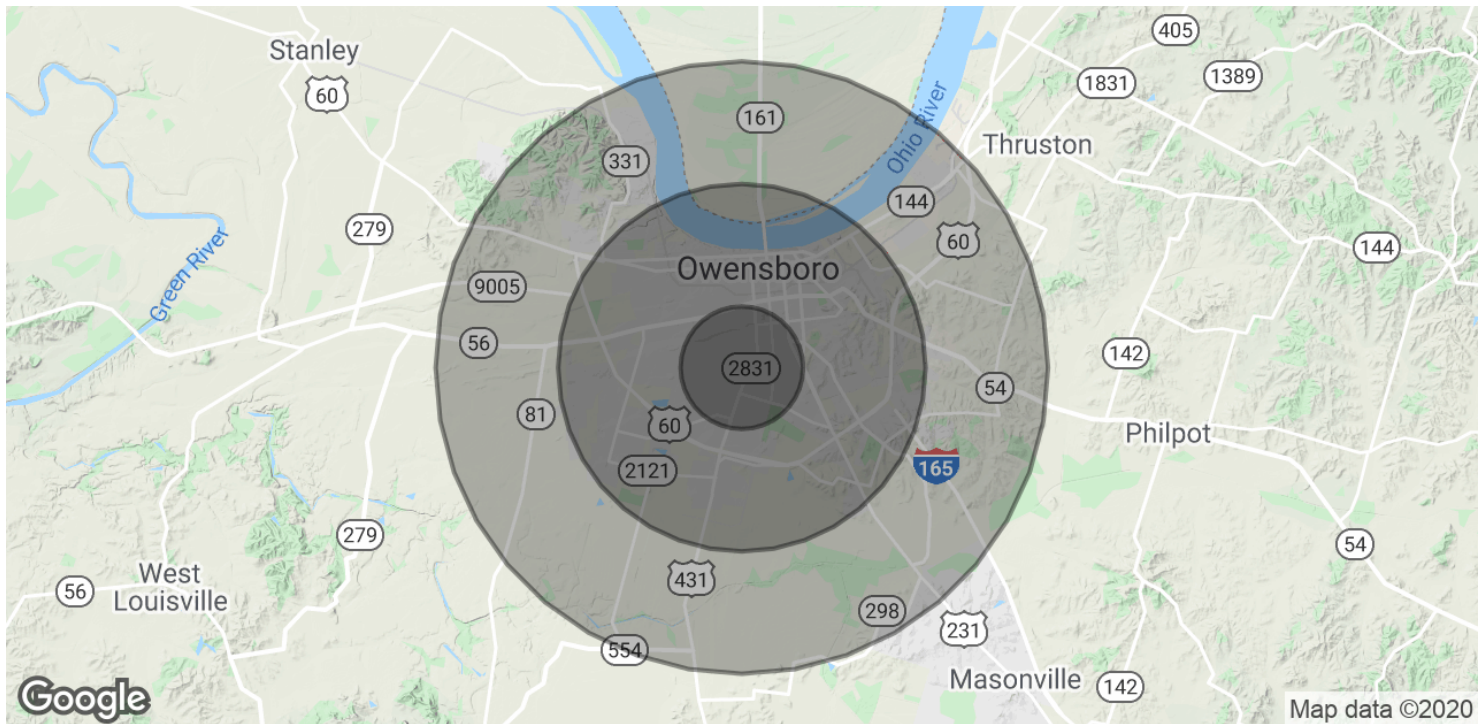
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**For Sale****\$949,000****POPULATION**

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 11,990 | 53,421 | 73,663 |
| Average age | 44.0 | 40.4 | 39.6 |
| Average age (Male) | 39.3 | 36.7 | 36.5 |
| Average age (Female) | 49.6 | 43.2 | 42.3 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total households | 5,666 | 23,256 | 31,050 |
| # of persons per HH | 2.1 | 2.3 | 2.4 |
| Average HH income | \$50,361 | \$47,625 | \$49,259 |
| Average house value | \$110,218 | \$101,798 | \$117,409 |

* Demographic data derived from 2010 US Census



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