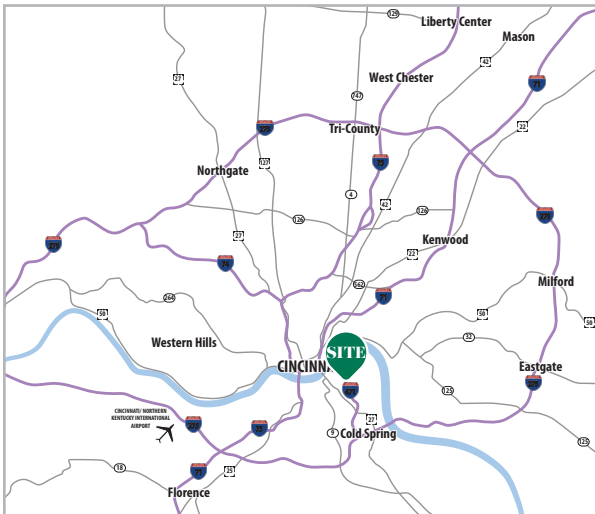


# NEWPORT PAVILION

Newport, Kentucky

Target and Kroger Marketplace in a 410,000 square foot shopping center with residential density, highway visibility and convenient access



## LOCATION

130 Pavilion Parkway | Newport, Kentucky 41071

## HIGHLIGHTS

- 2,500 SF space available
- 465,000 square foot retail center anchored by 134,500 square foot Target, 117,000 square foot Kroger Marketplace 45,000 square foot Dick's Sporting Goods, 23,250 square foot TJ Maxx and many other national retailers and restaurants
- High-profile location off I-471 less than a mile from Downtown Cincinnati
- Two signalized entries with easy access via two interstate interchanges
- Densely populated trade area extending beyond the immediate Northern Kentucky area to include residents and office workers of Downtown Cincinnati, Mt. Adams and riverfront neighborhoods
- Over 253,000 residents within a five-mile radius with an average household income of \$62,212
- Additional retailers include Tire Discounters, Ulta, PetSmart, Michaels, Buffalo Wild Wings, Panera, Chick Fil A and IHOP

## DEMOGRAPHICS

2016 Estimates	1 mi	3 mi	5 mi
Population	16,088	114,682	272,230
Households	7,126	52,892	122,145
Average HH income	\$60,141	\$63,045	\$63,663
Daytime Employees	9,069	186,792	313,001

## TRAFFIC COUNTS

- 8,880 vehicles per day on Pavilion Parkway
- 11,938 vehicles per day on Memorial Parkway
- 18,052 vehicles per day on Carothers Road
- 125,210 vehicles per day on I-471

Owned & Managed By:



## CONTACT

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**Anchor**  
ASSOCIATES





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The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior to sale and withdrawal from the market without notice.





1 IHOP	4,916 SF	27 Bluegrass Urgent Care	3,456 SF
4 Domino's Pizza	2,384 SF	28 Family Allergy & Asthma	2,540 SF
5 Edible Arrangements	1,500 SF	29 T-Mobile	1,500 SF
6 New China Buffet	6,116 SF	<b>30 Muscle Gear</b>	<b>1,534 SF</b>
7 Monmouth Jewelers	3,030 SF	31 Sport Clips	1,200 SF
8 Fifth Third Bank	3,795 SF	32 Chipotle Mexican Grill	2,240 SF
9 Kroger Liquor Store	8,000 SF	34 Chick-Fil-A	4,596 SF
11 Tire Discounters	5,910 SF	35 Flipdaddy's	6,129 SF
12 Kroger	116,432 SF	36 Panera Bread	4,703 SF
13 AT & T	4,000 SF	37 Dick's Sporting Goods	45,000 SF
14 Wing Eyecare	2,402 SF	38 TJ Maxx	23,250 SF
15 Subway	1,200 SF	40 Orange Theory Fitness	3,390 SF
16 Mattress Firm	4,125 SF	43 Noodles & Company	2,500 SF
17 Aspen Dental	3,200 SF	44 European Wax Center	1,400 SF
18 Kroger - Storage	3,817 SF	45 Massage Envy	3,410 SF
20 Famous Footwear	5,500 SF	46 The UPS Store	1,300 SF
21 Ulta	10,372 SF		
22 PetSmart	14,180 SF		
23 Michaels	21,778 SF		
25 Target	6,102 SF		
26 Buffalo Wild Wings			