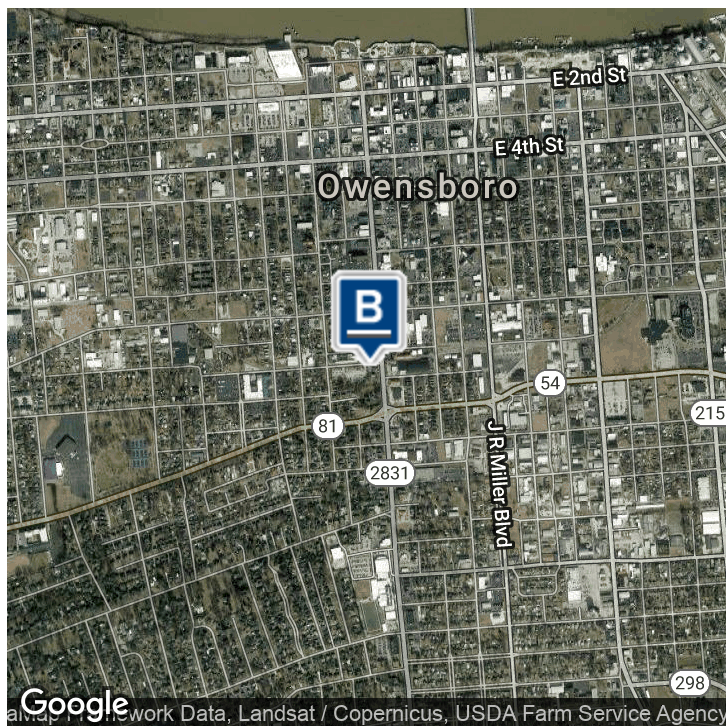


1100 Frederica St. | Owensboro, KY 42301

**For Lease****\$16.33 SF/yr (NNN)****OFFERING SUMMARY**

Lease Rate: \$16.33 SF/yr (NNN)

Building Size: 1,800 SF

Available SF: 1,800 SF

Lot Size: 0.372 Acres

Year Built: 1973

Zoning: B4 - General Commercial

**PROPERTY OVERVIEW**

Originally a Pizza Hut, this property has been the Downtown Owensboro location for Enterprise Rent-A-Car for approximately a decade. It is a well known location on the main North/South highway - Frederica St./Hwy 431. This space is ideal for any small retail or office use.

**PROPERTY HIGHLIGHTS**

- Flexible space for office or retail
- New Roof
- Available August 29, 2019
- Across the street from Union Station
- Just south of the Midtown Building
- On the fringe of downtown



**BO BARRON, CCIM** Managing Director  
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1100 Frederica St. | Owensboro, KY 42301



**For Lease**



**\$16.33 SF/yr (NNN)**



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1100 Frederica St. | Owensboro, KY 42301

**For Lease****\$16.33 SF/yr (NNN)****POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	8,622	53,190	73,378
Median age	41.9	40.2	39.6
Median age (Male)	39.0	36.6	36.5
Median age (Female)	43.5	43.1	42.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,842	23,118	30,845
# of persons per HH	2.2	2.3	2.4
Average HH income	\$41,938	\$46,191	\$49,217
Average house value	\$79,752	\$102,997	\$117,625

\* Demographic data derived from 2010 US Census



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