

OWENSBORO TOWNE CENTER
 5135 FREDERICA ST.
 OWENSBORO, KY 42301

OWNED & OPERATED BY:
GNL
 GLOBAL NET LEASE

Anchor
 ASSOCIATES

5,222 SF OUTPARCEL (FORMER RESTAURANT ON 1.75 AC) AVAILABLE

HIGHLIGHTS

- Free standing outparcel opportunity at the entrance to the center, ideal for a restaurant, bank or retailer
- 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

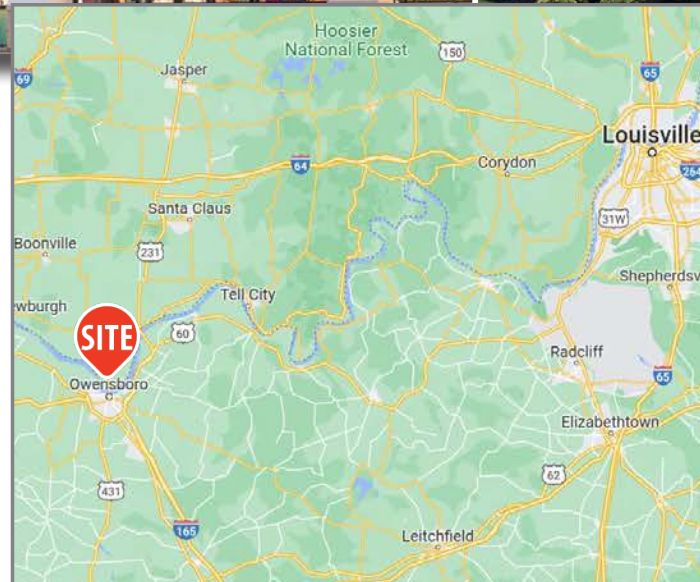
- 28,912 VPD on FREDERICA ST.
- 13,536 VPD on SOUTHTOWN BLVD.

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

CONTACT: 513-784-1106

Jason Gibson jgibson@anchor-associates.com
 Blake Hasselbeck bhasselbeck@anchor-associates.com



ANCHOR ASSOCIATES

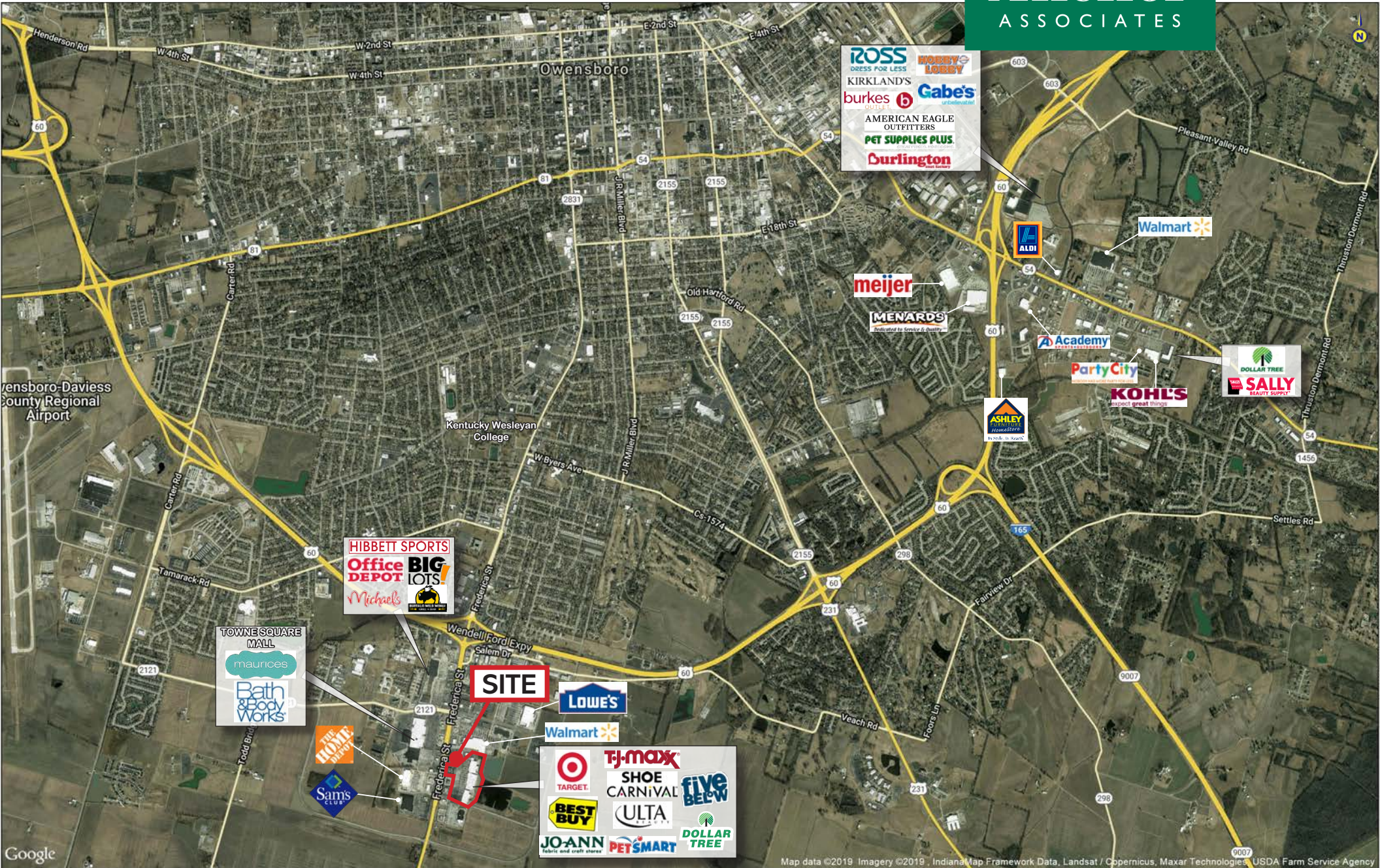
4901 Hunt Road
 Suite 102
 Blue Ash, OH 45242
 513-784-1106

www.anchor-associates.com

A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

OWENSBORO TOWNE CENTER
5135 FEDERICA ST.
OWENSBORO, KY 42301

Anchor
ASSOCIATES



Map data ©2019 Imagery ©2019 Indiana Map Framework Data, Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

OWENSBORO TOWNE CENTER

5135 FREDERICA ST.
OWENSBORO, KY 42301

Anchor
ASSOCIATES



The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

OWENSBORO TOWNE CENTER
 5135 FEDERICA ST.
 OWENSBORO, KY 42301



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	JOANN FABRICS	13,560
120	AT&T	7,500
130	ULTA	13,500
140	AVAILABLE	5,222



Towne Square Mall



The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.