



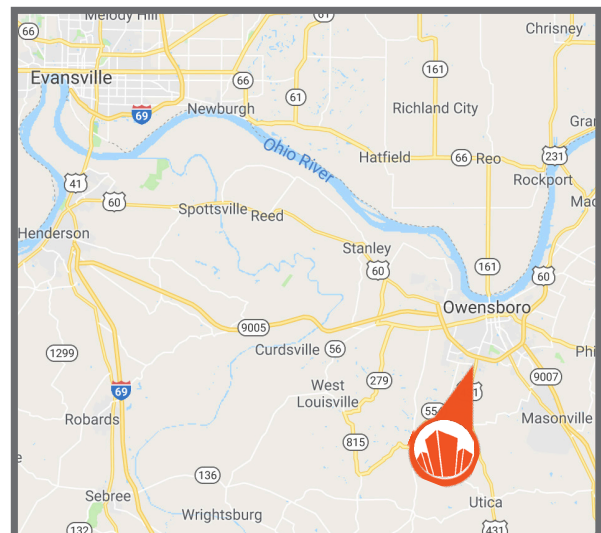
5040 Frederica St
Owensboro, KY 42301

CONCEPTUAL

**FOR LEASE / SALE, GROUND
LEASE, OR BUILD-TO-SUIT
RETAIL REDEVELOPMENT
DRIVE THRU QSR
Up to 8,000 SF±**

LEASE RATE: Negotiable

- 0.95 acre site
- Single Tenant or Multi-Tenant opportunity with drive-thru opportunity (space can be subdivided)
- Towne Square Mall outlot located in Owensboro's main retail corridor on Frederica Street (26K ADT) less than 1 mile from the Owensboro By-Pass (34K ADT)
- Area retailers include Walmart, Target, TJ Maxx, Chick-fil-A, Panera, PetsMart, Home Depot, Sam's Club, etc.



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The information contained herein was obtained from sources believed reliable, however TRIO Commercial Property Group, LLC and its agents make no representation as to its accuracy. It is your responsibility to thoroughly investigate and confirm the accuracy of this information.

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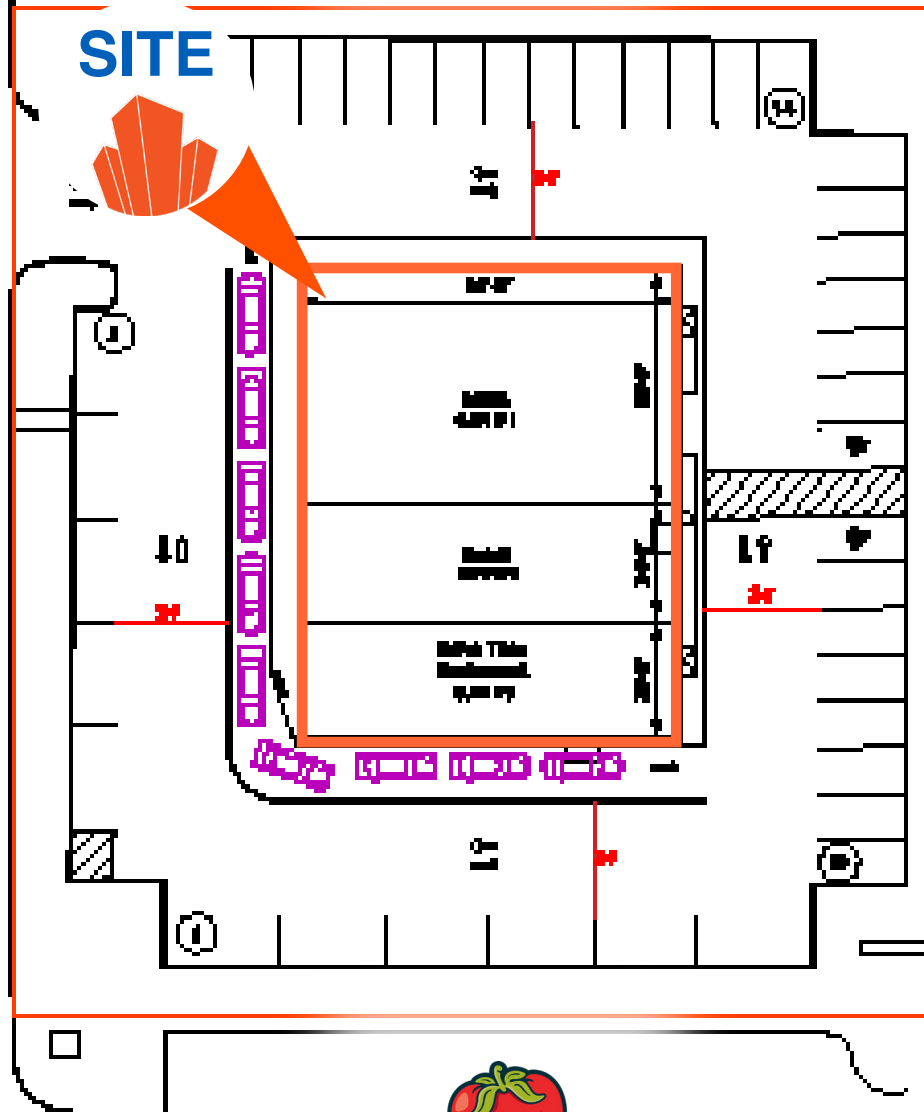






SITE

Frederick Street



5040 Frederick Street,
Chesapeake, KY 42319
Restaurant SF: 2,600
Retail SF: 5,947
Parking provided: 40
Parking required: 40

Frederick Street



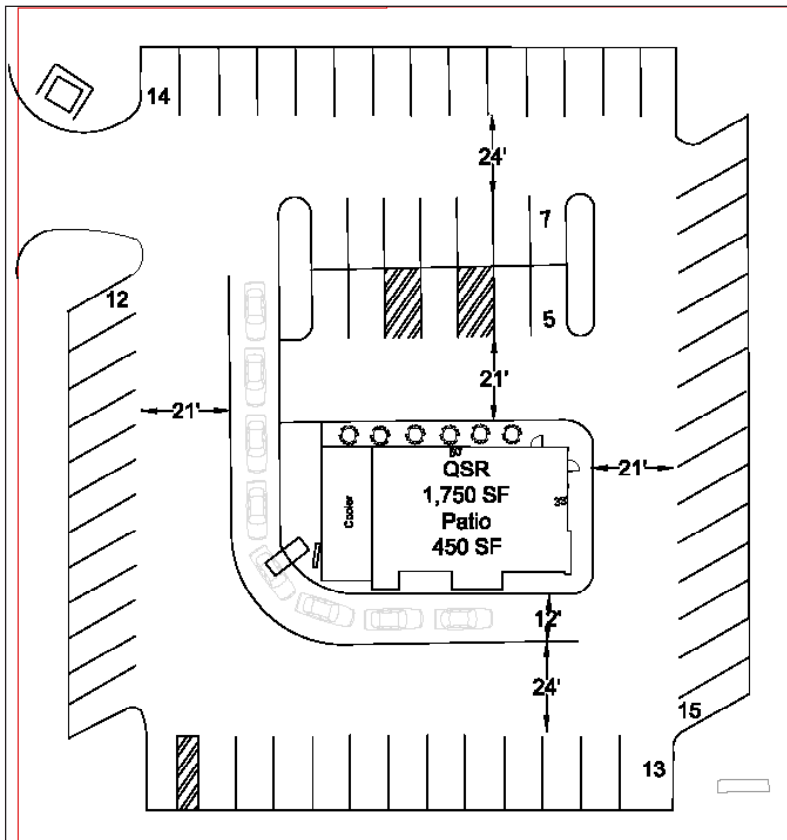
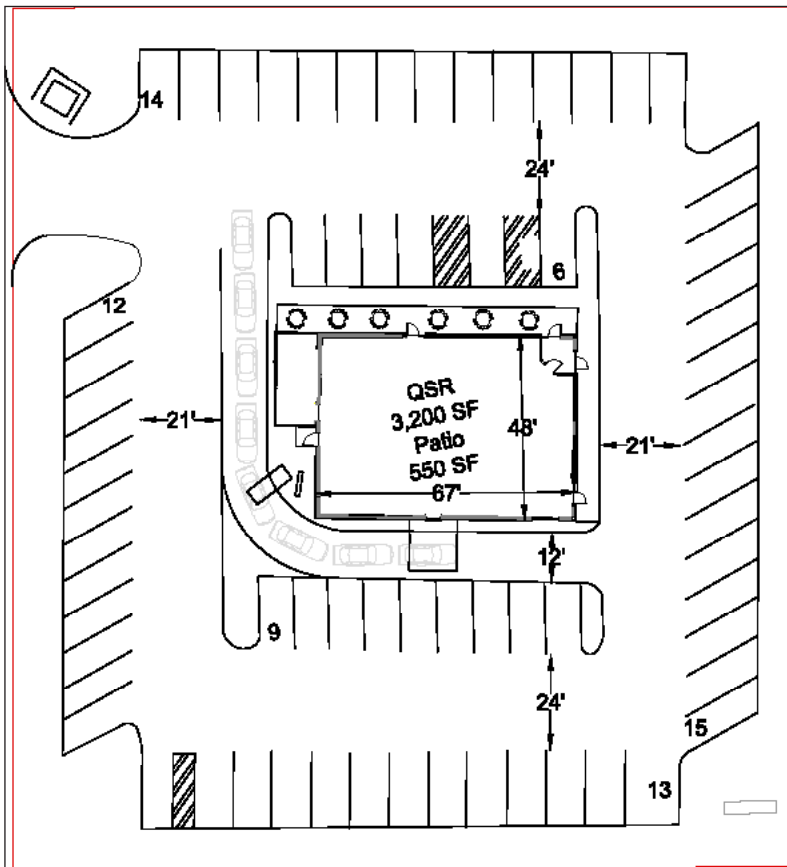
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(Total Parking Count - 40)

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DEMOGRAPHICS

5040 Frederica St Owensboro, KY 42301		1 mi radius	3 mi radius	5 mi radius	10 min drivetime
POPULATION	2018 Estimated Population	3,422	35,195	69,084	75,135
	2023 Projected Population	3,472	35,792	70,718	76,679
	2010 Census Population	3,389	34,770	66,081	72,009
	2000 Census Population	3,038	33,621	62,237	67,393
	Projected Annual Growth 2018 to 2023	0.3%	0.3%	0.5%	0.4%
	Historical Annual Growth 2000 to 2018	0.7%	0.3%	0.6%	0.6%
	2018 Median Age	35.6	40.6	38.1	38.1
HOUSEHOLDS	2018 Estimated Households	1,531	15,888	29,265	31,490
	2023 Projected Households	1,590	16,565	30,649	32,945
	2010 Census Households	1,481	15,369	27,533	29,631
	2000 Census Households	1,268	14,551	25,644	27,554
	Projected Annual Growth 2018 to 2023	0.8%	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2018	1.1%	0.5%	0.8%	0.8%
RACE AND ETHNICITY	2018 Estimated White	85.3%	89.4%	86.8%	87.3%
	2018 Estimated Black or African American	5.0%	4.5%	6.9%	6.6%
	2018 Estimated Asian or Pacific Islander	3.4%	2.1%	1.9%	1.9%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.1%	0.1%
	2018 Estimated Other Races	6.1%	3.9%	4.2%	4.1%
	2018 Estimated Hispanic	7.3%	3.5%	3.5%	3.4%
INCOME	2018 Estimated Average Household Income	\$61,887	\$66,375	\$64,142	\$65,451
	2018 Estimated Median Household Income	\$41,062	\$48,641	\$49,105	\$50,681
	2018 Estimated Per Capita Income	\$27,808	\$30,134	\$27,373	\$27,729
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	5.7%	3.9%	4.3%	4.1%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.9%	5.8%	7.9%	7.7%
	2018 Estimated High School Graduate	32.7%	31.4%	32.9%	33.3%
	2018 Estimated Some College	24.4%	25.3%	22.8%	22.6%
	2018 Estimated Associates Degree Only	9.6%	9.0%	9.5%	9.7%
	2018 Estimated Bachelors Degree Only	12.7%	14.5%	13.6%	13.4%
	2018 Estimated Graduate Degree	8.0%	10.1%	9.1%	9.0%
BUSINESS	2018 Estimated Total Businesses	310	1,567	3,493	3,771
	2018 Estimated Total Employees	6,051	18,742	42,657	48,351
	2018 Estimated Employee Population per Business	19.5	12.0	12.2	12.8
	2018 Estimated Residential Population per Business	11.0	22.5	19.8	19.9

