

# 3357 HWY 54

## OWENSBORO, KY



- 9.22± acres of contiguous commercial development land along Owensboro's Hwy 54 growth corridor
- Offered at \$2,950,000
- ~544 FT of Highway 54 frontage with excellent visibility and exposure
- I-1 Light Industrial zoning currently in place, allowing multiple flex, warehouse, storage and commercial-support uses by right
- \$23.3 million KY 54 widening project nearing completion, significantly enhancing the corridor and long-term site potential
- Not located within a floodplain
- ~28,900 AADT / approximately 30,000 vehicles per day
- Credible path to B-4 rezoning for retail, restaurant/QSR, medical and other commercial users; subject to applicable approvals









HWY 54 28,900 AADT



\*CONCEPTUAL ILLUSTRATION ONLY



29K AVERAGE DAILY TRAFFIC



29K AVERAGE DAILY TRAFFIC







# PLACER.AI METRICS



## Visits Trend

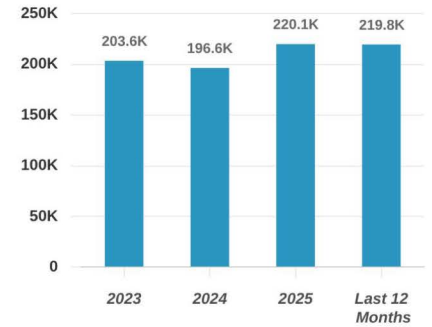
Aug 1, 2025 - Jul 31, 2026



### Visits Trend

#### CVS/pharmacy

KY-54, Owensboro, KY



Weekly | Visits | Aug 1st, 2025 - Jul 31st, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



## Trade Area

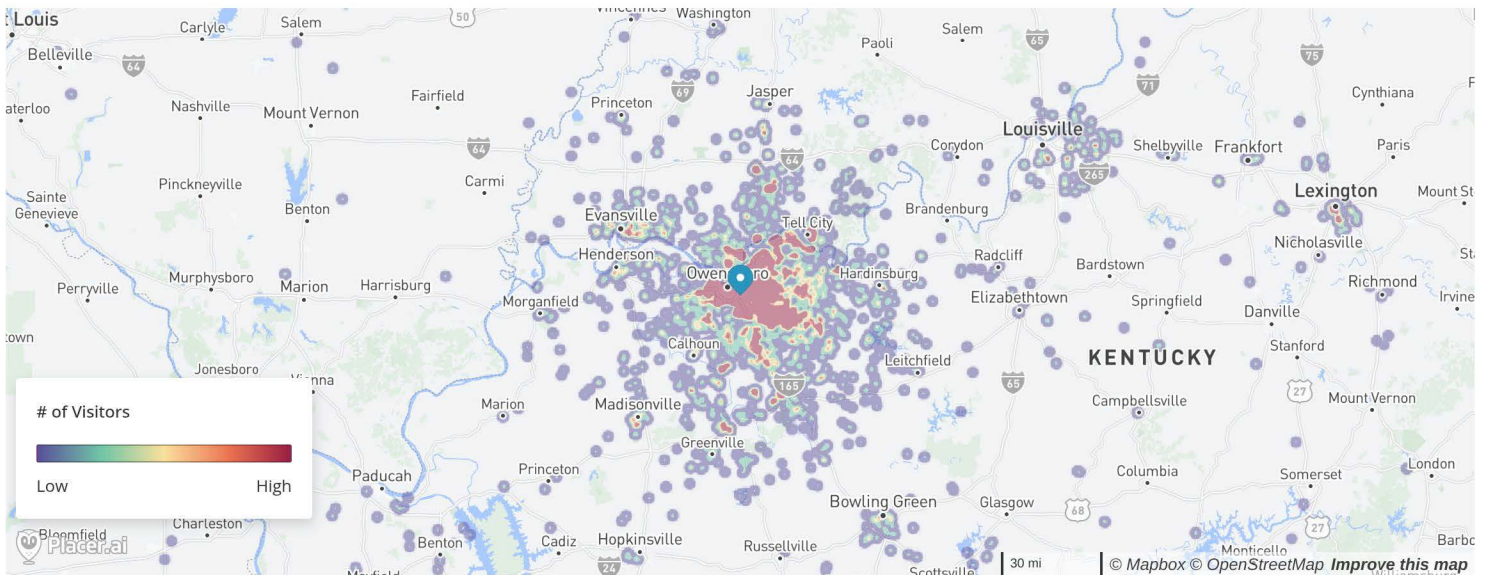
Aug 1, 2025 - Jul 31, 2026



### Trade Area

#### CVS/pharmacy

KY-54, Owensboro, KY



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

Aug 1st, 2025 - Jul 31st, 2026  
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## Metrics

Aug 1, 2025 - Jul 31, 2026



### Metrics

#### CVS/pharmacy

KY-54, Owensboro, KY

|                 |        |             |        |
|-----------------|--------|-------------|--------|
| Visits          | 219.8K | Visits YoY  | +3.4%  |
| Visitors        | 51.8K  | Visits Yo2Y | +14.7% |
| Visit Frequency | 4.24   | Visits Yo3Y | +2.9%  |
| Avg. Dwell Time | 14 Min |             |        |

Aug 1st, 2025 - Jul 31st, 2026

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## Trade Area Coverage by Distance

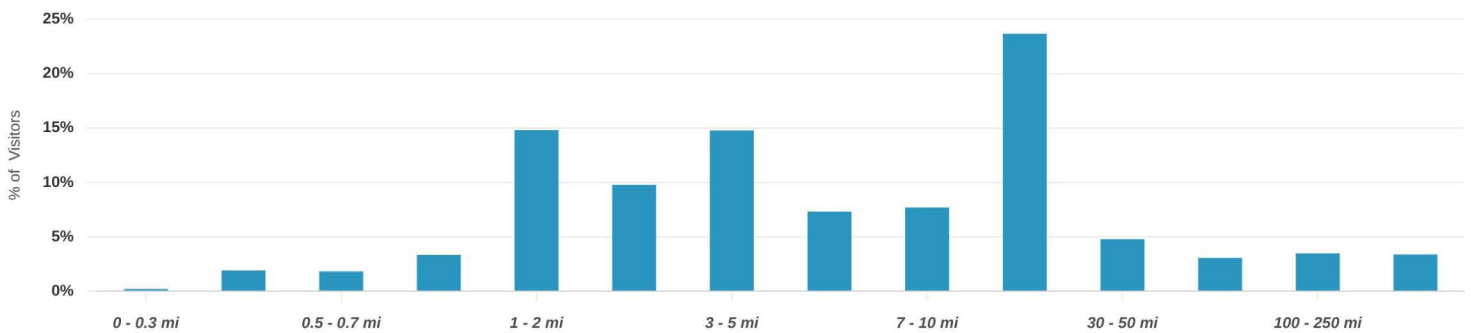
Aug 1, 2025 - Jul 31, 2026



### Trade Area Coverage by Distance

#### CVS/pharmacy

KY-54, Owensboro, KY



Home Location | % of Visitors | Min Visits: 1 | Aug 1st, 2025 - Jul 31st, 2026

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