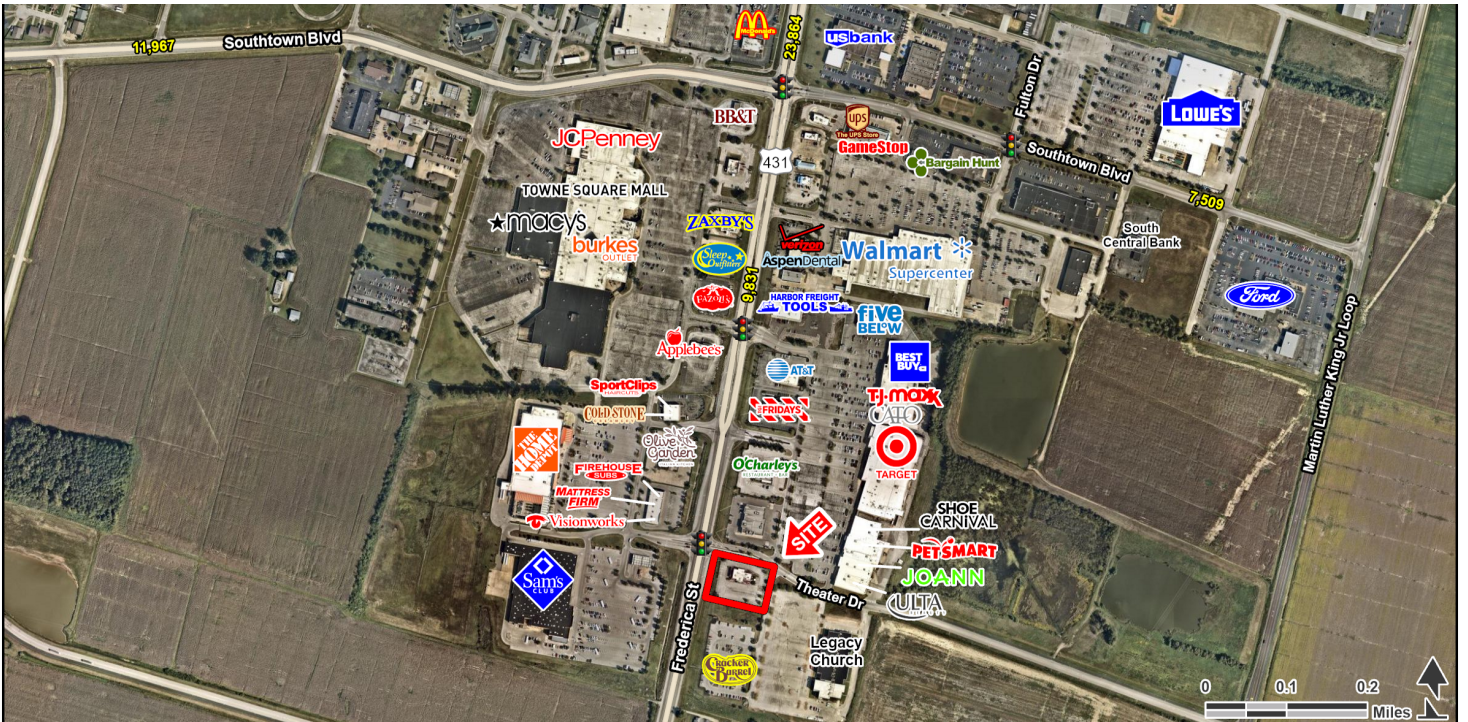


# FORMER TUMBLEWEED

5257 Frederica Street, Owensboro, KY 42301

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Former restaurant with excellent visibility and high traffic counts adjacent to Towne Square Mall and next to a dominant open air Power Center. Full access road from a signalized intersection on a main thoroughfare in Owensboro. Nearly 100,000 people within a 10 mile radius earning an average income of over \$60,000 annually.

## PROPERTY HIGHLIGHTS

- Approximately 5,834 SF building and 1.25 Acres available
- Excellent visibility and access from Frederica Street
- Traffic Counts: Frederica St. 26,461 adt

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	1,177	32,170	67,742
Households	549	14,399	28,343
Avg HH Income \$	57,384	65,141	63,538



## EXCLUSIVE AGENT(S)

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