

Retail Property
For Lease



WESLEYAN PARK PLAZA

2630 FREDERICA STREET
OWENSBORO, KY 42301

HUNTER PORTER

Vice President of Leasing

859.721.2994

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PROPERTY DESCRIPTION

This grocery anchored center is anchored by Kroger, enhancing foot traffic and visibility for smaller tenants. The outparcels, which include prominent national brands like McDonald's and Long John Silver's, provide added consumer draw, benefiting both the primary plaza and outparcel businesses.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	19
Available SF:	2,211 - 3,230 SF
Building Size:	163,253 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,353	24,469	29,963
Total Population	12,165	58,577	73,135
Average HH Income	\$80,888	\$76,323	\$82,692



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LEGEND

- Available
- Not a Part
- Unavailable



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AVAILABLE SPACES

SUITE	TENANT	SIZE
2630	Kroger	80,745 SF
2656	Pan Asian	1,640 SF
2658	Bridge Point Church Office Space	2,086 SF
■ 2660	Available	2,862 SF
2674	Headquarters	1,560 SF
2680	Pure Barre	1,823 SF
2682	Wheatgrass Juice Bar	2,018 SF
■ 2684	Available	2,211 SF
2686	The Earle	2,800 SF
2690	Julep/Kid Stop	7,900 SF
2700	Long John Silvers	3,050 SF
2730	Lance & Company	2,400 SF
2732	Elegant Nails	1,241 SF
■ 2734	Available	3,230 SF
2736	Bella Ragazza Boutique	4,369 SF
■ 2738	Available	3,036 SF
2740	Sherwin Williams	4,400 SF
2744	Regiss Bridal	8,925 SF
2768	Shoe Stop	22,495 SF
601	Niko's Bakery	2,166 SF
611	Yak & Yeti Himalayan Cuisine	2,960 SF
2626	7 Brew	0 SF



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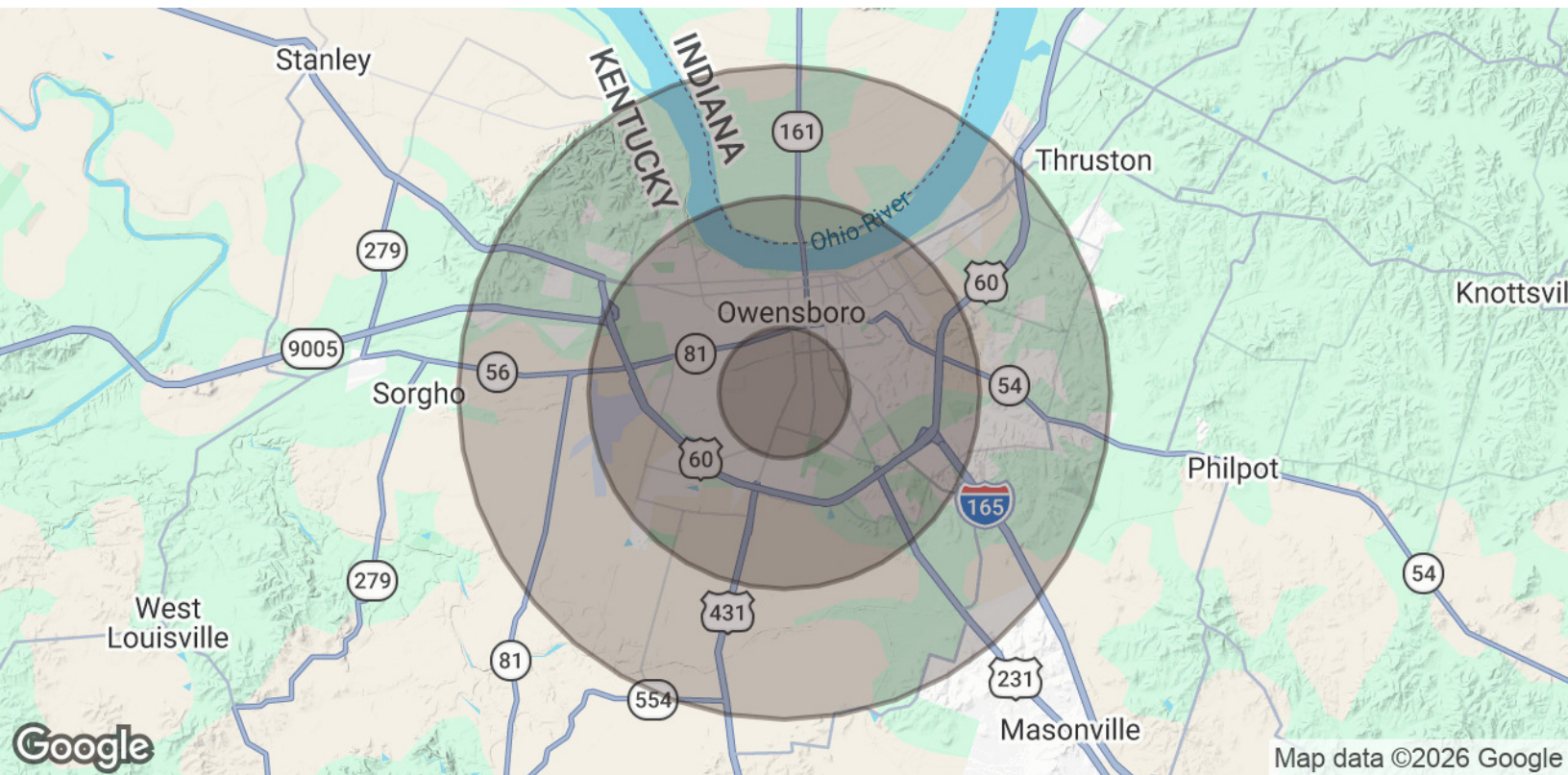
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,165	58,577	73,135
Average Age	42	40	40
Average Age (Male)	40	38	39
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,353	24,469	29,963
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$80,888	\$76,323	\$82,692
Average House Value	\$212,505	\$191,408	\$208,567

2020 American Community Survey (ACS)



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