

4920 Frederica Street

OWENSBORO, KY

- 8,300 square feet of customizable space available, suitable for a variety of commercial uses
- 5,800 square feet remaining next to future national brand on end cap
- Part of a larger commercial development, Towne Square Center, with a strategic position that offers maximum visibility to passing traffic
- Will subdivide
- High visibility and ample parking
- Easy ingress and egress



CRE Brokerage, Management, Development,
and **Investment Partners** from the ground up.



Fahr Juneja

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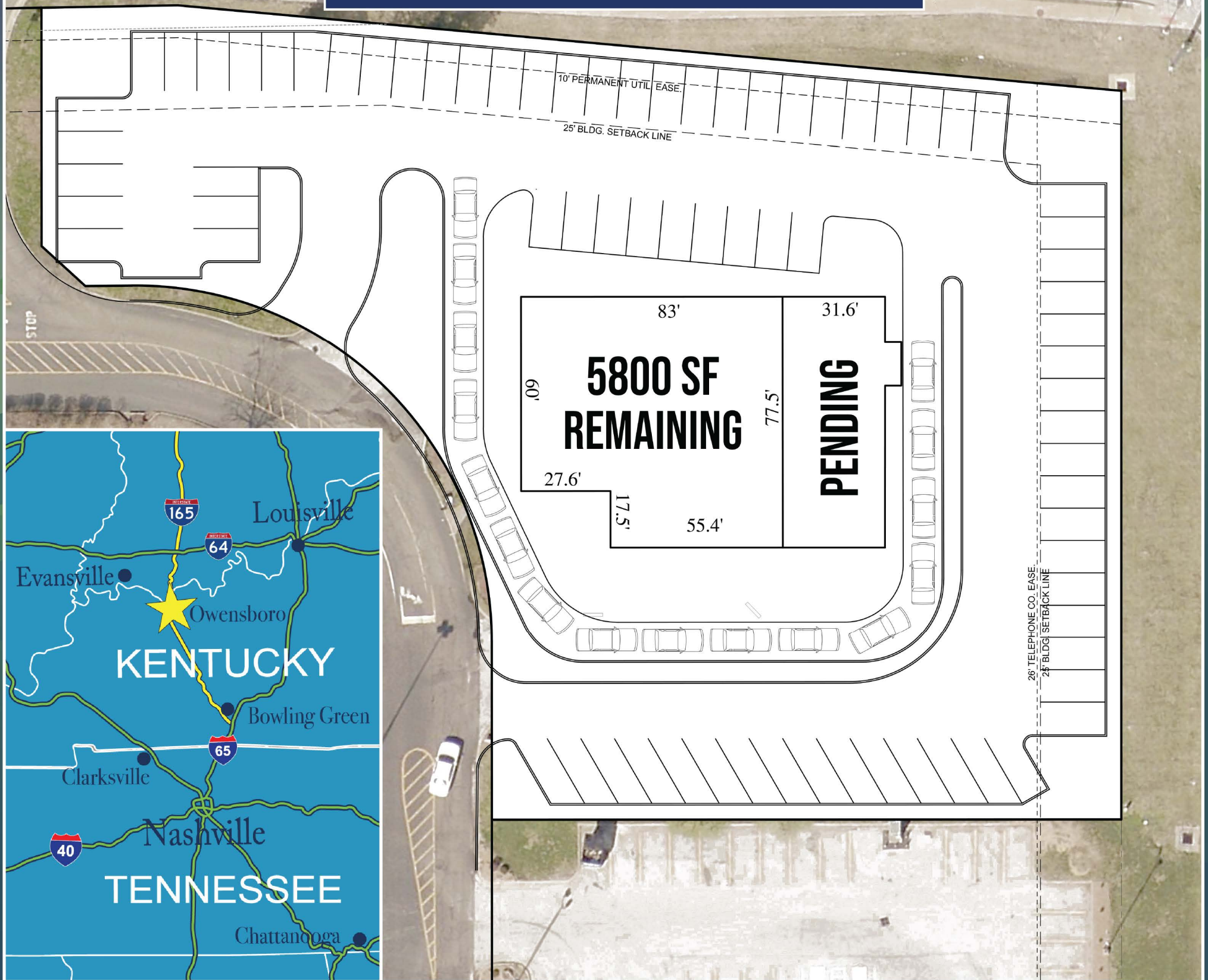


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4920 FREDERICA SITE MAP





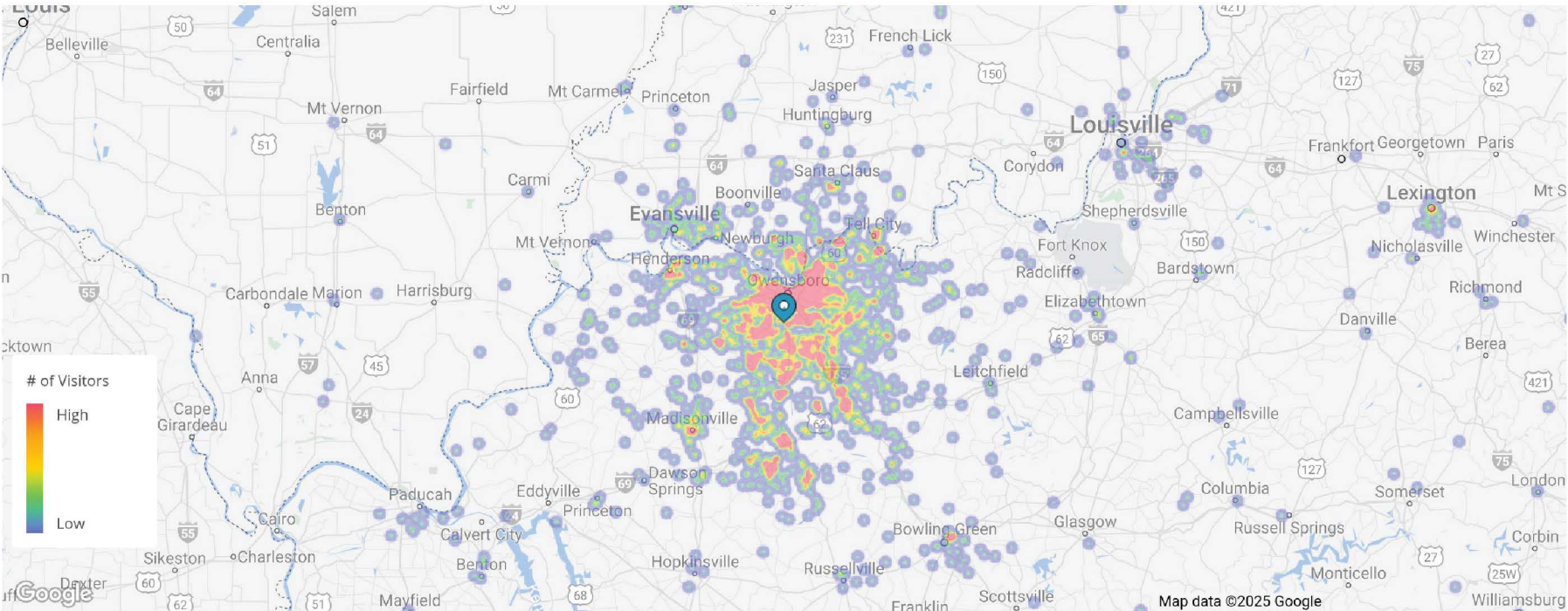
Trade Area

Apr 1, 2024 - Mar 31, 2025



Trade Area

Towne Square Mall
5000 Frederica St, Owensboro, KY 42301



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Apr 1st, 2024 - Mar 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Metrics

Apr 1, 2024 - Mar 31, 2025



Metrics

Towne Square Mall
5000 Frederica St, Owensboro, KY 42301

Visits	431.6K	Visits YoY	+31.3%
Visitors	46.3K	Visits Yo2Y	+22.4%
Visit Frequency	9.32	Visits Yo3Y	-8.9%
Avg. Dwell Time	61 min		

Apr 1st, 2024 - Mar 31st, 2025
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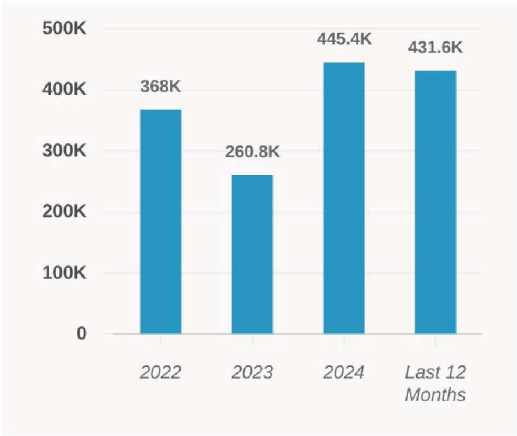
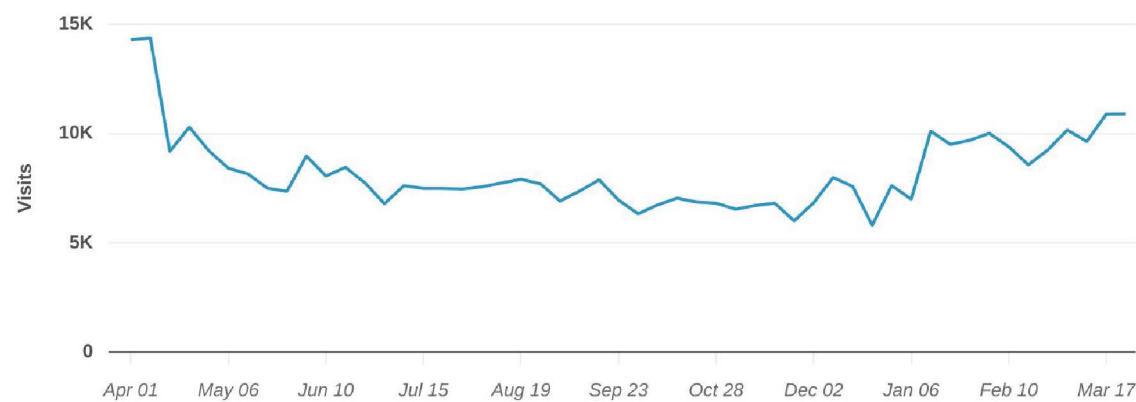
Visits Trend

Apr 1, 2024 - Mar 31, 2025



Visits Trend

Towne Square Mall
Frederica St, Owensboro, KY



Weekly | Visits | Apr 1st, 2024 - Mar 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)

