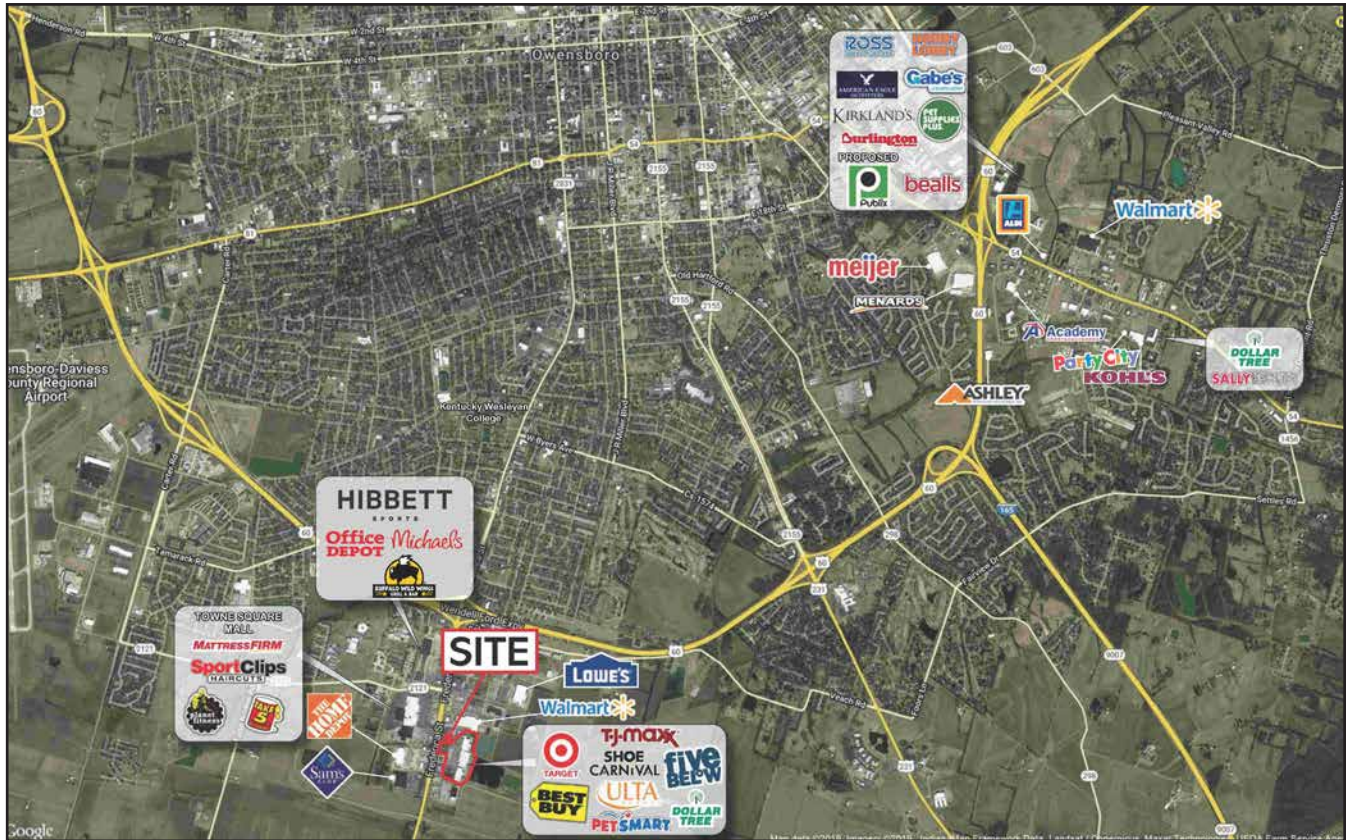


OWENSBORO TOWN CENTER

5101-5241 FREDERICA STREET, OWENSBORO, KY



► PROPERTY DETAILS

Total Square Footage: 156,663 SF

► PROPERTY DESCRIPTION

The property is a 156,663-square-foot shopping center anchored by TJ Maxx, Best Buy, Ulta, PetSmart, and Five Below. The property is shadow-anchored by Target.

The center is located adjacent to US Route 431, a major freeway.

The shopping center is located in a busy area with Sam's Club, Home Depot, and Walmart in the immediate trade area.

Owensboro is home to a number of major employers including Owensboro Medical Health System Hospital, U.S. Bank Home Mortgage and Unilever.

► DEMOGRAPHICS

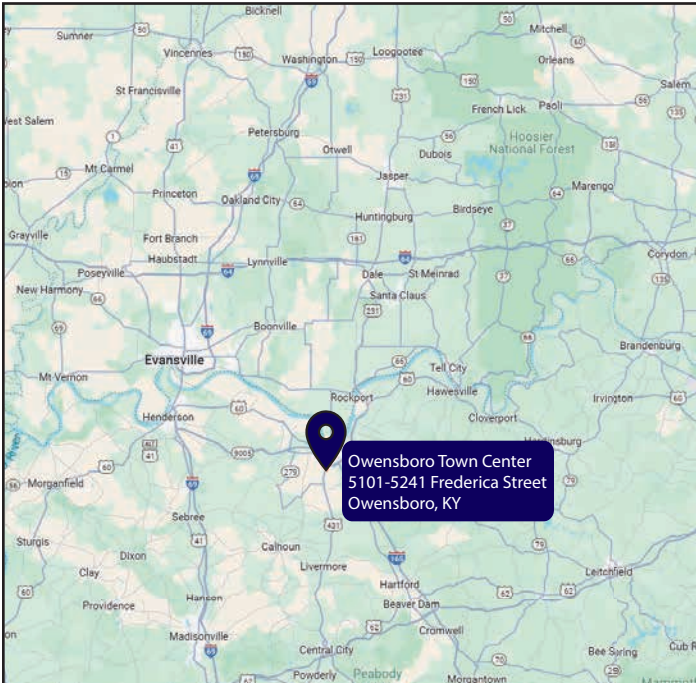
	1 Mile	5 Miles	10 Miles
Total Population	35,758	71,488	94,607
Average Household Income	\$75,491	\$73,962	\$78,932
2024 Households	15,417	29,449	37,905

► TENANTS



OWENSBORO TOWN CENTER

5101-5241 FEDERICA STREET, OWENSBORO, KY



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

