

OFFICE/WAREHOUSE FOR LEASE OFF HWY 54/JR MILLER

Brand New 10,500 sf Office/Warehouse

Completed and Ready to Occupy by the End of 2021

Centrally Located One Block Off Of Parrish & JR Miller



OFFICE LEASING OPPORTUNITY

1313 Moseley St | Owensboro, KY 42303

**For Lease**

| \$7.00 SF/yr (NNN)

**OFFERING SUMMARY**

Lease Rate:	\$7.00 SF/yr (NNN)
Building Size:	10,500 SF
Available SF:	10,500 SF
Lot Size:	0.8 Acres
Year Built:	2021
Zoning:	B5 - Business/Industrial

PROPERTY OVERVIEW

This 10,500 sf office warehouse building will be completed by the end of 2021. Depending on the stage of construction, a new tenant can have input on the building specifications and the office layout.

This property enjoys the rare B-5 zoning allowing for any permitted use in the B-4 General Business Zone or the I-1 Light Industrial Zone.

LOCATION OVERVIEW

This property is located one block off of E. Parrish Ave and JR Miller Blvd in the very heart of Owensboro. From this location, you can be anywhere in Owensboro in under 10 minutes.

PROPERTY HIGHLIGHTS

- Brand New 10,500 sf Office/Warehouse
- Completed and ready to occupy by the end of 2021
- Centrally Located One Block Off Of Parrish & JR Miller
- The Most Flexible Zoning



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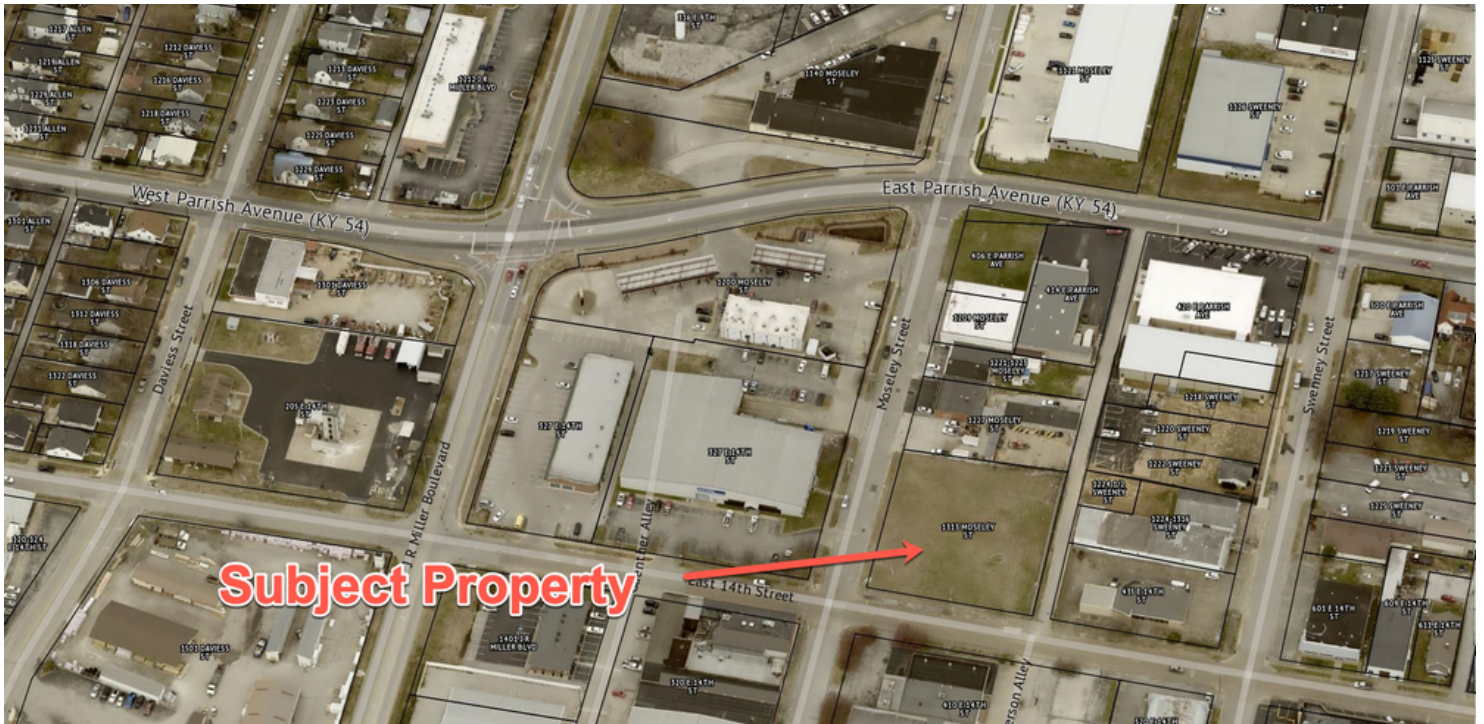
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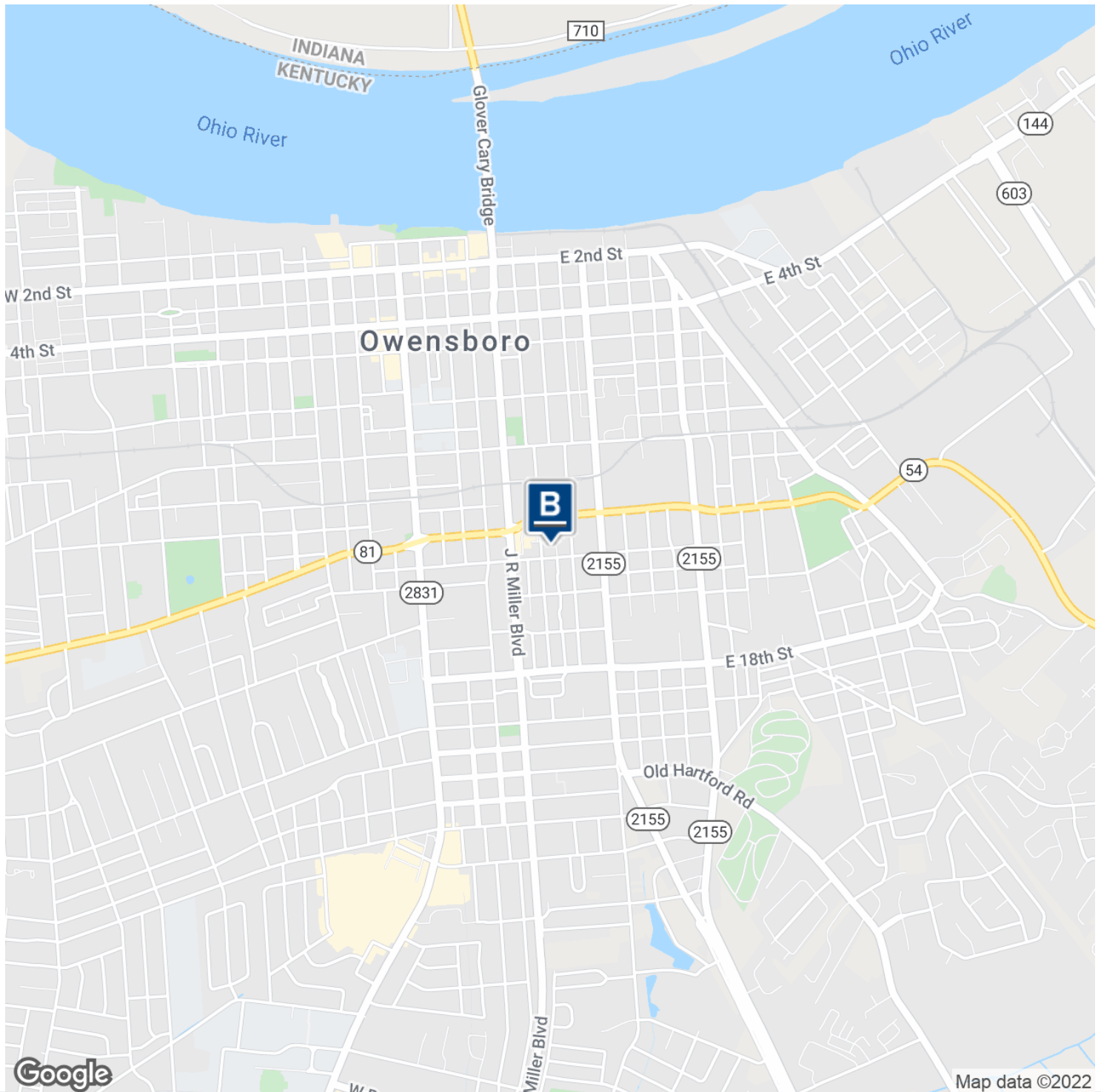
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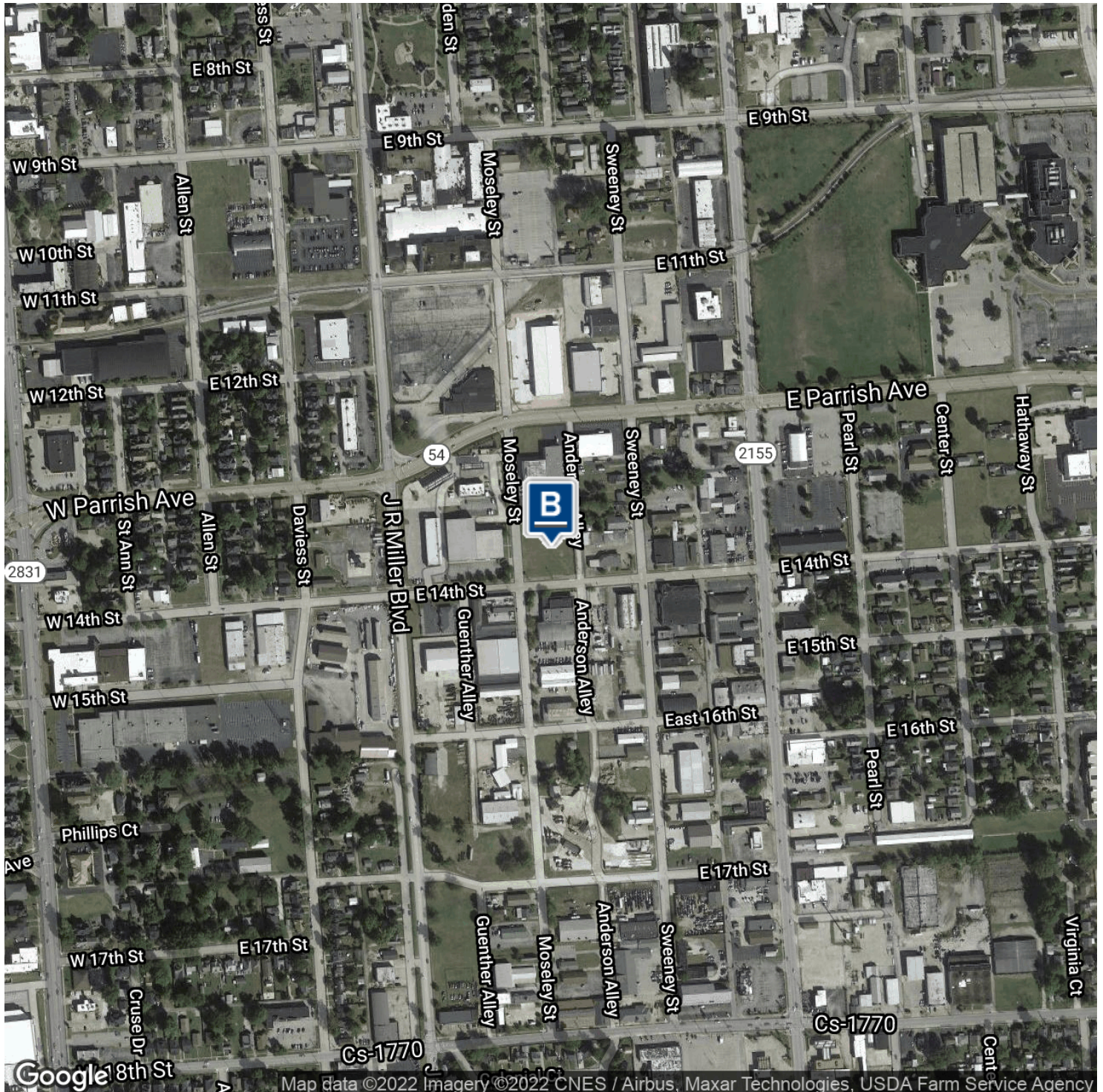
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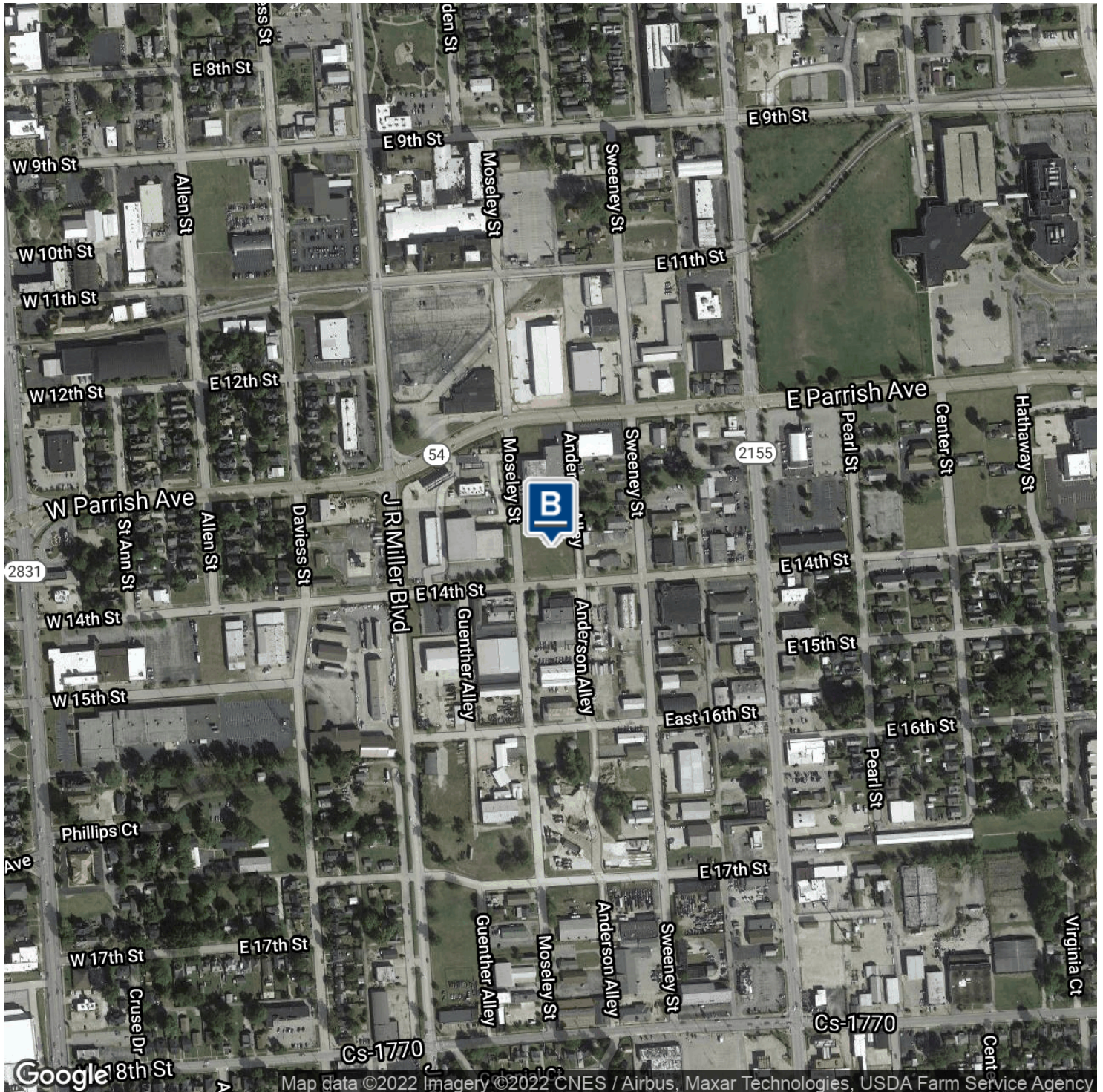
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Google

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Executive Summary

1313 Moseley St, Owensboro, Kentucky, 42303
Drive Time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM

Latitude: 37.76359

Longitude: -87.10589

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	22,476	61,013	76,888
2010 Population	22,614	65,202	81,670
2020 Population	23,338	69,149	86,814
2025 Population	23,710	70,990	89,182
2000-2010 Annual Rate	0.06%	0.67%	0.61%
2010-2020 Annual Rate	0.31%	0.58%	0.60%
2020-2025 Annual Rate	0.32%	0.53%	0.54%
2020 Male Population	47.8%	48.0%	48.4%
2020 Female Population	52.2%	52.0%	51.6%
2020 Median Age	39.3	39.7	40.0

In the identified area, the current year population is 86,814. In 2010, the Census count in the area was 81,670. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 89,182 representing a change of 0.54% annually from 2020 to 2025. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 39.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	84.2%	86.5%	88.1%
2020 Black Alone	8.8%	7.1%	6.0%
2020 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2020 Asian Alone	0.7%	0.9%	0.8%
2020 Pacific Islander Alone	0.2%	0.1%	0.1%
2020 Other Race	1.9%	1.9%	1.8%
2020 Two or More Races	4.0%	3.3%	3.0%
2020 Hispanic Origin (Any Race)	4.5%	4.0%	3.8%

Persons of Hispanic origin represent 3.8% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 27.8 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	49	61	65
2000 Households	9,831	25,238	30,902
2010 Households	9,660	27,068	33,185
2020 Total Households	9,947	28,774	35,406
2025 Total Households	10,112	29,580	36,432
2000-2010 Annual Rate	-0.18%	0.70%	0.72%
2010-2020 Annual Rate	0.29%	0.60%	0.63%
2020-2025 Annual Rate	0.33%	0.55%	0.57%
2020 Average Household Size	2.24	2.32	2.38

The household count in this area has changed from 33,185 in 2010 to 35,406 in the current year, a change of 0.63% annually. The five-year projection of households is 36,432, a change of 0.57% annually from the current year total. Average household size is currently 2.38, compared to 2.38 in the year 2010. The number of families in the current year is 22,411 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

March 25, 2021

Executive Summary

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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2020 Percent of Income for Mortgage	11.6%	11.8%	11.5%
Median Household Income			
2020 Median Household Income	\$38,210	\$46,167	\$50,058
2025 Median Household Income	\$40,391	\$48,949	\$52,196
2020-2025 Annual Rate	1.12%	1.18%	0.84%
Average Household Income			
2020 Average Household Income	\$54,203	\$62,700	\$66,043
2025 Average Household Income	\$58,580	\$67,981	\$71,955
2020-2025 Annual Rate	1.57%	1.63%	1.73%
Per Capita Income			
2020 Per Capita Income	\$23,479	\$26,152	\$27,077
2025 Per Capita Income	\$25,390	\$28,383	\$29,542
2020-2025 Annual Rate	1.58%	1.65%	1.76%

Households by Income

Current median household income is \$50,058 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$52,196 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$66,043 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$71,955 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$27,077 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,542 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	191	190	198
2000 Total Housing Units	10,769	27,017	33,029
2000 Owner Occupied Housing Units	5,373	15,994	20,783
2000 Renter Occupied Housing Units	4,458	9,244	10,119
2000 Vacant Housing Units	938	1,779	2,127
2010 Total Housing Units	10,733	29,092	35,583
2010 Owner Occupied Housing Units	5,079	16,544	21,583
2010 Renter Occupied Housing Units	4,581	10,524	11,602
2010 Vacant Housing Units	1,073	2,024	2,398
2020 Total Housing Units	11,064	30,820	37,830
2020 Owner Occupied Housing Units	5,132	17,211	22,611
2020 Renter Occupied Housing Units	4,815	11,562	12,796
2020 Vacant Housing Units	1,117	2,046	2,424
2025 Total Housing Units	11,258	31,691	38,948
2025 Owner Occupied Housing Units	5,205	17,708	23,284
2025 Renter Occupied Housing Units	4,907	11,872	13,148
2025 Vacant Housing Units	1,146	2,111	2,516

Currently, 59.8% of the 37,830 housing units in the area are owner occupied; 33.8%, renter occupied; and 6.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 35,583 housing units in the area - 60.7% owner occupied, 32.6% renter occupied, and 6.7% vacant. The annual rate of change in housing units since 2010 is 2.76%. Median home value in the area is \$137,261, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.44% annually to \$154,831.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

March 25, 2021