

OWENSBORO TOWNE CENTER

5135 FREDERICA ST.
OWENSBORO, KY 42301

13,560 SF INLINE SPACE AVAILABLE

HIGHLIGHTS

- 13,560 SF In-line space available next to ULTA
- Super regional power center anchored by Target, Best Buy, TJ Maxx, PetSmart, JoAnn Fabrics, Shoe Carnival, Five Below and Ulta
- Excellent visibility & accessibility to Frederica St. (Hwy 431)
- Neighboring retailers/restaurants include Walmart, Sam's Club, Home Depot, Lowe's, Texas Roadhouse, Chick-fil-A, Olive Garden, O'Charley's, Applebees, Buffalo Wild Wings, Panera Bread and Cracker Barrel
- Strong traffic counts on Frederica St. in excess of 28,000 VPD

TRAFFIC COUNTS

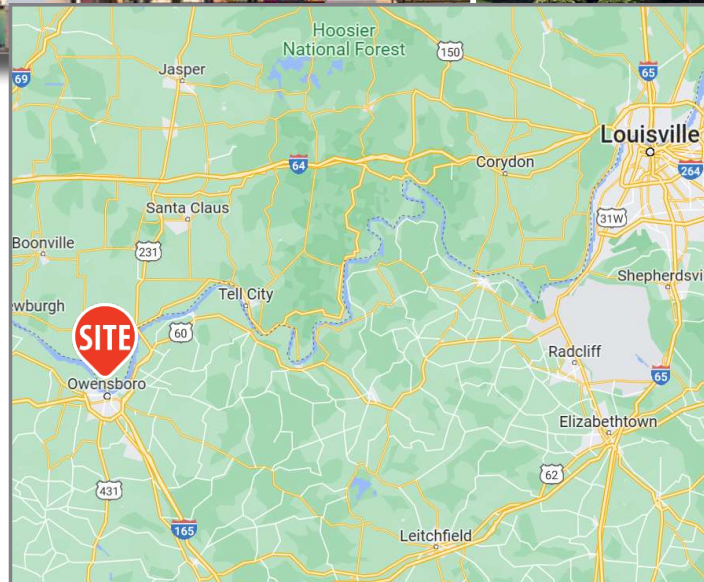
- 22,660 VPD on FREDERICA ST.
- 9,689 VPD on SOUTHTOWN BLVD.

DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	2,384	34,802	70,821
Households	1,081	15,330	29,795
Average HH Income	\$86,107	\$91,328	\$91,318
Daytime Employees	3,317	15,539	37,830

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Anchor
ASSOCIATES

OWNED & OPERATED BY:
GNL
GLOBAL NET LEASE



ANCHOR
ASSOCIATES

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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SPACE	TENANT	SF
10	NAIL EXPO	1,050
20	SALLY BEAUTY SUPPLY	2,450
40	HI TECH CELL PHONE ACCESSORIES	2,100
50	BEST BUY	32,425
60	TJ MAXX	29,409
70	CATO	5,250
80	FIVE BELOW	9,000
90	SHOE CARNIVAL	12,000
100	PETSMART	23,197
110	AVAILABLE	13,560
120	AT&T	7,500
130	ULTA	13,500
140	YUMMY BOWL	5,222



TOWNE
 SQUARE
 MALL

